

Building Surveyors

Sep
2001
Issue No. 13

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Coming AGM of BSD

The tentative date of the 17th Annual General Meeting of Building Surveying Division will be early December 2001. We sincerely hope that all members will make their effort to attend this AGM to elect their representatives in the BS Divisional Council. You are also invited to make nomination for the above election. Details of the AGM and the nomination will be issued separately upon available.

Competition for BS Slogan

The current BS Slogan "Professional Building Surveyor: **Your Project Manager and Expert for Quality Buildings** 專業建築測量師 卓越工程總理事 樓宇專才顯創思 務實忠誠眾所依" has been adopted since 1998. We are going to have a new and innovative slogan for promotion of Building Surveying Services. All BS members are welcome to join the competition for offering your design of BS Slogan. The decision made by the BSD Council on the winner of the competition will be final and prize will be presented to the winner at coming BS Annual Dinner. Participant should send the new slogan (Chinese and English version) to the Editor via e-mail edgarli@netvigator.com on or before 16 October 2001.

Building Surveyors Conference 2001 Managing Social and Cultural Changes - Challenges and Opportunities 面向社會文化激變 - 挑戰與契機

The Organizing Committee is very pleased to announce that the BS Conference this year will be held on 20th October 2001 at JW Marriott Hotel, One Pacific Place, 88 Queensway, Hong Kong. Please reserve the day in your diary for the event. Unlike previous years, we have decided to deviate from the orthodox theme in focusing on skills and technologies pertinent to our profession. Instead we are making an attempt this year to stimulate thoughts through the examination of the impact of cultural and social changes on the different facets of our profession as the title of the Conference suggests.

This year we have invited speakers from various sectors to give us insight along the theme of the Conference. Provisionally, some of the speakers who will share their valuable experience and expertise include:

- **Mr. K M MO**, Assistant Director of the Buildings Department, who will talk on the cultural changes in building control. The focus would be on the objectives of the Buildings Ordinance, minor building works, vetting of general plan submissions and performance requirements.

ANNOUNCEMENT

- **Mr. Donald LI**, Executive Manager/Hospital Planning of the Hospital Authority, who will explain the process of hospital planning and how recent social and demographic changes will likely affect the planning and management of hospital buildings.
- **Mr James Kenneth PONG**, Barrister-at-Law, who will brief us on the opportunities of the profession acting as claim consultants, expert witness and the like.
- **Mr Ian THOMSON**, Director/ West Rail Division of the KCRC, who will unveil the myths of the mega-infrastructure project of the West Rail.
- **Mr. Simon LI**, CEO of Quality HealthCare Elderly Services Ltd, who will put a new picture to us on elderly housing and its mode of operations alongside with the problem of ageing population over age 65 expected to reach over 1.2 million by year 2006 that we are facing.
- **Ms WONG Lai Chun**, Deputy Executive Director of Hong Kong Housing Society, who will talk on the building and management of subsidized housing for the population.
- **Mr Bernard LIM**, Chairman of School Design Committee of HKIA and Professor of Chinese University of Hong Kong, who will present his in-depth research on innovative school design for Hong Kong for the next generation.
- **Mr Kenneth YIU**, Site Safety Advisory of Housing Department, HA, who will share his experience on integrated management of construction safety in line with the changes of legislative requirements.

The above only outlines the scene set for the Conference and more information on the various topics will be issued shortly when they become available. Please again mark your diary for this event, an arena where we could share our experience and exchange our views.

From: Alex Wong, Secretary/ BS Conference Organizing Committee.



Education and APC

ASSESSMENT OF PROFESSIONAL COMPETENCE IN BUILDING SURVEYING

(by Prof. Barnabas H.K. Chung, Chairman, Divisional Education Committee)

BS APC 2001

The format of the BS APC has been revised. Candidates entering the APC in and after July 2001 will follow the BS APC Rules and Guide 2001. Former APC/TPC candidates will not be affected by the new Rules. They should continue to follow the APC Rules and Guide 1997 or the former TPC Rules and Guide depending on their respective status.

