

Summary

The Building Environmental Assessment Method (BEAM) is an initiative in Hong Kong to assess, improve, certify and label the performance of buildings. It provides a voluntary scheme developed in partnership with industry that provides a driver for improving the environmental performance and embracing a range of sustainability issues.

Certifying body: Hong Kong Green Building Council (HKGBC), **Assessment Body:** BEAM Society Limited (BSL)

Applicable sectors					Award types				
General civil	Transport only	Buildings	Public realm	Community / precinct	<i>Design</i>	As built	Operation	Planning	Other

Country	Hong Kong	Sustainability criteria	<p>There are five categories for NB (weighting in brackets): 1. Site Aspects (25%) 2. Material Aspects (8%) 3. Energy Use (35%) 4. Water Use (12%) 5. Indoor Environmental Quality (20%).</p> <p>The same categories are used for EB, but with different weightings (weighting in brackets): 1. Site Aspects (18%) 2. Material Aspects (12%) 3. Energy Use (30%) 4. Water Use (15%) 5. Indoor Environmental Quality (25%).</p> <p>There are six aspects for Interiors: 1. Green Building Attributes 2. Management 3. Materials Aspects 4. Energy Use 5. Water Use 6. Indoor Environmental Quality.</p> <p>Innovations - any credits gained in the Innovations category are regarded as 'Bonus' credits under NB and EB. Achievement of innovation credits is required to obtain higher levels of award.</p>	
Deployment & developments	<p>The BEAM scheme was established in 1996, issuing two assessment methods - one for new buildings (NB) and one for existing buildings (EB) - office only. Revised Standards to cover all building types at all life stages were launched in 2003. In response to global attention on climate change issues, BEAM Plus Version 1.1 was launched in April 2010. BEAM Plus Version 1.2 was launched in July 2012 and became mandatory in January 2013. This enhanced version addresses issues from stakeholders for passive design, and includes minor amendments to other aspects.</p> <p>A new assessment tool for interior fit-out works for commercial, retail, hotel and institutional premises was launched in August 2013. The BEAM Plus Interiors assessment tool furthers the objectives of the HKGBC and BSL and broadens the scope of the existing BEAM Plus schemes by including fit-out, renovation and refurbishment of non-domestic, normally occupied spaces within buildings.</p> <p>There are currently 279 rated and on-going projects listed on the BSL's website, although this does not reflect the total 400 projects currently registered for BEAM Plus 1.1 & 1.2.</p>		Assessment: scoring, performance levels, evidence collection	<p>There are prerequisite criteria under each category that are not associated with any credits, but must be achieved. Award classifications are: Bronze (40% of applicable credits achieved), Silver (55%), Gold (65%), Platinum (75%). A minimum percentage of achievable credits must be obtained in the site aspects, energy use and indoor environmental quality categories (note, requirements are different for BEAM Plus Interiors). This percentage increases with the award classification, i.e. Bronze (40%), Silver (40%), Gold (60%), Platinum (70%).</p> <p>Requirements for evidence collection are outlined in the BEAM Plus Manuals for each category. Each criterion has its own word document to complete and requires sign-off. Evidence must be provided according to the requirements set out in the BEAM Plus Manuals, FAQs and Technical Circular Letters. Typical evidence would be project documentation and photos.</p>
Applicants	Developers, building owners and designers		Tailoring	<p>The assessment criteria and methods of assessment are flexible to suit a range of sectors. Exclusions of the credits are allowed in NB and EB where part of an assessment is not applicable to particular circumstances or building type.</p>
Government endorsement	BEAM has been mentioned in Legislative Council Paper and Government issued Practice Notes.			

Support to applicants

BEAM Plus Manuals Version 1.1 and Version 1.2 for NB and EB; BEAM Plus Interiors Manual are downloadable from the BSL website. These are detailed technical manuals which outline requirements and provide links to relevant resources for each category.

The submission template is in .doc file format for each criterion. A submission template containing these files is downloadable for free from the website.

Fee

The fee for NB and EB is dependent on construction floor area and is split between a registration fee (RF) and an assessment fee (AF). For NB <2,500m² RF = \$45,000 and AF = \$90,000. For NB 2,500 - 400,000m² RF ranges from \$75,000 to \$200,000 and AF ranges from \$163,500 to \$780,000. For EB, the RF = \$10,000 across the board and the AF ranges from \$50,000 to \$120,000.

RF for BEAM Plus Interiors is \$5,000. AF is based on Internal Floor Area: IFA ≤ 499m² = \$40,000, IFA 500 - 999m² = \$48,000, IFA ≥ 1000m² = \$56,000
For Exceptional Scale / Complexity Assessments, fee is determined case by case.

Other costs include Credit Interpretation Request fees & Appeals fees.

Prices in \$HK, relevant as of August 2013.