

Building Surveyors Conference 2014

Essential and Evolving Expertise of Building Surveyors



11th October 2014 (Saturday), 9:00am-5:00pm

1/F, Grand Ballroom I & II, Crowne Plaza Hong Kong, Kowloon East



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MESSAGE FROM THE GUEST-OF-HONOUR



Mr LEUNG Koon Kee, JP

Director of Architectural Services
HKSAR Government

I am pleased to offer my warmest congratulations to the successful organization of the Hong Kong Institute of Surveyors Building Surveyors Conference 2014.

This renowned conference provides a valuable opportunity for professionals and industry stakeholders to exchange their experiences and equip themselves with the knowledge and skills needed for facing the challenges ahead. I am sure the Institute and the participants will keep on evolving and enhancing their professional excellence with the aim of bringing a better future for our city.

A handwritten signature in black ink, appearing to read 'WY.' with a period at the end. The signature is stylized and fluid.

LEUNG Koon-kee
Director of Architectural Services

MESSAGE FROM THE PRESIDENT



Sr Simon KWOK Chi Wo

President

The Hong Kong Institute of Surveyors

On behalf of the Hong Kong Institute of Surveyors (HKIS), I would like to extend my warmest welcome to you. I am very glad to see so many experts and practitioners attending the 2014 Building Surveyors Conference. We are very honoured to have the Director of Architectural Services of the Hong Kong SAR Government, Mr Leung Koon Kee, JP, to be the guest of honour and he will deliver a keynote speech for the conference.

The Building Surveying Division of the HKIS organises conference annually. The theme of this year's conference is "Essential and Evolving Expertise of Building Surveyors".

By international standards, Hong Kong's built environment has been very safe. Thanks should go to the building surveyors' tremendous and unflinching efforts to support sustainable development during various stages of a building project and to promote proper maintenance of the buildings of Hong Kong.

Building Surveyors are involved in various stages of the life cycle of a building. The expertise of building surveyors is relevant to site acquisition, planning, design, construction, operation, renovation, and redevelopment process.

Hong Kong now faces a shortage of housing. The government plans to supply 470,000 units of flats over the next ten years. Besides, proper maintenance of the existing buildings of Hong Kong is important to ensure a safe and good living environment. In recent years, the issues of subdivided flats, fire safety, water seepage, cost of building maintenance works, etc, have attracted much of the public's attention.

To cope with the society's increasing demands over housing, it is important for surveyors to update themselves with the latest knowledge and best practice of the profession. For the 2014 Building Surveyors Conference, we have invited distinguished speakers to deliver talks on various essential and evolving areas of expertise for building surveyors, such as providing technical and legal advice, heritage preservation, dispute resolution, diagnose of building defects, interdisciplinary design and management, using IT and innovative technology and working in the Mainland. I hope you will find the conference useful and insightful.

Finally, I would like to take this opportunity to thank all our guests, speakers, moderators and sponsors. Our sincere thanks also go to the conference organizing committee led by Sr Cheuky CHEUK. I would also like to thank all the participants of the conference for your support and making the conference a wonderful and successful event.

Thank you very much.

Simon KWOK
President, The Hong Kong Institute of Surveyors (2013-14)

MESSAGE FROM THE BUILDING SURVEYING DIVISION CHAIRMAN



Sr Robin LEUNG Chi Tim

Chairman, Building Surveying Division
The Hong Kong Institute of Surveyors

It is my great honour to welcome you all in attending this major annual event of the Building Surveying Division (BSD), not to mention that it is my second time to write in the capacity of BSD Chairman. At the time of convening this conference, there are a lot of controversial topics being discussed in our community. While some of our fellow Building Surveyors actively devote themselves in the institutional or political matters, some may support the Institute or the Society at heart as “Silent Majority”. However, I trust that all Building Surveyors are not just trying very hard to help in building a sustainable, safe, and healthy built environment but also a progressively improved civilized city. It is now a critical moment for our fellow building surveyors to rethink our position in the society and how we can contribute to the public at large.

With the proven success of past Building Surveyors Conferences in cultivating new ideas that related to the positive attributes of our built environment, I am confident that this year’s conference can also arouse the attention of our audience the importance in explore their horizon to face the future challenges in the ever changing world. The theme of this years’ conference is “Essential and Evolving Expertise of Building Surveyors” and the topics of this conference are all related to the bread and butter of Building Surveyors not just work in Hong Kong but also in mainland and elsewhere. All speakers are all distinguished fellow members of our Institute but with different background in terms of their training and practice. With the diverse spectrum, they will highlight the essences of new knowledge and skills that we are unaffordable to miss in order to catch the coming opportunity.