Candidate entering the APC must undertake :

- (a) **Professional Training** in specified areas over an approved period of not less than 24 months comprising not less than 480 days, to be documented in a diary and a log book
- (b) **Structured Learning** of not less than 40 hours during the approved period of professional training, to enhance the candidate's professional knowledge or foster his professional development.

In order to assist the candidates' acquisition of professional experience, the training must be properly supervised by competent **supervisors** who are required to verify the correctness of the candidates' diaries every week. Each candidate should also be mentored by a **counsellor** who must be a professional building surveyor and a member of the Institute of not less than 5 years standing. The counsellor should review the candidate's training at least once every 3 months and provide guidance as appropriate. After completing 12 months of the approved period of professional training, the candidate should submit an **Interim Summary of Experience** to the counsellor who should conduct an **Interim Assessment** and record his advice in the **Interim Assessment Report**. After the assessment interview, the candidate should file in to the Institute one copy of the Interim Assessment Report.

The actual assessment of professional competence is conducted in 3 stages :

- (a) After completing 21 months of the approved period of professional training, the candidate should submit a **Critical Analysis** on 3 cases which are diversified in nature, to illustrate his practical experience and professional knowledge and to demonstrate his competence in written presentation.
- (b) After completing 21 months of the approved period of professional training, the candidate may apply to undertake the **Practical Task**, which is conducted only in November every year. This is an authentic professional problem with which the candidate may demonstrate his professional ability in problem solving as well as his competence in oral and graphical presentation.

- (c) After the completion of the approved period of professional training, and 11 months after the filing in of the Interim Assessment Report, provided that the candidate has been satisfactorily assessed in his Critical Analysis and the Practical Task, he may apply for **Final Assessment**. The candidate should prepare a **Summary of Experience** and a **Synopsis of Structured Learning**, and attend a **Professional Interview** when he will testify his overall professional competence as a Building Surveyor. This is the final stage leading to professional qualification.

While employers do not necessarily provide structured training to the APC candidates, the Institute relies heavily on BS members acting as counsellors to provide suitable guidance and coaching to their mentees in their professional pursuit and to properly prepare them as competent successors of the profession.

The *Rules and Guide to the BS APC 2001* and the *Notes for Guidance of Employers, Supervisors and Counsellors* may be viewed in the HKIS web site at www.hkis.org.hk.

Change of Employment

APC candidates are reminded to submit their supplementary applications for approval of professional training on Form APC1S/BS within one month of their new appointments. Training acquired during any "lapse" period due to delay in application will not be recognized and their pursuance of professional qualification will be prejudiced.

Practical Task 2001

The forthcoming Practical Task will be conducted on 5-8 November 2001. The period for application has been closed. Detailed instructions will be sent to eligible candidates by post in due course.

Recruiting New Assessors

BS members of 5 years or more standing are invited to act as Assessors. Nominations of new assessors should include name, organization and post, correspondence address, telephone and fax numbers, and email address. Nominations should be made with Mr. C.K. Lau (tel no. 2525 5902, fax no. 2530 0981, e-mail <ck.lau@hld.com>)



Feature

The First Package of Proposed Legislative Amendments to the Buildings Ordinance An abridged version of the BSC paper no 7/01

Introduction

In October 2000, the Secretary for Planning and Lands (SPL) announced that Government would carry out a comprehensive review of the BO with a view to modernising the regime of building control. Whilst the review will be a continuing process, the first package of proposed legislative amendments has now been identified for discussion and consultation at the Building Sub-Committee (BSC) of the Lands and Buildings Advisory Committee.

