

Building Surveyor Accreditation Plus (BSA⁺)

Accreditation Categories

Open to **new and existing buildings and premises** in Hong Kong:

Category	Building Types
Residential	Apartments, Houses, Dormitories
Commercial	Offices, Retail, Hotels, Mixed-use developments
Industrial	Factories, Warehouses, Data centres
Institutional	Schools, Hospitals, Government Buildings and other Public Institutions
Recreational	Sports Facilities, Entertainment Venues

Assessment Criteria & Elaboration

Same marking scheme will be adopted among the 5 accreditation criteria with weighting as set below.

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

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The scoring structure and the assessment setting as set below:

- Entries shall get the passing (50%) for all the three criteria under Core or else will be disqualified;
- Entries achieve passing (50%) for all the five criteria under both Core and Auxiliary will be acknowledged;
- Entries must achieve overall **minimum 80/100 points** across five weighted criteria for getting the accreditation

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

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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
- **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

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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

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