



Circular Letter No.: 2018.152

Issue Date: 26 September 2018

Application: BEAM Plus EB Version 2.0 Comprehensive Scheme  
BEAM Plus EB Version 2.0 Selective Scheme

Effective Date: 26 September 2018

**WU 6 (EB Comprehensive Scheme) and**  
**WU 7 (EB Selective Scheme)**

1. Water Supplies Department (WSD) launched the Quality Water Supply Scheme for Buildings – Fresh Water (Management System) (QMS) on 6 November 2017. The scheme encourages building owners and property management agents to formulate and implement water safety plans for buildings with a view to safeguarding the quality of drinking water at their properties<sup>1</sup>.
2. To better align the BEAM Plus Existing Building (EB) Standards with the introduction of the QMS, this Technical Circular Letter hereby announces an update to the credit content for the following credits:
  - WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme and
  - WU 7 under BEAM Plus EB Version 2.0 Selective Scheme
3. The corresponding updates for WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme and WU 7 under BEAM Plus EB v.2.0 Selective Scheme are enclosed in Annex A and Annex B of this Technical Circular respectively.
4. The Technical Circular also announces the replacement of pages in the BEAM Plus EB Manuals:
  - Pages A-1 to A-2 in Annex A shall replace all contents specified in Page 139-140 under BEAM Plus EB v.2.0 Comprehensive Scheme; and
  - Pages B-1 to B-3 in Annex B shall replace all contents specified in Page 149-150 under BEAM Plus EB Version 2.0 Selective Scheme

A handwritten signature in blue ink, appearing to be "KM So", is located above the signature line.

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Mr KM So  
Chairperson of Standards Sub-committee

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<sup>1</sup> Government Press Releases on WSD Quality Water Supply Scheme for Buildings – Fresh Water (Management System), <https://www.info.gov.hk/gia/general/201711/06/P2017110600381.htm>

**Annex A:  
Updated Credit Content for WU 6 under BEAM Plus EB v.2.0 Comprehensive Scheme**

	<b>WU 6</b>	<b>Quality Water Supply Scheme for Buildings – Fresh Water</b>
<b>Exclusion</b>	None.	
<b>Objective</b>	To encourage Building Owner/ Building Management Company to adopt Water Safety Plan for Buildings (WSPB) to safeguard drinking water quality in their buildings.	
<b>Credit Attainable</b>	3	
<b>Credit Requirement</b>	1 to 3 credits for buildings which have been certified with Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System).	

No. of Credit(s)	1	2	3
Type of Certificate	Blue	Silver	Gold

**Assessment** Criteria

The Applicant shall demonstrate the compliance to the targeted certification level under Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Building – Fresh Water (Management System).

Documentation

The Applicant shall provide Certificate of the Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System) issued by WSD [#].

**Background**

The quality of treated water from WSD fully complies with the WHO guidelines for drinking water. To ensure good quality of water at the taps, the maintenance of the fresh water plumbing systems in buildings has to be consistently kept at a high standard.

According to Waterworks Ordinance (Cap. 102), the responsibility for fresh water plumbing maintenance lies with the Building Owners/ Building Management Companies. However, some of them are not aware of their responsibility in maintaining the fresh water plumbing systems of their buildings properly. As a result, numerous issues in the fresh water plumbing system such as tap water becoming discoloured or dirty, choked or burst water pipes causing weak water flow or no water supply at taps arise. To ensure that the fresh water plumbing system is in good physical condition, the Building Owners/ Building Management Companies shall inspect the fresh water plumbing systems and cleanse the fresh water tank(s) on a regular basis. If defects are identified in the inspection, the Building Owners/ Building Management Companies should make efforts in rectifying these

defects immediately.

In order to encourage Building Owner/ Building Management Company to maintain their plumbing systems properly, WSD launched the Fresh Water Plumbing Quality Maintenance Recognition Scheme (which was renamed as QWRSB on 1 January 2008). QWRSB was later re-titled "Quality Water Supply Scheme for Buildings - Fresh Water (Plus)" (Q-Plus) in 2015 to raise the awareness of Building Owner/ Building Management Company of the importance of proper maintenance of the internal plumbing systems. In 2017, WSD launched a new voluntary scheme "Quality Water Supply Scheme for Buildings – Fresh Water (Management System)" (QMS) to step up the efforts in encouraging building owners to undertake best management practices to safeguard the drinking water quality in the building.