First package of proposed amendments to the Buildings Ordinance

The first package of proposed amendments are set out under the following headings :-

- **Self-certification of minor works**
- **Rationalization of composition of Contractors Registration Committee and New registration regime for AP/RSE/RC**
- **Definition of owner for serving removal order on unauthorized building works (UBW), registration of removal order and warning notices with Land Registry, streamlining procedures for appeal against such removal orders**
- **Empowering BA to search premises, seize evidence, demand for production of ID and documents and to arrest offenders**
- **Increasing fines and prosecuting uncooperative owners**
- **Transformation of the prescriptive standards to performance based requirements for Building (Planning) Regulations**
- **Incorporation of standard modification into the Buildings Ordinance**

In this Newsletter, the issue on self-certification of minor works will be addressed mainly at the below paragraph while the feedback on the other issues will be published later. In summary, the proposed amendments under the heading "self-certification of minor works" are as follows:

(I) Self-certification of minor works

There would be a new category of "minor works" which would embrace building works which are neither those requiring approval and consent under BO s.14(1) nor those being treated as "exempted works" which need not be controlled under the BO and the minor works are classified into :-

• Category I

Minor works to be self-certified by an Authorized Person (AP) and Registered Structural Engineer (RSE) and carried out by Registered General Building Contractor (RGBC), Registered Specialist Contractor (RSC) of the same category of minor works or Registered Minor Works Contractor (RMWC). BA is to be notified prior to commencement of works.

• Category II

Minor works to be carried out and certified by RGBC, RSC or RMWC (i.e. AP/RSE not required) and BA to be notified prior to commencement of works.

• Category III

Minor works to be carried out by RGBC, RSC or RMWC (i.e. AP/RSE not required) but notification to BA is not required.

The above proposals are alternatives to the extant procedures of full approval and consent by the BA stipulated under the provisions of the BO. They provide options for applicants to choose in accordance with the types of works involved.

It is also proposed to redefine 'exempted works' under s41(3) of the BO as building works which have the following characteristics :

- they are constructed in an existing building and within the building envelop;
- they do not alter structural elements;
- they do not take imposed load other than its own weight;

- they do not increase loading on existing elements to beyond the designed imposed load;
- they are not included in the schedule of minor works in Cat. I, II or III above

Such works are not required to be carried out by a registered contractor (i.e. RGBC/RSC/RMWC).

Comments on the First Package of the Proposed Legislative Amendments to the Buildings Ordinance (BSC paper no 7/01)

by the Technical Advisory Panel of the BSD Council

By Alex Wong, Secretary/Technical Advisory Panel of BSD

(I) Self-certification of minor works

In general, the Technical Advisory Panel (TAP) supports the proposal of self-certification of works; in fact the idea was first brought up by some members of the HKIS.

All contractors whether they are dealing with major or minor works, or any works, are required to be registered so that they could be identified and held responsible for their works, including "unauthorized works". The introduction of a new class of contractors, namely the registered minor works contractors (RMWC) is supported.

If there is a good system of registering these RMWCs, then anyone in Hong Kong who wishes to carry out some kind of works, even minor in nature, should be welcomed and facilitated (e.g. simple registration system, further education opportunities, like top-up courses) to be registered as a RMWC.

Then there should be an education programme to start telling everybody in Hong Kong that they should employ a RMWC, at least, to carry out building works for them. This is similar to the registration of electricians, which appears to have not created any problem to the public so far.

The TAP suggested therefore that there is no need for the classification of "exempted works" to exist as all building works which do not require the approval and consent under BO s14(1) will be classified as

minor works. Also, it is considered that all works should require notification to BA as it helps to identify the contractor carrying out the work as a record. To make it simple, it is proposed that the works need only be classified into these two categories :-

Category I

Minor work to be self-certified by an Authorized Person (AP) and Registered Structural Engineer (RSE) and carried out by Registered General Building Contractor (RGBC), Registered Specialist Contractor (RSC) of the same category of minor works or Registered Minor Works Contractor (RMWC). BA is to be notified prior to commencement of work.

Category II

Minor works to be carried out and certified by RGBC, RSC or RMWC (i.e. AP/RSE not required) and BA to be notified prior to commencement of works.

