



BUILDING
SURVEYOR
AWARDS 2025



Building Surveyor Accreditation Plus Nomination Kit

1. Introduction

To mark the 10th anniversary of the [BSA](#), a new Accreditation scheme, **Building Surveyor Accreditation Plus (BSA⁺)**, was launched along with BSA 2025 and it will be open for applications biannually.

Aims of Building Surveyor Accreditation Plus (BSA⁺):

The **expertise of Building Surveyors** covers the full spectrum from the birth of a building through its planning and design, along with its design life involving upkeep, rehabilitation, and improvement until the end of its life. **The public may not have the ideas of these professional inputs by the building surveyors** in their daily use of various buildings, including shelter, business, learning, entertainment, and social life.

Notwithstanding that not every building shall have the involvement of our professional building surveyors during the whole building life cycle, our professional building surveyors shall be able **to evaluate the building performance** and to advise the end-users of the buildings for **the best enjoyment of the buildings** from our expertise.

It is the purpose of setting up this Accreditation Scheme by granting recognition to **honour buildings or premises that exemplify excellence in meeting the rigorous building criteria**, delivering the outcomes that prioritize the end-users' enjoyment. Buildings with recognition shall be the model of the building type for the expression of excellence.

2. Nomination Categories

Building Surveyor Accreditation Plus 2025 is open for nomination under the following categories in Hong Kong.

1. Residential

Including residential blocks, apartments, houses, and dormitories.

2. Commercial

Covering office buildings, retail, hotels and mixed-use developments.

3. Industrial

Focusing on factories, warehouses, data centres, and other industrial facilities.



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4. Institutional

Including buildings for education, hospitals, government buildings, and other public institutions.

5. Recreational

Covering sports facilities and entertainment venues.

Who can apply?

The owners or **occupants** of any new and existing buildings and premises in Hong Kong, or their **management agents**. For existing buildings, it may not be necessary whole building for the accreditation, but the basic unit is the whole floor conversion/use for the assessment.

3. The Recognition

Accreditation (Accredited Entries)	Entries must attain a minimum overall score of 80/100 across the five criteria (Core and Auxiliary) for granting the accreditation.
Recognition of Appreciation	Entries achieved a passing score (50%) in all five criteria (Core and Auxiliary) will be recognized with an appreciation to acknowledge the overall satisfactory standard.

Notes:

1. Accredited entries, subject to the payment of the accreditation fee, will be eligible to get the accreditation pledge and authorized use of the BSA+ logo in promotion.
2. There is no fixed quota for accreditation.

4. Assessment Criteria

Same assessment criteria will be adopted for all the five nomination categories.

(details and elaboration of assessment criteria can be read from the Appendix)

A. CORE

- 1) Design Friendliness (20%)
- 2) Wellness (20%)
- 3) Maintainability (30%)



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B. AUXILIARY

- 4) Sustainability (15%)
- 5) Technological Innovation (15%)

5. Eligibility

1. New or existing buildings, in Hong Kong.
2. For existing buildings, it may not be necessary whole building for the accreditation, but basic unit is the whole floor conversion/use for the assessment.
3. Applicant shall be owners, users/tenants of the building/premises or the management agent
4. Each organisation can submit more than one nomination for different buildings/premises.
5. The BSA 2025 Organising Committee reserves the ultimate right to make final and binding decisions on the eligibility of all applications.

6. Jury Panel

The Jury Panel is formed by Fellow Members from different sectors and the Current Chairman of Building Surveying Division, including:

Jury Panel Chair:

- Sr Robin LEUNG (HKIS President & Past Building Surveying Division Chairman)

Jury Panel Member:

- Sr Raymond CHAN (Past HKIS President & Past Building Surveying Division Chairman)
- Sr Edwin TANG (Past HKIS President & Past Building Surveying Division Chairman)
- Sr Mike WONG (Fellow Member of Building Surveying Division)
- Sr Kenneth YUN (Past Building Surveying Division Chairman)
- Sr Nathan LEE (Building Surveying Division Chairman)

7. How to Apply

1. *Online Nomination*

Click [here](#) to submit online nomination form.



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2. Nomination Payment

Online credit card payment via the above online nomination form or Cross cheque is accepted.

A crossed cheque made payable to '**Surveyors Services Limited**' should be delivered to the following address of the Building Surveyor Awards 2025 Secretariat Office within 2 weeks after the nomination submission.

Secretariat Office of BSA 2025

Minerals Creations & Communications Ltd.

Unit 3, 27/F, Max Trade Centre, 23 Luk Hop Street, San Po Kong

Attn: Ms. Connie Kwong

3. Submission Requirement

3.1 Presentation Materials

- Max 10 content slides in A3 colour printed PDF format (420mm(W) x 297mm(H))
- Written materials with photos, graphics or plan
- A cover slide on top showing name & address of the nominated building/facility; submission category; submission reference ID; names & contact of the contact person of the proposed nomination

3.2 1-Page Executive Summary in A4 page

- An executive summary which outlines key achievements aligned with BSA+ criteria

3.3 Supplement Documents

- Optional, max 20 pages A4 pages both sides printed
- Examples of the relevant certificates, reports, plans, drawings, etc for illustration
- All provisions shall have clarity, evidence-based justification and alignment with the evaluation criteria

Written Format

- The submission materials can be written in English or Chinese



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- Text Font Size: Minimum 12pt font, (English) Arial / (Chinese) PMingLiU 新細明體
- Photo Resolution: 350 dpi resolution
- Spacing: Single-line spacing
- Mark Page Number at Footer
- PDF Version: compatible with Adobe Acrobat Reader and text-searchable.