I would like to thank all speakers, moderators, guests, the Organizing Committee, and helpers for their invaluable time and contributions to make this conference a successful one. Last, but not least, I must tender my heartfelt appreciation to the sponsors of this event. I hope that you share with me that today’s conference is one of the most important conferences you even attended. Please send me a mail at bsd.chairman@gmail.com if you have any idea that you would like to share with us.

Robin LEUNG
Chairman, Building Surveying Division 2013-14
The Hong Kong Institute of Surveyors

CONFERENCE PROGRAMME

Time	Programme / Topic	Speaker
08:00 – 08:55	Registration	
09:00 – 09:10	Welcome Speech	Sr Simon KWOK Chi Wo <i>President</i> The Hong Kong Institute of Surveyors
09:10 – 09:40	Keynote Speech	Mr LEUNG Koon Kee, JP <i>Director of Architectural Services</i> HKSAR Government
09:40 – 09:50	Souvenir Presentation to Guest-of-Honour	
09:50 – 10:20	Building Surveyor vis-à-vis Expert Witness	Sr David CHAN Wah Wai <i>Director</i> Wellgo Archdecor Consultancy Limited
10:20 – 10:50	Coffee Break	
10:50 – 11:20	The Building Surveyor's Essential and Evolving Expertise in Built Heritage and Preservation	Sr Robin HOWES <i>Managing Director</i> KCL FISEC Limited
11:20 – 11:50	Mediation and Building Surveyors	Sr Prof. LEUNG Hing Fung <i>Associate Professor</i> Department of Real Estate and Construction The University of Hong Kong
11:50 – 12:20	Building Pathology & Building Surveyors	Sr Samson WONG San <i>Managing Director</i> Samson Wong & Associates Property Consultancy LTD.
12:20 – 12:40	Q&A	Moderator Sr Andrew KUNG Sui-lun <i>Vice Chairman, Building Surveying Division</i> The Hong Kong Institute of Surveyors
12:40 – 12:45	Souvenir Presentation to Speakers	
12:45 – 12:50	Souvenir Presentation to Platinum and Gold Sponsors	
12:50 – 14:15	Lunch	
14:15 – 14:45	Interdisciplinary Design and Management	Sr WONG Bay <i>Director of MSc Programme in Interdisciplinary Design and Management</i> The University of Hong Kong
14:45 – 15:15	BIM, Are You Ready?	Sr YIP Yin Yung <i>Deputy General Manager – Project Management (1) Department</i> Henderson Land Development Co Ltd
15:15 – 15:45	Coffee Break	
15:45 – 16:15	Trained in HK, Working in PRC - a Building Surveyor's Personal Perspective	Sr WU Yuk Lam <i>Director of Technical Services and Sustainability, Mainland China</i> Swire Properties (China) Investment Company Limited
16:15 – 16:35	Q&A	Moderator Sr Daniel CHANG Wai-ip <i>Vice Chairman, Building Surveying Division</i> The Hong Kong Institute of Surveyors
16:35 – 16:40	Souvenir Presentation to Speakers	
16:40 – 16:50	Closing Remarks	Sr Robin LEUNG Chi Tim <i>Chairman, Building Surveying Division</i> The Hong Kong Institute of Surveyors
16:50	End of Conference	

SPEAKERS AND PAPER ABSTRACTS



Sr David CHAN Wah Wai

Director, BSc, FHKIS, FRICS, AP(S), RPS(BS), RI(S)
Wellgo Archdecor Consultancy Limited

BIOGRAPHY

Sr David CHAN, a down to earth building surveyor with some 35 years of post-qualification experience. Over the past 20 years, his main service is in the offering of consultancy advice to handle/resolve DISPUTES, mainly on water leakages, defective works, compliance with the Buildings Ordinance and other adversarial matters relating to buildings.

Sr CHAN had obtained a Higher Diploma in Surveying (Building Surveying) from Hong Kong Polytechnic in 1975; and a BSc in Building Surveying from Leicester Polytechnic in 1977. Having obtained his professional training in the Buildings Ordinance Office after his study return from the UK, he gained his first professional qualification in 1979 from the Royal Institution of Chartered Surveyors. After working 3 years and 8 months in the BOO, Sr CHAN then started his private sector career by joining Swire Properties (initially in project management of new works and then in maintenance management of residential/commercial portfolio properties) which spanned for some 8.5 years. Next in the career path, Sr CHAN joined Jones Lang Wootton for 1 year; and then Knight Frank Kan & Baillieu for 1.5 years. Eventually in 1992, Sr CHAN had established his own practice, Wellgo Archdecor Consultancy Limited, offering “traditional” (and recently atypical) building surveying services to private sector clients.

Over the initial years of Sr CHAN's own practice, fit out and project management had been Wellgo's main commercial assignments. Those survey reports which Sr CHAN had prepared while in Jones Lang Wootton and in Knight Frank Kan had subtly opened up his expert witness line of business. Gradually and then increasingly up till present, consultancy in adversarial or atypical matters have become the most dominant portion of Sr CHAN's daily business.

