



Circular Letter No.: 2020.167

Issue Date: 5 June 2020

Application: BEAM Plus NB Version 1.1 and 1.2

Effective Date: All first assessment submission¹ made on or after 1 September 2020

IEQ 1 Security

1. This Technical Circular Letter hereby announces an update to the assessment criteria and credit content for IEQ 1 under BEAM Plus NB v1.1 and v1.2. By adopting the updated assessment checklist, 1 credit shall be achieved for scoring at least 75% of the applicable security measures and facilities for the building.
2. The updated assessment checklist and submission template (IEQ 1_Revision 1) is hereby enclosed in **Annex A** of this Technical Circular Letter. The same can now be downloaded on the BEAM Society's website.
3. All projects that make the first assessment submission on or after the effective date shall adopt the updated assessment checklist and use the updated submission template (IEQ 1_Revision 1) for assessment submission.
4. Projects that submit the first assessment submission before the effective date may voluntarily comply with this Technical Circular Letter. In this case, the Applicant must comply to all assessment criteria in the updated assessment checklist (i.e. a hybrid submission between the previous submission checklist and updated submission checklist is not accepted).

A handwritten signature in black ink, appearing to be "Ir SK Ho", written over a horizontal line.

Ir SK Ho
Chairperson of Standards Sub-committee

¹ First assessment submission refers to the date when the initial assessment is formally accepted by BSL. For example, if the project has both PA and FA, then it would be the date when BSL formally accepts the project for PA submission. If the project has only FA, then it will be the date when BSL formally accepts the project for FA submission.



BEAM Plus for New Buildings Submission Template for IEQ 1 Security

(BEAM Plus 2010/v.1 & 2012/v1.2_Revision 1)

**Annex A:
Updated Submission Template for IEQ 1 under BEAM Plus NB v1.1 and v1.2**

Credit Requirements: **1 credit for scoring 75% of the applicable security measures and facilities for the building.**

Project Name:

Credit attainable:	1
Credit anticipated for this submission:	

Nature of Project:

Please indicate the points achieved in the assessment checklist as shown in next page.

Assessment Checklist

		Point attainable	Point achieved (1/0/NA)	Explanation(s)
A	Site perimeter controls:			
A1	The entire site is fenced. The fence gate is attended with intercom and colour CCTV; and site perimeter is monitored by colour CCTV system ¹ .	1		
A2	Restricted areas ² of the site are provided with lockable facilities.	1		
B	Vehicle access control³:			
B1	Car parking entrance and exit are with security gate/guard/ caretaker's counter or office.	1		
B2	Car parking entrance and exit are monitored by colour CCTV and with card reader access system.	1		
C	Security of stored vehicles⁴:			
C1	Indoor car parking is monitored by colour CCTV system; Outdoor car parking is with fenced compound and monitored by colour CCTV system.	1		
D	Illumination of site:			
D1	Site perimeter along the main street and site entrance are illuminated by project exterior lights if street lighting is not available.	1		
E	Monitoring of building:			
E1	Colour CCTV system is provided for building entrance, exit and staircase ⁵ .	1		
E2	Colour CCTV system is provided for building perimeter along the main street.	1		
F	Guard patrol of site:			
F1	Watchman tour system or other similar system is provided for building and site perimeter (within the site boundary).	1		
G	Placement of planting materials⁶:			
G1	Planting is 6m clear of building (within the site boundary).	1		

¹ The requirement of "the entire site is fenced" is only applicable to (i) private residential estates with more than one residential block, (ii) subsidised sale flats development (e.g. Home Ownership Scheme) and (iii) schools, with the areas of the building(s) footprint do not exceed 80% of the site area.

² Restricted areas including back of house areas such as staircase, plant room, refuse chamber, etc.

³ Not applicable to project without carpark.

⁴ Not applicable to project without carpark.

⁵ At the minimal, the CCTV camera for staircase shall monitor the exit to ground floor, refugee floor and roof.

⁶ Only applicable to greenery on ground floor level.

		Point attainable	Point achieved (1/0/NA)	Explanation(s)
H	Entry from adjacent site/building(s):			
H1	Project's building(s) is/are kept at least 6m from adjacent building(s), which is/are outside the site boundary.	1		
H2	Project's site boundary/building(s) is/are inhibited by barriers.	1		
I	Access to building:			
I1	Access point(s) to the building is attended with security guard/caretaker's counter or office; or monitored by colour CCTV and with card reader system.	1		
I2	Access point(s) from car parking to building(s) is attended with security guard/caretaker's counter or office; or monitored by colour CCTV or with card reader system. ⁷	1		
J	Alarms, monitors and guards:			
J1	Doors at ground floor level are alarmed for opening and breakage to central control, with colour CCTV system.	1		
J2	Windows at ground floor level are with window grills or can be monitored by colour CCTV system.	1		
K	Site/building layout:			
K1	Amenity/play areas are overlooked from the building(s) or monitored by colour CCTV system (within the site boundary). ⁸	1		
K2	All lifts are monitored by colour CCTV.	1		
K3	Water and electrical meters are located in communal areas.	1		
L	Optional (by Applicant):			
L1		1		
L2		1		
L3		1		
L4		1		

Total numbers of applicable points :
 Total numbers of points achieved :
 Percentage achieved :

⁷ Not applicable to project without carpark.

⁸ Not applicable to projects without amenity/play areas.



BEAM Plus for New Buildings Submission Template for IEQ 1 Security

(BEAM Plus 2010/v.1 & 2012/v1.2_Revision 1)

Explanation to fulfill BEAM Plus criteria:

Enclosures:

Please complete each item with a tick (☑), cross (☒) :

- Drawings with clear highlighted indications and cross-referencing showing each of the proposed security measures.
- Catalogues and/or schedules with clear highlighted indications and cross-referencing showing each of the proposed security measures.
- Photos with clear annotations showing each of the proposed security measures.
- Other supporting documents, please specify.

Declaration:

I herewith declare to BEAM Society Limited that the information submitted is true and comply with requirements of BEAM Plus for NB IEQ 1.

Signature: _____

Name: _____ Position: _____

Company: _____ Date: _____