When specifying the types of building works to be included in each category, those works which may be required to comply with the COP : Design Manual - Barrier Free Access 1997 to provide disabled facilities should be given a relaxation of the said requirements, on the condition that the approved disabled facilities in the premises before the works are in no way prejudiced or affected as a result of works.



Feature

Student Surveyors' Bulletin

EFFECTS OF A FINAL CERTIFICATE ISSUED UNDER A BUILDING CONTRACT

Is a Final Certificate valid if no Pen-ultimate Certificate has been issued before? Is a Final Certificate issued under a building contract conclusive evidence that the works have been completed in accordance with the necessary quality of materials and standard of workmanship as required under the building contract?

Final Certificate should be preceded by a Pen-ultimate Certificate

In *Crestar Limited v Carr & Another (1987)*, Court of Appeal (Civil Division) 37 BLR 113, the Plaintiffs were building contractors employed to carry out works at the defendants' house. The contract used was the JCT Minor Works Form ("the Contract"). Clause 10(iii) of the Contract stated :-

"Provided the contractor shall have supplied all documentation reasonably necessary for the computation of the amount to be certified, the Architect/Supervision officer shall 10 days after the date certified under Clause 9 (iii) issue a final certificate certifying the amount remaining due to the Contractor or due to the Employers as the case may be and such sum shall as from the 14th day after the date of the final certificate be a debt payable as the case may be by the Employer to the Contractor, or by the Contractor to the Employer."

The Contract contained an arbitration clause. The Contract price was £70,634.00 and the builders claimed that they had done additional work to a value of about £46,000.

The works were finished in about June 1985. On 1 October 1985, the Architect issued what was intended to be a final certificate, valuing the additional work at £49,690 and certifying a sum due to the builders of £39,575.00. On 22 October 1985, the builders issued a writ for the amount certified. The defendants applied for the action to be stayed on the grounds that there were disputes as to whether the work was done properly, whether the amounts

certified included amounts already paid, and as to the valuation of the additional works. The defendants' application was granted by the District Registrar and the builders' appeal was dismissed by the High Court judge.

The Plaintiffs appealed claiming that a final certificate had been issued and that its effect was that the defendant could not resort to arbitration after fourteen days of the date of its issue since it then constituted a debt due and became final and conclusive as to the quality of the works.

It was held, inter alia, that :-

- (1) Even if the Plaintiff's contention were correct as to the effect of a final certificate, the document was not such a certificate, since *the Architect was not entitled to give a final certificate unless there had been a Pen-ultimate Certificate* under Clause 10 (ii) nor had there been a certificate under Clause 9 (iii).
- (2) "The Conditions assumed that before the final certificate is presented to the owner, he will have already been presented with the final certificate and will have paid (or ought to have paid) 95% of the total sum due. Since the final certificate cannot be given until at least 3 months and 10 days after practical completion ... the owner will have known substantially where he had stood for quite a lengthy period; he will know that he has paid (or ought to have paid) 95% of the amount due and that any outstanding liability must be quite modest." (per Fox LJ)

Is the Final Certificate the conclusive evidence on quality of material and workmanship ?

It really depends on the wordings of each individual building contract. In *Crown Estate Commissions v John Mowlem & Co Ltd (1994)*, Court of Appeal (Civil Division) 40 Con LR 36, the JCT 80 Contract was used. Clause 30.9.1.1 provided :-

“Except as provided in Clauses 30.9.2 and 30.9.3 (and save in respect of fraud) the *Final Certificate shall have effect in any proceedings arising out of or in connection with this Contract (whether by arbitration under Article 5 or otherwise) as conclusive evidence that where the quality of materials or the standard of workmanship are to be to the reasonable satisfaction of the Architect the same are to such satisfaction.*”

Clause 30.9.2 and 30.9.3 provided :-

“30.9.2 If any arbitration or other proceedings have been commenced by either party before the Final Certificate has been issued the Final Certificate shall have effect as conclusive evidence as provided in Clause 30.9.1 after either :-

30.9.2.1 such proceedings have been concluded, whereupon the Final Certificate shall be subject to the terms of any award or judgment in or settlement of such proceedings, or

30.9.2.2 a period of 12 months during which neither party has taken any further step in such proceedings, whereupon the Final Certificate shall be subject to any terms agreed in partial settlement, whichever shall be the earlier.