Sr CHAN's first assignment from the Institute was in 1985, “Design and Fit Out Management” of the HKIS and RICS (HK Branch) Joint Headquarters in the previous Swire House. Since then, Sr CHAN have involved in numerous HKIS activities, brief abstracts as follows:

- Annual BS Conference organizing committee member (1987 to 94);
- HKIS BSD and RICS (HK Branch) Joint BS Council committee member (1988 to 94);
- BSD TPC Assessor and Modulator (1989 to 2003);
- BSD Chairman (1990 to 91);
- Chairman of Membership Sub-Committee (1995 to 97), Membership Committee (1997 to 98), and then the Board of Membership (1998 to 99);
- BS Divisional Spokesman (1999 to 2001, and 2009 to present);
- BSD Membership Interview Panel chairman (2004 to present);

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- Chairman of BSD Committee on Expert Witness List for Water Leakage Disputes (2012 to present);
- HKIS Disciplinary Panel, BSD member (2013 to 2014).

Sr CHAN had served as members of numerous government committees and panels, such as Hotel and Guesthouse Accommodation Ordinance appeal board; Clubs (Safety of Premise) Ordinance appeal board; Bedspace Apartments Ordinance appeal board; Buildings Ordinance AP & RSE Disciplinary Board; Buildings (Appeal) Tribunal member; Land Survey Ordinance appeal board and at present, Buildings Ordinance Inspectors Registration Committee member.

Sr CHAN have been awarded with the following recognitions:-

- (2000) Distinguished Building Surveyor (HKIS BSD); and
- (2006) Distinguished Alumni (HK Polytechnic University, Department of Building and Real Estate).

ABSTRACT

BUILDING SURVEYOR VIS-À-VIS EXPERT WITNESS

The basic knowledge and core skills of Building Surveyors are wide spread, covering **FOUR MAJOR SCOPES OF EXPERTISE and NINE CORE SERVICES**. With respect to the 4 major scopes of expertise, they cover the entire building life cycle - from birth to death, then re-birth and the cycle goes on. With respect to the 9 core services, they cover almost all aspects of professional building practices, and inevitably with varying degrees of overlapping with other peer professionals - such as quantity surveyors (on quantum and contract), architects (on layout design in compliance with the Buildings Ordinance and Regulations) and engineers (on structural matters). In short, building surveyors could be regarded as a generalist with specialized knowledge and skill of the buildings, and have market themselves as the “doctor of buildings”.

Expert Witnesses are those persons who have particular expert knowledge of the matters in dispute, and they are charged with an overriding duty of being accountable to the court or tribunal to provide expert opinion in the determination of the disputes in issue. Matters in dispute amongst different law suits may be quite similar to each other; but could become completely different when put into the respective context of the subject cases. Rules governing litigation or dispute resolution are subtly different from that of ordinary and/or traditional professional practices. The former require specific modes of delivery and in the prescribed format, so that the expert’s opinion per se could be accepted by the court judge or the tribunal chairman as proper evidence for determination of the issues in dispute.

Based on own experience, THIS PRESENTATION will outline the essential elements of matching the knowledge of building surveyors in the rendering of professional services against the expectation from expert witnesses in the giving of expert evidence.

SPEAKERS AND PAPER ABSTRACTS



Sr Robin HOWES

Managing Director, FHKIS, FRICS, AP(S)
KCL FiSEC Limited

BIOGRAPHY

Robin attended Hammersmith College of Art and Building from 1966 on a part-time day release basis while working in the Building Regulation Division of the Greater London Council. On qualifying, first time to his surprise, in 1971 he finished his contractual period with the GLC and started to travel. He joined the Buildings Ordinance Office of the HK PWD in early 1975 and served in most divisions while enjoying a bachelors' life in Hong Kong.

Avoiding the politics of a large office he opted to run the Building Section doing the clearance and demolition of the Kowloon Walled City and then opening and running the multi-disciplinary Office of the Licensing Authority for the HAD; he took early retirement in 1996 rather than return to the Buildings Department.

Taking 2 years off he designed and supervised the building of his house in Cyprus before the Asian Financial Crisis forced him to return to real work.

He opened the HK office of Fire Safety Engineering Consultants Ltd in 1998 undertaking fire and licensing work and started building surveying again when he took over Kenward Consultancy Limited in 2000.

Since then he has worked as an AP and BS in heritage renovation and adaptive re-use, doing Alterations & Addition submissions to the BD, licensing large Temporary Places of Public Entertainment and undertaking expert opinions and other work he finds interesting enough to keep him out of his office and wearing suites and to pursue his main interest of site works.

He presently sees no reason to retire and needs the work to pay for his family's expenses.

