



Building Surveyor Awards 2025 Nomination Kit

Embracing Harmony, Recognizing Excellence

1. Introduction

Building Surveyor Awards 2025 (BSA 2025) is organised by Building Surveying Division of the Hong Kong Institute of Surveyors (HKIS - BSD) to enhance public recognition to preeminent projects in Hong Kong and overseas in terms of design, innovation, management, conservation, sustainability and achievement with substantial contributions by Building Surveyors. The objectives of BSA 2025 are:

- To provide recognition to preeminent projects with substantial contribution by Building Surveyors in the public and private sectors
- To commend the contribution of Building Surveyors
- To promote the expertise of Building Surveyors to the public
- To acclaim distinguished practices of Building Surveying

The theme this year is “**Embracing Harmony, Recognizing Excellence**” which highlights the importance of fostering harmony in the community and built environment. It also celebrates the pursuit of excellence through high-quality projects and the remarkable professional practices of Building Surveyors.

A New Milestone: Launch of the Building Surveyor Accreditation Plus (BSA⁺)

To mark the 10th BSA Anniversary, we are pleased to announce the launch of the **Building Surveyor Accreditation Plus (BSA⁺)**, which invites entries of buildings or premises for evaluation to achieve the prestigious “Plus” accreditation.

Recognition is granted to honour buildings or premises that exemplify excellence in meeting rigorous criteria evaluated by building surveyors, delivering outcomes that prioritize end-user enjoyment.

This Accreditation Scheme will open for applications biannually. We celebrate all deserving projects, with no fixed number of awards.

For more details about BSA⁺, please visit [BSA⁺ website](#).

Exciting News! BSA applicants for Category 1, 2 and 3 can apply for BSA⁺ free of charge!



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2. Categories

Building Surveyor Awards 2025 is open for nomination under the following categories.

1. New Development

Projects that involve new development or redevelopment of buildings/facilities.

2. A&A, Conversion and Fit-out

Projects that involve alterations, additions, or changes in the use of existing buildings/facilities, as well as fit-out projects.

3. Maintenance and Rehabilitation

Projects that involve maintenance, repair, refurbishment, or rehabilitation of existing buildings/facilities. The use of these buildings and facilities will remain unchanged under this category.

4. Research and Innovation

Projects or practices that involve research studies or the use of innovative technologies applied in practical applications for the built environment.

5. Project Outside Hong Kong

Projects related to buildings/facilities located outside the geographical boundaries of Hong Kong.

Who can apply?

Client / Client's Representatives, Consultants, Contractors or Organisations with Building Surveyor(s) involved who shall have a leading role/substantial involvement in the nominated project.

The Building Surveyor(s) shall participate in the whole assessment process, including site visit and finalist presentation.

3. The Awards

Award Type	Description
Grand Award	A Grand Award will be granted to one of the winning projects in the categories of (1) New Development OR (2) A&A, Conversion and Fit-out OR (3) Maintenance and Rehabilitation OR (4) Research and Innovation
Winners	A winner will be granted in each category.
Merits	There will be recognition of merit(s) in each category.



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Finalists	There will be recognition of finalist(s) for each nomination who has / have passed the first screening, site visit/video submission and delivered a presentation at the Finalist Presentation.
Sustainability Award	The award will be granted to the project which has the best achievement in sustainable aspects.
Value Enhancement Award	The award will be granted to the project which has the best achievement in creating values or with recognition from stakeholders and professional institutions.
Heritage Conservation Award	The award will be granted to the project with the best endeavour to restore the heritage value of structures, buildings and places.
Embracing Harmony Award	The award will be granted to the project which has the best achievement in fostering harmony and demonstrating care for the community, such as fulfilment of social responsibility, community benefits/public gain, and being considerate of the neighbourhood.
The Most Popular Award	The award will be granted to the project of each category that receive the highest number of votes.

Notes:

The award(s) may not be granted if the Jury Panel deems it inappropriate. The decision of the Jury Panel shall be final.

- *The award(s), excluding The Most Popular Award, will be judged by the Jury Panel.*
- *The Most Popular Award will be determined through online public voting and on-site voting by all attended guests at the BSA 2025 Presentation Ceremony cum Gala Dinner. The voting process for the Most Popular Award is structured into two tiers. The first tier comprises online public voting, which constitutes 70% of the final result. Through this process, the public will determine the top three projects in each category, which would be subjected to the second tier voting. The second tier entails on-site QR code voting conducted during the captioned gala dinner, contributing the remaining 30% to the overall result.*

4. Assessment Criteria

Type A – For the Following Categories: “New Development” / “A&A, Conversion and Fit-out” / “Maintenance and Rehabilitation” / “Project Outside Hong Kong”

a) Expertise of Building Surveyors – 20%

- Leading role of Building Surveyors in the project
- Use of professional expertise relevant to the Building Surveying discipline in meeting the project objectives and achieving a quality result