30.9.3 If any arbitration or other proceedings have been commenced by either party within 28 days after the Final Certificate has been issued, the Final Certificate shall have effect as conclusive evidence as provided in Clause 30.9.1 save only in respect of all matters to which those proceedings relate.”

It was held, inter alia, that on its true construction, *Clause*

30.9.1.1 of JCT 80 makes the Final Certificate conclusive evidence (in the absence of arbitration or other proceedings being commenced before or within 28 days of its issue) as to the quality of materials or standards of workmanship in respect of all work in respect of which, under the various provisions of the Contract, the Architect is required to form an opinion as to whether or not they comply with the contract requirements as to quality and standards. The court also upheld the decision of *Colbart Ltd v Kumar (1992)* 28 Con LR 58 which ruled that the Final Certificate is conclusive evidence in terms of the quality of materials and standard of workmanship used in the JCT Intermediate Form 1984 Contract.

In *H Fairweather Ltd v Asden Securities Limited (1979)*, QBD 12 BLR 40, the Standard Form of Building Contract (1963 Edition with Quantities revised July 1972) was used. On 28 July 1977, the Architect issued a Final Certificate under Clause 30(6) and on 26 March 1978, he issued a certificate stating : ‘In accordance with Clause 22 of the Standard Form of Building Contract, we certify that in our opinion the Works ought reasonably to have been completed on 10 October 1975, after due allowances for any extended time fixed by us under Clause 23 or Clause 33 (1) (c).’

Was the issuance of the Final Certificate precluded the issuance of a certificate under Clause 22 (completion certificate) ?

Clause 30(6) provided : “So soon as it is practicable but before the expiration of 3 months from the end of the defects liability period or from completion of making good defects under Clause 15 of these conditions or from the receipt by the Architect of the document referred to in paragraph (b) of sub-clause (5) of this condition, whichever is the latest, the Architect shall issue a final certificate. The final certificate shall state (a) the sum of the amounts already paid to the contractor under interim certificates and certificates issued under sub-clause 4(b) and 4(c) of this condition, and (b) the contract sum adjusted as necessary in accordance with the terms of these conditions, and the difference if any between the 2 sums shall be expressed in the said certificate as a balance due to the contractor from the employer or to the employer

from the contractor as the case may be subject to any deductions authorized by these conditions, the said balance as from the 14th day after presentation of the Final Certificate by the contractor to the employer shall be a debt payable by the employer to the contractor or as the case may be as from the 14th day after the issue of the Final Certificate shall be the debt payable by the contractor to the employer.”

Clause 30(7) of the Contract stated : “Unless a written request to concur in the appointment of an arbitrator shall have been given by either party before the Final Certificate has been issued or by the contractor within 21 days after such issue, *the said certificate shall be conclusive evidence in any proceeding arising out of this contract, whether by arbitration ... or otherwise, that the works have been properly carried out and completed in accordance with the terms of this contract*, and that any necessary effect has been given to all the terms of this contract which require an adjustment to be made to the contract sum except and insofar as any sum mentioned in the said certificate is erroneous by reason of :

- (a) fraud, dishonesty or fraudulent concealment relating to the works;
- (b) any defect in the works which a reasonable inspection or examination at any reasonable time during the carrying out of the works or before the issue of the certificate would not have disclosed;
- (c) any accidental inclusion or exclusion of any work, materials, goods or figure in any computation or any arithmetical error in any computation.”