Notes:

1. All materials submitted will not be returned to the applicant.
2. The Organiser (HKIS-BSD or BSA 2025 Organising Committee) reserves the right to reproduce, print, and/or publish the submitted materials in paper, electronic, or other formats, or for any use associated with the BSA and BSA+.
3. Applicant shall bear full legal and other responsibilities arising from any possible breach of intellectual property rights, including copyright, patents, trade secret and confidential information, and shall indemnify the Organiser against any claims and liabilities arising from any such breach.
4. The information collected will be used solely for BSA / BSA+ purposes.
5. Applicants must made written request to withdraw their submission upon application made. Please note that the application fee will not be returned.

8. Nomination Fee

1. A fee of HK\$3,000 will be collected for each nomination.
2. An early-bird discount of HK\$1,000 will be offered on the nomination fee (i.e., HK\$2,000 after the discount) for the submission made on or before 4 August 2025, Monday 12:00 nn.
3. Entry for the BSA 2025 under the *New Development Category, A&A, Conversion and Fit-out Category, and Maintenance & Rehabilitation Category* shall get the fee exemption for joining the BSA+.
4. Nomination and Submission Deadline: 25 August 2025 (Monday) 12:00 nn.

9. Accreditation Fee

Applicants of the accredited entries can apply BSA+ Accreditation Pledge and the authorized usage of the stickers with BSA+ logo for promotion with HK\$8,000 for each of the accredited entry on top of the nomination fee.



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10. Key Dates (UTC+8)

30 Jun 2025 10am	Open for nomination (Not applicable to BSA 2025 Applicant)
4 Aug 2025 12nn	Deadline for early-bird nomination (Not applicable to BSA 2025 Applicant)
25 Aug 2025 12nn	<ul style="list-style-type: none">• Deadline for nomination• Deadline for submission of required documents (including early-bird nomination and the BSA 2025 participants who enrolled BSA⁺)
<i>* Late submission will NOT be considered</i>	
<i>The Jury / Assessment Process</i>	
Mid Sept – Early Oct	Desk-top assessment and necessary site visits
Late October	Result announcement
14 November 2025 Evening (Fri)	Accreditation presentation at Building Surveyor Awards 2025 Presentation Ceremony-cum-Gala Dinner

11. Enquiries

We have commissioned Minerals Creations and Communications Ltd as the event secretariat and to follow up with the event logistics arrangements.

If you have any enquiries, please do not hesitate to contact our event secretariat with the following contact :

- Email : bsa2025plus@minerals.hk
- Telephone : +852 3500 9436 (Ms Lorraine LI) or +852 3502 2156 (Ms Connie KWONG)



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APPENDIX

Assessment Criteria & Elaboration

A. CORE	1. Design Friendliness	20%	70%
	2. Wellness	20%	
	3. Maintainability	30%	
B. Auxiliary	4. Sustainability	15%	30%
	5. Technological Innovation	15%	

1. Design Friendliness (20%)

Brief aspects:

- **Functional Efficiency (8%)** – Space planning for intended use (e.g., workflow in offices, unit layouts in residences); design/materials that support functional uses (e.g., acoustic performance); minimisation of risks by separating power supply system to those water carrying services and good accessibility (e.g. Universal Accessibility principles)
- **Adaptability (6%)** – Flexibility for future modifications or repurposing
- **Aesthetic Integration (6%)** – Balance between visual appeal and practical functionality

Expected materials ready for assessment:

- Design Brief, with the illustration of the provisions of amenity facilities
- Justification in archiving users' requirements



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- Demonstration for any users' friendly design on top of the statutory requirements
- Floor plans with circulation analysis
- Accessibility compliance certificates

2. Wellness (20%)

Brief aspects:

- **Occupants' Health** (10%) – Indoor air-quality, and utilisation of daylighting facilities, layout design that enhance wellness of users
- **Risk Management** (10%) – Structural monitoring, fire safety measures, hazard mitigation, non-slip surfaces, response to regulatory requirements.

Expected materials ready for assessment:

- Action in responding to the served statutory orders/notices/directions
- Risk assessment / management plan
- Examples to illustrate the hazard mitigation
- Occupational safety assessment
- Fire safety inspection certificates
- Indoor air quality test reports

3. Maintainability (30%)

Brief aspects:

- **Ease of Maintenance** (10%) – Design for maintenance, accessibility of services and systems, proper maintenance access
- **Preventive Strategies** (10%) – Scheduled inspections, maintenance plan and commitment on the long term maintenance



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- **Cost Management** (10%) – Proper budgeting for repairs/refurbishment and saving plan (eg sinking fund)

Expected materials ready for assessment:

- Illustration of safe maintenance access (e.g. a/c installation on the external wall)
- Maintenance & inspection strategies, plans and schedules
- Preventive maintenance manuals
- Justification for the use of durable materials
- Track record on repair and maintenance
- Asset register and maintenance logs
- Facility management or maintenance works order management software

4. Sustainability (15%)

Brief aspects:

- **Sustainability** (10%) – Green initiatives, adoption and use of materials and systems with energy efficiency and promoting green
- **Waste Reduction** (5%) – Construction waste management, recycling programs, waste disposal management

Expected materials ready for assessment:

- Green certification documents (e.g., BEAM Plus/LEED)
- Utility consumption benchmarks
- Water usage and conservation plans
- Waste management strategy and logistics for materials recycling



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5. Technological Innovation (15%)

Brief aspects:

- **Adoption of advanced technology** (10%) – IoT-enabled lighting/HVAC, automated security, computerized maintenance management system (CMMS) and IoT sensors for predictive maintenance
- **Learning and training for the adoption of advanced technology** (5%) – Enhancement of the knowledge for the use of the advanced technology

Expected materials ready for assessment:

- Illustration of the use of the advanced technology
- Proposal for the planning and implementation of the use of advanced technology
- Training manual for operator