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b) Design – 30%

- Design approaches adopted for delivering a better outcome / result in terms of functions, quality, buildability and maintainability
- Major design or innovative inputs
- Site planning, neighbourhood and cityscape considerations
- Solutions for challenges

c) Project Management – 30%

- Project management and organisation, and integration
- Effective coordination of skill sets among members of the project team and with stakeholders
- Time management
- Quality management
- Budget management
- Health and safety management

d) Sustainability – 10%

- Building passive design
- Adoption of sustainability strategy or design in relation to carbon, energy, waste, water or IAQ issues etc.

e) Value Enhancement – 10%

- Creating value in qualitative and/or quantitative means
- Recognition from stakeholders and professional institutions

Type B – For the Following Category – “Research and Innovation”

a) Expertise of Building Surveyors – 20%

- Leading role of Building Surveyors in the project
- Use of professional expertise relevant to the Building Surveying discipline in meeting the project objectives and achieving a quality result

b) Originality – 30%

- Exploration for smart practices or betterment of built environment in terms of functions, quality, buildability and maintainability etc.
- Solutions for challenges
- Key impacts be expected
- Proof of concept (POC)

c) Application – 30%

- Deployment of deliverables into real life built environment or operation
- Validation of results (e.g. by means of operation data, user feedback, laboratory test, certification)
- Knowledge sharing to peers or scale-up the project

d) Sustainability – 10%



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- Adoption of sustainability strategy or design in relation to carbon, energy, waste, water or IAQ issues etc.

e) Value Enhancement – 10%

- Creating value in qualitative and/or quantitative means
- Recognition from stakeholders and professional institutions

Notes:

- a) *For the “Project Outside Hong Kong” category, the Final Score in the assessment will include scores from the written submission, video, and finalists’ presentation. Written submission and video will account for 75%, while the finalists’ presentation will account for 25% of the Final Score.*
- b) *For other categories, the Final Score will include scores from written submission, site visit, and finalists’ presentation. Written submission and site visit will account for 75%, while the finalists’ presentation will account for 25% of the Final Score.*
- c) *Applicants are advised to provide submission and presentation materials based on the above assessment criteria, with clear illustration as to how the projects excel in those criteria.*

5. Eligibility

1. For the “New Development”, “A&A, Conversion and Fit-out”, “Maintenance and Rehabilitation”, and “Project Outside Hong Kong” categories, the completion date of the nominated projects must fall between **1 April 2020** and **11 July 2025**. No partially completed projects will be accepted. The organizer reserves the right to request the applicants to submit Occupation Permits (OP or Phased OP), acknowledgment letters, or certificates to verify that the nominated projects are practically completed for the appropriate category.
2. For the “Research and Innovation” category, the research or innovation applications of the nominated projects must be launched between **1 April 2020** and **11 July 2025**. The organizer reserves the right to request the applicants to submit supporting documents to demonstrate that the applications of the nominated projects have been practically launched.
3. For the two Special Awards “**Heritage Conservation Award**” and “**Embracing Harmony Award**”, applicants are required to indicate whether their projects demonstrate the elements of Heritage Conservation and/or Embracing Harmony. They must submit a write-up of a maximum of 300 words in English for each element in the online submission form during the submission stage, highlighting their achievements in relation to Heritage Conservation and/or Embracing Harmony. For “*Project Outside Hong Kong*” category, *written submissions in Chinese are acceptable*.
4. For the **Sustainability Award** and **Value Enhancement Award**, separate written submissions are not required. The performance of the projects in these aspects will be assessed according to nomination written submission, site visit/video and finalists’ presentation.



5. Nominated project teams in the “Project Outside Hong Kong” category are eligible for all special awards, including the Sustainability Award, Value Enhancement Award, Heritage Conservation Award, Embracing Harmony Award, and The Most Popular Award. Nominated project teams in other categories are eligible for all special awards as well as the Grand Award.
6. Only projects that have never been nominated in previous BSA will be accepted.
7. Nominated projects must be located within the territorial limits of the Hong Kong Special Administrative Region of the People's Republic of China, except for nominations in the “Project Outside Hong Kong” category.
8. Nominated projects for “Project Outside Hong Kong” must be outside the territorial limit of the Hong Kong Special Administrative Region of the People's Republic of China.
9. There are no limitations on size or cost for the nominated projects.
10. Each organisation or project team can submit more than one nomination for different projects.
11. Applicant is required to submit supporting documents, such as an organisational chart, to illustrate the leading role or substantial involvement of the applicant's Building Surveyor in the project. The Building Surveyor must be a member of The Hong Kong Institute of Surveyors.
12. Nominations from individuals will not be accepted.
13. The BSA 2025 Organising Committee reserves the ultimate right to make final and binding decisions on the eligibility of all applications.

6. Jury Panel

For each category, the organiser will form a Jury Panel to assess the shortlisted projects and to recommend projects for awards and merits as appropriate. The composition of Jury Panel is to include eminent persons from the following sectors:

- Government
- Statutory bodies
- Academia
- President / Chairman or representatives of professional institutions
- Non-governmental organizations

7. How to Apply

1. Online Nomination

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



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2. Nomination Payment

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. Online Submission

3.1 Please submit the following itemized documents in the form of one .zip file and upload it via the online submission link. The link and Project Information Form (PDF file) will be provided by the Event Secretariat after the nomination form has been received.