ABSTRACT

THE BUILDING SURVEYOR'S ESSENTIAL AND EVOLVING EXPERTISE IN BUILT HERITAGE AND PRESERVATION

to be given by Robin HOWES FHKIS, FRICS, AP(S)

Robin's presentation briefly covers his background training in the UK and the adaption necessary to work in Hong Kong's PWD, later Buildings Department. He then explores the essential learning necessary to change from a statutory and building control environment to working as an AP and a BS in heritage work.

He will review various local trades and building practices and outlines the need for basic BS skills on which to base continuing learning and professional development.

He finally explores the need for heritage professionals to study statutory development and the history of materials; he will then review a couple of, what he considers to be, more interesting cases.

SPEAKERS AND PAPER ABSTRACTS



Sr Prof. LEUNG Hing Fung

Associate Professor

Department of Real Estate and Construction

The University of Hong Kong

BIOGRAPHY

Sr Prof. LEUNG Hing Fung is the Immediate Past Chairperson of Hong Kong Mediation Council, Hong Kong International Arbitration Centre (HKIAC). He is an Associate Professor in the Department of Real Estate and Construction, University of Hong Kong, specialising in property and construction law and dispute resolution. He practises as mediator, barrister and arbitrator.

Sr Prof. LEUNG is a very experienced mediator and started practising mediation in 2003. Despite his background in quantity surveying and law, the cases he has mediated cover many different natures and wide range of disputed amounts, from small commercial cases to huge land disputes involving billions of Hong Kong dollars. He has on many occasions acted as Lead Assessor in Stage 2 mediation assessments for Hong Kong Mediation Accreditation Association Limited (HKMAAL), HKIAC and the Law Society of Hong Kong.

Sr Prof. LEUNG is now member of the Panel of General Accredited Mediators of HKMAAL, HKIAC, the Joint Panel of Mediators of Hong Kong Institute of Surveyors and Hong Kong Institute of Architects, the List of Mediators of Hong Kong Bar Association, the List of Mediators of Hong Kong Institute of Arbitrators and the List of Mediators of the Financial Dispute Resolution Centre. Besides, he is an invited mediator of the International Mediation Court set up at the Shanghai Free Trade Zone. He is a member of the HKIAC Mediation Accreditation Committee and a member of the Steering Committee on Mediation chaired by the Secretary for Justice.

ABSTRACT

MEDIATION AND BUILDING SURVEYORS

The fast development of mediation in Hong Kong in recent years has been unprecedented. Three of the most important milestones are: the Practice Direction No. 31 issued by the Chief Justice, which took effect on 1 January 2010, the enactment of Mediation Ordinance (Cap 620, Laws of Hong Kong), which has been in force since 1 January 2013, and the formation of the premier mediation accreditation body, namely Hong Kong Mediation Accreditation Association Limited (“HMAAL”), which has started operation in April 2013. The Practice Direction has in effect bring all parties of litigation into touch with mediation whilst the Mediation Ordinance has, amongst its objectives, defined clearly the territory of confidentiality, which is one of the most important areas of mediation. Moreover, given that there are many different bodies which accredit mediators with different standards, HKMAAL would surely play a very important role in setting a common standard amongst all accredited mediators of its panel. These 3 important moves have brought about a new era of mediation in Hong Kong.

To professional surveyors, there may be a general perception that general practice surveyors and quantity surveyors are the ones who would more likely be embarking on mediation because many areas of their practice relate to disputes, for example, in land contracts, compulsory sales, construction contracts etc. However, in the author's view, there are in fact many areas where the practice of building surveyors may relate to mediation, whether as mediator or as a professional to assist the mediator or the parties in mediation.

The objectives of this paper are:

1. To study the impact of Practice Direction No. 31, Mediation Ordinance and HKMAAL on the practice of mediation;
2. To identify the effect of the above developments on the practice of building surveying;
3. To study how building surveyors can be better equipped and adapted to the development of mediation in the new era.

It is expected that the paper could bring new ideas and benefits to practitioners in the building surveying profession and mediation and also users of these services.

Keywords: Facilitative mediation; Practice Direction No. 31; Mediation Ordinance; HKMAAL



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Sr Samson WONG San

Managing Director

Samson Wong & Associates Property Consultancy LTD.

BIOGRAPHY

Mr Wong San, Samson is a professional building surveyor and holds a Master Degree of Science in International Real Estate. He is the founder of and is currently the Managing Director of Samson Wong & Associates Property Consultancy Ltd. Mr Wong has over 30 years' experience in property consultancy management, including real estate development, building survey and design, project planning & management and facility management, conversant with the Mainland and international joint venture development projects. He has worked for Standard Chartered Bank as their Property Administration Manager and for an international real estate consultancy firm as their CEO. Mr Wong is an Authorised Person and is a fellow member of The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors.