The successful Applicant will be awarded one of three grades to recognise proper maintenance of the plumbing systems inside a building for keeping the good quality of government supplied water throughout the inside service up to the consumers' taps. There are three grades of Certificates: Blue, Silver and Gold. The Certificate may be displayed in the awarded building, stationeries and promotional materials. The Scheme aims to:

- i. Promote to and assist building owners and property management agents to safeguard drinking water quality in their buildings through assessments of risks inherent to the internal plumbing systems, implementation of the corresponding control measures, regular inspection and maintenance of the internal plumbing systems together with regular audit and review of the Water Safety Plan for Buildings (WSPB);
- ii. Raise the awareness of building owners, property management agents and customers of the importance of proper maintenance and the use of compliant materials for the internal plumbing systems;
- iii. Enable the public and overseas visitors to have greater confidence of the water quality at the tap;
- iv. Strengthen the capability of property management agents to achieve value-added performance in meeting the needs of consumers with respect to quality of tap water; and
- v. Give recognition to building owners and property management agents who can demonstrate consistent compliance of the prescribed criteria under the Scheme.

**Annex B:  
 Updated Credit Content for WU 7 under BEAM Plus EB v.2.0 Selective Scheme**

**WU 7                      Fresh Water Plumbing System Maintenance**

<b>Exclusion</b>	None.
<b>Objective</b>	To encourage Building Owner/ Building Management Company to adopt Water Safety Plan for Buildings (WSPB) to safeguard drinking water quality in their buildings.
<b>Credit Attainable</b>	6
<b>Credit Requirement</b>	Option 1: Prescriptive Approach (3 credits maximum) (a) Cleansing of Fresh Water Tank(s): 1 credit for cleansing the fresh water tank(s) once every three (3) months within the past twelve (12) months of first assessment submission. (b) Inspection: 2 credits for inspecting the fresh water plumbing system once every three (3) months within the past twelve (12) months of first assessment submission and rectifying defects found during routine inspection.

OR

Option 2: WSD’s Certification (6 credits maximum)  
 4 to 6 credits for buildings which have been certified with Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System).

No. of Credit(s)	4	5	6
Type of Certificate	Blue	Silver	Gold

<b>Assessment</b>	<p><u>Criteria</u></p> <p>Option 1: Prescriptive Approach</p> <p>(a) Cleansing of Fresh Water Tank(s): The Applicant shall demonstrate that all fresh water tank(s) are cleansed once every three (3) months within the past twelve (12) months of first assessment submission.</p> <p>(b) Inspection: The Applicant shall demonstrate the following:</p> <ul style="list-style-type: none"> <li>i. Fresh water plumbing system is inspected by licensed plumbers, qualified building services engineers or suitably qualified persons once every three (3) months within the past twelve (12) months of first assessment submission;</li> <li>ii. All defects identified in the inspections are promptly rectified by licensed plumbers, qualified building services engineers or suitably qualified persons; and</li> <li>iii. Fresh water plumbing system is in good physical condition.</li> </ul> <p>Option 2: WSD’s Certification</p> <p>The Applicant shall provide Certificate of the Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply</p>
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Scheme for Buildings – Fresh Water (Management System) issued by WSD.

#### Documentation

##### Option 1: Prescriptive Approach

- (a) Cleansing of Fresh Water Tank(s): The Applicant shall provide cleansing records showing that all fresh water tank(s) are cleansed in accordance to the credit requirement.
- (b) Inspection: The Applicant shall provide the following:
  - i. Inspection records showing that the fresh plumbing system is inspected in accordance with the credit requirement;
  - ii. Defects rectification record (if any); and
  - iii. Declaration letter by licensed plumbers, qualified building services engineers or suitably qualified persons confirming that the plumbing system is in good physical condition.

##### Option 2: Full Certification

The Applicant shall provide Certificate of the Quality Water Supply Scheme for Buildings – Fresh Water (Plus) or Quality Water Supply Scheme for Buildings – Fresh Water (Management System) issued by WSD.

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efforts in encouraging building owners to undertake best management practices to safeguard the drinking water quality in the building.

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- ii. Raise the awareness of building owners, property management agents and customers of the importance of proper maintenance and the use of compliant materials for the internal plumbing systems;
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- iv. Strengthen the capability of property management agents to achieve value-added performance in meeting the needs of consumers with respect to quality of tap water; and
- v. Give recognition to building owners and property management agents who can demonstrate consistent compliance of the prescribed criteria under the Scheme.