Item 1: Duly completed and signed Project Information Form

Item 2: Duly completed project team details such as the project's Organisation Chart, the company name and name of Building Surveyor(s) and roles of BS in the project.

Item 3: Technical presentation materials (a maximum of 10 pages, Jury Panel will not review the exceeded pages.) that describe the project in response to the respective assessment criteria. Materials must be readable when printed on A3 paper and the main content should be in font size 12.

3.2 Items 1 and 2 should be submitted in "jpg" or "pdf" format. Item 3 should be in "jpg" "pdf" or "tiff" format, with an image resolution of no less than 350 dpi.

3.3 A complete set of itemized documents in one .zip file is required if resubmission is necessary. Any resubmission must adhere to the same deadline as the original nomination deadline; late resubmissions will not be accepted.

**Hard copies of the required materials must be submitted if requested by the organiser.*

Notes:

1. All submissions, except for "*Project Outside Hong Kong*" category, must be written in English. [Supplement with Chinese content if required.] Submissions made for "*Project Outside Hong Kong*" category can be written in English or Chinese.
2. Finalists of "New Development", "A&A, Conversion and Fit-out", "Maintenance and Rehabilitation" and "Research and Innovation" categories could use English or Cantonese for presentation to the Jury Panel and to reply Jurors' questions.
3. Finalists of "*Project Outside Hong Kong*" category can use English or Cantonese or Putonghua for presentation to the Jury Panel and to reply Jurors' questions.
4. All materials submitted will not be returned to the applicant.
5. The Organiser (HKIS-BSD or BSA 2025 Organising Committee) reserves the right to



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reproduce, print, and/or publish the submitted materials in paper, electronic, or other formats, or for any use associated with the BSA.

6. 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.
7. The information collected will be used solely for BSA purposes.
8. Applicants must submit a written document to withdraw their application. Please note that the application fee will not be refunded.
9. For the 'Project Outside Hong Kong' category, applicants will be required to submit a video file describing the project in response to the relevant assessment criteria after their nominated projects are shortlisted as finalist projects. The video could be either in English or Cantonese or Putonghua. The video file should be in 'mp4' format and have a duration of no more than 5 minutes. Jury Panel will not review the content that exceeded the time limit.
10. The Finalists who intending to participate in 'The Most Popular Award' for online public voting will be required to submit a 1-min introductory video **on or before 23:59, 20 September 2025, Saturday**. The video could be either in English or Cantonese or Putonghua.

8. Nomination Fee

1. A fee of **HK\$4,500** will be collected for each nominated project.
2. An **early-bird discount** of HK\$1,000 will be offered on the nomination fee (i.e., **HK\$3,500** after the discount) for each project submitted on or before **12:00 nn, 30 June 2025, Monday (UTC+8)**.
3. The nomination fee is non-refundable once the nomination has been submitted.
4. The nomination fee must be paid by crossed cheque made payable to 'Surveyors Services Limited'.

9. Deadline

Early-bird Nomination	12:00 nn on 30 June 2025, Monday
Nomination and submission of required documents	12:00 nn on 4 August 2025, Monday

* Late submission will NOT be considered



10. Key Dates (UTC+8)

April 2025	Open for nomination
30 Jun 2025 12 nn (Mon)	Deadline for early-bird nomination
4 Aug 2025 12:00 nn (Mon)	<ul style="list-style-type: none"> • Deadline for nomination • Deadline for submission of required documents (including early-bird nomination)
<i>The Jury / Assessment Process</i>	
Early to mid Aug 2025	First screening on all nominations by Jury sub-committee (projects/studies will be shortlisted for site visits/video assessment (whichever is applicable) and final presentation)
13 September & 20 September 2025 (Sat) Morning to Afternoon	Site visits to finalists' projects by Jury Panel (except for "Project Outside Hong Kong" category)
20 September 2025 23:59 (Sat)	Deadline for submitting videos of finalists' projects in the "Project Outside Hong Kong" category
20 September 2025 23:59 (Sat)	Deadline for 1-min video submission for the Most Popular Award (except for "Project Outside Hong Kong" category)
Early – October	Online public voting for the Most Popular Award
10 October 2025 (Fri) Evening	Finalists' presentation to Jury Panel-cum-CPD event a) Research and Innovation (1 category) b) New Development, A&A, Conversion and Fit-out, Maintenance and Rehabilitation (3 categories) c) Project Outside Hong Kong (1 category)
11 October 2025 (Sat) Morning to Afternoon	
18 October 2025 (Sat) Afternoon	
14 November 2025 (Fri) Evening	Building Surveyor Awards 2025 Presentation Ceremony-cum-Gala Dinner

11. Enquiries

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

Our event secretariat will contact you for the details via bsa2025@minerals.hk.

If you have any enquiries, please do not hesitate to contact them via above email or

Tel: +852 3500 9436 (Ms Lorraine LI) or Tel: +852 3502 2156 (Ms Connie KWONG).

Office Hour for Inquiry: 10:00 - 18:30 (Mon-Fri, Sat, Sun and PH excluded)