Samson was the Chairman of Building Surveying Division of the HKIS & RICS (Hong Kong Branch) in 1992. He was elected as the President of the Hong Kong Institute of Surveyors in 1998 and was awarded the Distinguished Building Surveyor in 2000. Currently, he is the Chairman of the Project Management Committee of the HKIS. He has lead several important research projects in Hong Kong relating to BS knowledgebase, namely 'Building Maintenance Guidebook'; 'Technical Guidelines for Water Seepage Investigation'; 'Water Seepage and Leakage problems in Aged Residential Buildings' and 'New Design Manual on Barrier Free Access and Facilities for Persons with a Disability and for the Elderly' and 'Building Condition Assessment System & Post Occupancy Evaluation for Government Buildings.' He has also been an appointed member of The 'Task Force on Construction' of the Hong Kong Housing Society since 2012.

ABSTRACT

BUILDING PATHOLOGY & BUILDING SURVEYORS

Building Pathology is the scientific study of abnormalities in the structure and functioning of the building envelope and its parts. Building Pathology seeks to study the interrelationship of building materials, construction, services and spatial arrangement with their environments, occupants and contents, which is one of the essential building surveyors' skills.

By means of post- occupancy evaluation, knowledge of the way buildings and their component materials have performed in the past can contribute to avoidance of repeated errors and better selection of materials and components for given design applications, and help to ensure that contemporary buildings last for generations because they employ materials, components and designs that do not

require frequent and expensive maintenance. Nowadays, buildings are also found to have affected the health of occupants in many ways, for example building related illnesses (BRI), Sick Building Syndrome (SBS) and allergy and environmental health problems (AEHP). It is, by necessity, an interdisciplinary approach and requires a wider recognition of the ways in which buildings and people respond and react to each other.

Building pathology is therefore becoming more widely used to define the holistic approach to understanding buildings. Such an approach requires a detailed knowledge of how buildings are designed, constructed, used and changed, and the various mechanisms by which their material and environmental conditions can be affected, and this paper outlines the importance of this move and the impact on the profession of building surveyors in Hong Kong.



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Sr WONG Bay

MBA, FHKIS, FRICS, MCI Arb(RM), DMS, RPS(BS), RI(S)

*Director of MSc Programme in Interdisciplinary Design and Management
The University of Hong Kong*

BIOGRAPHY

Sr WONG Bay is a Building Surveyor by profession. He is a Fellow of the Hong Kong Institute of Surveyors (HKIS), a retired member of the Chartered Institute of Arbitrators and a holder of Master degree in Business Administration. He is also a Fellow of the Royal Institution of Chartered Surveyors, a Registered Professional Surveyor (BS), a Registered Inspector (S) and the President of HKIS in 2010 and 2011.

Sr WONG served in the Hong Kong Government for over 37 years. During his tenure as a civil servant, he spent most of his time in the Architectural Services Department and Housing Department. He escalated from Maintenance Surveyor to Chief Maintenance Surveyor and Assistant Director of Housing before his retirement in 2010, handling different scopes of work concerning public housing development, maintenance and repairs, refurbishment, estate improvement and re-vitalization, estate management, housing subsidies policies and Home Ownership Schemes as well as property marketing and sales.

Sr WONG was presented “Distinguished Building Surveyors 1998 Award” by HKIS. He has taken up various roles at HKIS since 1980s and actively promoted the profession during the past 30 years. Currently, he has taken up a role in education at the Department of Real Estate and Construction of the University of Hong Kong, aiming to nurture the young generation. He is the Director for the Master of Science Programme in Interdisciplinary Design and Management. In addition, he is also serving at HKIS as Past President and Assessor of the Building Surveying Division Assessment of Professional Competence. On public service, he is a Director of the Hong Kong Green Building Council, Member of the Advisory Committee on Water Resources and Quality of Water Supplies, Member of the Hong Kong Housing Society and Member of the Antiquities Advisory Board of the Government of the Hong Kong Special Administrative Region.

ABSTRACT

INTERDISCIPLINARY DESIGN AND MANAGEMENT

With the advancement in technology and changes in legislation and the socio-economic environment, the land conversion process has become highly sophisticated. To-day, contributors are specialized and projects highly complex. The siloed nature of existing professional knowledge and the extent to which modern complex project has developed require interdisciplinary education.

SPEAKERS AND PAPER ABSTRACTS

Building Surveyors are key building professionals engaged in the development process and management of facilities in buildings throughout its life cycle: from inception to detail design and construction; from pre-handover planning to post-occupation evaluation; and from day-to-day maintenance operations to participation in decisions of heritage conservation and redevelopment. To-day, surveyors practicing project management has to acquire up-to-date knowledge in design management, construction economics, law, business process engineering, procurement, finance, IT, marketing management, sustainability, risk management and real estate investment plus most importantly, good people management skills.

The development process involves numerous professionals, executives, specialists and stakeholders working in temporary project organizations. These people come from different backgrounds/cultures and share different values. A project is a valued added process to bring about material change, usually tailor-made, one-off and involves different disciplines. They are complex undertakings and require dedicated efforts in co-ordination and management.

We all belong to a discipline and through learning and training we have unique ways of doing things, both in communication and behavior. Our disciplinary values are developed and reinforced through working on projects and life-long learning activities. We have to recognize and manage the interfaces between different organizations, groups and teams contributing to a project. The key to successful project management relies on building a culture of design communication, co-operation, co-ordination and collaboration, breaking through barriers dividing their professions and building trust in the team resulting satisfactory interdisciplinary integration.

The public awareness for quality of life and sustainable development has triggered new thoughts in green building designs. Green buildings involve the using of resources-efficient mode of design, construction, renovation, operation, maintenance and demolition of buildings. Green designs and green technologies have called for an early dialogue and co-operation amongst design professionals and various disciplines involved in future operations, maintenance and management after occupation. The new development has created a useful and constructive platform for interdisciplinary design communication, co-operation and co-ordination. Despite the lessons to be learned from leadership and motivation theories, effective interdisciplinary communication skills are critical for successful interdisciplinary collaboration and integration.

New information technologies (IT) have developed by leaps and bounds in recent years. To-day, IT and ICT (information communication technologies) also play an important role in transform design, manufacturing, assembling and usage of buildings. 4-D CAD models and BIM (Building Information Modeling) enable users testing, revising, rejecting and accepting design in real time regardless of location. They are excellent tools to improve the efficiency of communication in temporary project organizations and they handle/co-ordinate vast amount of information. They offer a golden opportunity for design and operation professionals of various disciplines to work together and co-operate in various issues. The sustainability in success in these tools are yet to be testified. But in practice it is people not the software manages interdisciplinary projects.

SPEAKERS AND PAPER ABSTRACTS



Sr YIP Yin Yung

Deputy General Manager – Project Management (1) Department
Henderson Land Development Co Ltd

BIOGRAPHY

Sr YY Yip is a Deputy General Manager in Project Management (1) Department of Henderson Land Development Co. Ltd involving Hong Kong and China development projects. He has been actively involving in the new technology application like adopting structural precast technique in Hong Kong private residential project in 2003 and applying building information modelling technology in Beijing commercial project in 2007. He is also a founding council member of Hong Kong Institute of Building Information Modelling and buildingSMART Hong Kong on promoting the application of Building Information Modelling in Hong Kong and Asia region for achieving building development process efficiency and adding value to the development.

ABSTRACT

BIM, ARE YOU READY?

Building Information Modelling (BIM) is a kind of new technology, tool and subject. It aims to enhance the efficiency on design, tendering, construction and facilities management. Around ten years before, BIM was only adopted in a few interest groups. But now, it is widely promoted as one of innovation technology and green tools in our Industry. BIM is becoming important skills and tools on the building development process from conceptual stage to operation stage. This topic would highlight the followings: history of BIM development; different BIM application in the past, current and future across different building professionals; BIM's SWOT analysis; and bring-up the message: Are you ready?

SPEAKERS AND PAPER ABSTRACTS



Sr WU Yuk Lam

Director of Technical Services and Sustainability, Mainland China
Swire Properties (China) Investment Company Limited

BIOGRAPHY

Director of Technical Services and Sustainability, Mainland China of Swire Properties Ltd.
Chairman of Beijing Forum of HKIS

Qualifications

12/1993	MRICS
03/1990	MHKIS
11/2002	MSc. in Facility Management
07/2013	高級節能工程管理師

History

Sr YL Wu is the Director of Technical Services and Sustainability, Mainland China of Swire Properties Ltd. He received his professional training in the Hong Kong Housing Department and joined Swire Properties Ltd in 1994 shortly after he qualified as a building surveyor. He has now been working in Swire Properties for twenty years. YL is now stationed in Beijing full time overseeing all the building facilities, technical and health and safety matters, sustainable development and business recovery of the Company's operating portfolios in Mainland China, which include Guangzhou's TaiKoo Hui and Beijing's Taikoo Li Sanlitun and INDIGO. There are two more developments: one in Chengdu (Daci Temple Project) and the other in Shanghai (Dazhongli Project), which are expected to open in phases from Q4 2014 and in phrases from 2016 respectively. He is also involved in offering advice on the system design for the Company's new developments during the design stage and in taking over these developments at the completion stage. He has been working full time in China for more than seven years.

Currently he is the Chairman of the Swire Group China Health & Safety Working Group with responsibility for strengthening the Group's governance and oversight of H&S matters in Mainland China.

He has been appointed as Chairman of the Beijing Forum of HKIS early this year and tasked with forging communications between Beijing-based members, facilitating connections with Mainland counterparts, strengthening ties with Mainland authorities and promoting the surveying profession in the Mainland.

ABSTRACT

TRAINED IN HK, WORKING IN PRC - A BUILDING SURVEYOR'S PERSONAL PERSPECTIVE

Still not many people in PRC know what Building Surveyors are, what they do exactly and what their capabilities are. This is perhaps because there is no direct equivalent profession in PRC; on the other hand, it could be because there are too few Building Surveyors working there to showcase their expertise, professionalism, skills and strengths. Their work and achievements are barely acknowledged by most of the general public. The services that now most Building Surveyors perform in PRC are mainly focused on the Asset Management, Facilities Management, Project Management and Property Management industries. These positions in fact are mostly served by those who hold professional licenses that are recognised by local government. Under China's system, it is not common to provide any kind of services without a related government-endorsed qualification. Currently Building Surveyors have limited influences in PRC building and construction industries.

Nevertheless, the essentials and the basics of Building Surveying, (ie: the professionalism, professional ethics, credibility, management skills, professional knowledge, enthusiasm for the work etc.) do provide Building Surveyors with the skillsets to pursue their profession in PRC. Working in PRC like other places will always require one to develop a good understanding of government policies, local culture, statutory requirements, legal and financial implications and local work practices. In addition, it showcases one's capability of coping with the differences and staying true to one's inherent professionalism. As the PRC government places energy saving, green building, sustainable development as the top priorities for the country to pursue in the coming years, these are also important areas that Building Surveyors that need to pay attention to.

In order for the building surveying profession to grow and be sustainable in PRC, the Institute may need to rethink its development and promotion strategies which can lead to a better recognition of the profession by the general public.

ACKNOWLEDGEMENT

The Organizing Committee would like to express heartfelt thanks to the following sponsors for their generous support to the Conference:

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Design and Construction



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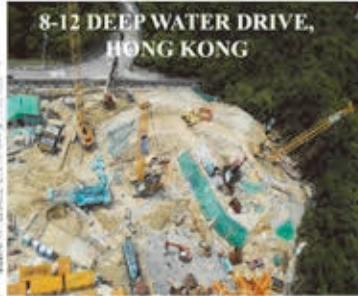
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ABOUT HKIS

The history of the surveying profession in Hong Kong goes back to 1843 with the arrival of the first Surveyor General from the United Kingdom. The first Government Land Auction then took place on 22 January 1844. Until the 1950s, most surveyors in Hong Kong were recruited from overseas, these surveyors being qualified chartered surveyors. Local educational institutes started diploma courses in surveying in the 1960s, and now there are three universities in Hong Kong offering degree courses in surveying.

The Hong Kong Institute of Surveyors (HKIS) has strong links with the Royal Institution of Chartered Surveyors (RICS). A Hong Kong Branch of the RICS (the Branch) has been in existence since 1929 (then known as The Surveyors Institution Hong Kong Branch). In 1978, the Branch set up a working group to examine the possibility of establishing a local institute of surveyors and the conclusion was positive. The Branch was only dissolved on 31 August 1997.

The HKIS was founded in 1984 and registered under the Societies Ordinance. It had 85 founder members, the number of members has now grown to around 5,793 as at 1 August 2013 – Members and Fellows – distinguished by the initials MHKIS and FHKIS. The HKIS is now incorporated by ordinance, with the passing of the Hong Kong Institute of Surveyors Ordinance in January 1990. In July 1991, there was also passed the Surveyors Registration Ordinance to set up a Registration Board to administer the registration of surveyors.

To qualify as a corporate member of the HKIS, surveyors must possess a recognised academic degree or similar qualification, followed by a minimum 2 years supervised professional experience within strict guidelines, followed by an Assessment of Professional Competence. HKIS members are also bound by a comprehensive Rules of Conduct.

The title of “Surveyor” embraces a number of disciplines involved with land and its development with buildings. Usually the first to be involved is the **Land Surveyor** who measures and sets out the site. Next follows the **Quantity Surveyor** who is concerned with the building contractual arrangements and cost control. The **General Practice Surveyor** is involved in the valuation, sale, leasing and management of the finished product. **Planning and Development Surveyor** advises on the possible change of zoning likely environmental impacts and make suggestion on preliminary development contents, while the **Building Surveyor** is involved in the construction and maintenance of the fabric of the building. The **Property and Facility Management Surveyor** plans, organises and manages accommodation services, supplies and other facilities relating to building occupancy.

The HKIS has reciprocal agreements with the following overseas surveying institutes:

- The Royal Institution of Chartered Surveyors
- The Australian Property Institute
- The New Zealand Property Institute
- The Singapore Institute of Surveyors and Valuers
- China Institute of Real Estate Appraisers
- China Engineering Cost Association
- China Association of Engineering Consultants
- The Australian Institute of Quantity Surveyors
- New Zealand Institute of Quantity Surveyors
- Building Surveyors Institute of Japan
- Canadian Institute of Quantity Surveyors
- Chartered Institution of Civil Engineering Surveyors

ABOUT BSD

■ Building Surveyor

Building Surveyor is a profession who has the identity by his name as 'Surveyor of Buildings'. A Building Surveyor's core expertise is as described below:

■ Survey of New Buildings

- (1) Building control in Buildings Department;
- (2) Technical advice on legal restrictions - Buildings Ordinance, Town Planning and Land Leases, etc.;
- (3) Development consultancy and project monitoring in joint venture developments and on behalf of project financiers; and
- (4) Project management during development stage.

■ Survey of Existing Buildings

- (1) Building maintenance management (both in the private and public sectors);
- (2) Diagnosis of building defects as 'Building Doctor';
- (3) Building safety inspections;
- (4) Fire safety inspections;
- (5) Refurbishment and renovation;
- (6) Licence application;
- (7) Fire insurance valuation;
- (8) Facilities management;
- (9) Measurement surveys;
- (10) Building surveys prior to purchase or arising from building disputes;
- (11) Expert witness and arbitration;
- (12) Advice on occupational requirements and spatial planning; and
- (13) Management of fitting-out work for residential building, office, commercial building, etc.

Building Surveyors in private practice are involved in all stages of the development process from inception to completion. They are available to provide tailor-made services for Clients engaging in building development.

Buildings vary considerably as, indeed, do the instructions of Clients. Although this document attempts to describe the Scope of Services and the respective duties of the Surveyor and his

Client in as much detail as possible. However, it is inevitable that some variations will occur and it is therefore anticipated that the contents of the relevant sections of the document will be amended to suit the particular needs of both the surveyor and Client.

Professional Building Surveyors are qualified by examination and practical experience and must uphold the stringent professional standards of the Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.

Professional Building Surveyors deliver complete building solutions.

■ Scope of Expertise

■ Site Acquisition Stage

The Building Surveyor acts as Project Manager in advising on the development potential with respect to technical and legal implications as follows:

- Any restrictions imposed by the Buildings Ordinance, the lease conditions and the Town Planning Ordinance and also on any construction difficulties likely to be encountered;
- Financial and economic considerations affected by the construction aspects;
- Joint venture terms and following through the drawing up and execution of the Agreement;

■ Development Stage (or Construction Stage)

The Building Surveyor acts as Project Manager (or Project Consultant) to monitor the construction process so that the buildings are constructed on time and within budget with the desired quality being achieved. The major functions of the Project Manager are as follows:

- Preparation of feasibility studies and Client brief.
- Preparation of budgets and master programme.
- Appointment of the project professional design team (i.e. Architects, Engineers, Quantity Surveyors, etc.).

ABOUT BSD

- Management of the design of the buildings and selection of materials.
 - Coordination of Government approvals.
 - Procurement, tendering, award of contracts and sub-contracts, contract administration and co-ordinating the approval of shop drawings, samples, variations and claims.
 - Construction monitoring - time, cost and quality.
 - Communication and reporting.
 - Undertaking financial control – cash flow, progress payments and final account.
- *Pre-Completion Stage*
- The Building Surveyor in his capacity as Project Manager advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes.
 - The Building Surveyor advise on maintenance strategy and arrange for the preparation of all maintenance manuals, as-built drawings and specialists handbooks so that buildings will be maintained in an efficient manner.
 - On behalf of Client, the Project Manager coordinates and approves alterations to the building and building services proposed by tenants and occupiers.
- *After Completion*
- Building Surveyors play a major role in the management and maintenance of buildings after their completion.
- Advising on construction and legal constraints prior to letting and arranging for the fitting out works for the Client, leading to the issue of licences (e.g. restaurants, hotels, child care centres, kindergarten, old aged home, etc.).
 - Advising on planning and implementation of maintenance programmes both day-to-day and long term.
 - The diagnosis of building defects and advising on remedial works and costs.
 - Providing expert knowledge on design and materials performance.
 - Alterations, additions and improvements to existing buildings. Conversion of existing dilapidated buildings to modern uses and upgrading their provisions to meet current legal, fire and building regulation requirements.
 - Condition surveys of existing buildings and preparation of schedule of dilapidation.
 - Inspections of older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively and supervision of subsequent to bring the building in a state of good repairs and complying with the requirements of the Ordinances.
 - Condition Surveys of existing buildings prior to major construction activities and advising on effects and remedial actions including litigation and compensation.
 - Acting as an expert witness in court and arbitrator in building and contract disputes.
 - Advising on maintenance strategy, improvement and renovation works and administering the Deed of Mutual Covenant and Building Management Ordinance.

ORGANIZING COMMITTEE

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