It was held by the court that :-

- (1) Once the Architect had issued the Final Certificate under Clause 30(6) of the Contract Conditions then, if no notice of arbitration had been given by either party in accordance with Clause 30(7) of the Contract Conditions, the Architect was thereupon functus officio and was thereby precluded thereafter from issuing any valid

certificate under Clause 22 of the Contract Conditions;

- (2) The Final Certificate was conclusive evidence that the Works had been completed in any respects in accordance with the terms of the contract;

In *Crestar Ltd v Carr & Another (1987)*, ante, JCT Minor Works Agreement was used. It was held, inter alia, that :-

- (1) *there was no express provision in the Contract, which made the Final Certificate conclusive as to proper compliance by the builders with the provisions of the contract concerning work, materials or costs*; there was therefore no express provision as to the conclusiveness of a certificate which would override the arbitration clause.
- (2) Clause 10 (iii) does no more than reflect the fact that in contrast with the earlier certificates, the Final Certificate may have provided for payment by either party to the other and therefore after the fourteenth day the creditor (whoever he may be) may sue for the sum certified to be due. Such provision does not deprive, and cannot be read as depriving, the debtor of the right to raise any defence that might be open to him in any such proceedings or by way of arbitration. (per Sheldon J)

In the premises it is always a matter of construction of the contract conditions in each case to determine whether it was intended that a Final Certificate should be conclusive upon the matter with which it purports to deal [*Ata Ul Haq v City Council of Nairobi (1962)* 28 BLR 76 at 95].

By James Kenneth Pong
BSc., MSc., LLB., PCLL., PCEd., DipArb.,
FHKIS, FCI Arb., MRICS., MAIBS., F. PFM.,
Authorized Person
Barrister-at-Law



Feature

Development of Building Surveying in Asia

The building Surveying profession is rapidly developing here in Hong Kong which has the majority of qualified building surveyors in Asia. Moreover, a number of developments were observed around us in this region. The following is intended for members' information. Be on watch. There might be opportunities for building surveyors in Hong Kong.

Singapore

The Chairperson of SISV advised that they are going to formally set up the Building Surveying Division. It is understood that the Singaporean government is considering the licensing of Building Surveyors in view of consumers' concern on the quality of buildings/construction. Architects and engineers in Singapore have expressed concern about this move. It is anticipated that SISV will approach BSD about our set up and for the "Hong Kong" case. This is one good news that the BS membership in Singapore is bound to grow in light of this development.

Malaysia

There are currently three surveyor registration boards covering land, quantity and valuation surveying. A new draft act to register building surveyors in Malaysia has been ready for some years. Building Surveyors are required for the proposed privatisation of local authority building

control. There are currently over 160 local authorities in Malaysia. The number of building surveyors currently practising in Malaysia is about 50. The demand is enormous with this new enactment.

Japan

In May, some members of the Japan Institute of Building Surveyors were in Hong Kong for the PAQS meeting. It was found out that members of this institute were actually engaged in quantity surveying. It was also discovered that the Japanese was considering reforming the architectural education by introducing individual specialised degrees in architecture, engineering, surveying, etc. Building Surveying was considered a logical development in the context of project management and maintenance management.

Kenneth J K Chan

Making One's Calling and Election Sure

Our vigorous academic and professional training has given us every thing we need for life long career through our knowledge of basic building surveying skills. Through this it has given us the great and precious promises, so that through them we may participate in the professional practice of building surveying. For this very reason, make every effort to add to your knowledge practical know-how; and to practical know-how, competence; and to competence, self-improvement; and to self-improvement, perseverance, and to perseverance, loyalty; and to loyalty, fraternal kindness; and to fraternal kindness, passion for the profession. For if you possess these qualities in increasing measure, they will keep you from being ineffective and unproductive in your practice of building surveying. But if anyone does not have them, he is nearsighted and blind, and has forgotten that he has been elevated from the rudiments of the practices. Therefore, fellow building surveyors, be all the more eager to make your calling and election sure. For if you do these things, you will never slip, and you will be assured a place in the elite league of professional building surveyors.

(An attempt to rewrite 2 Peter 1:5-11 of the Holy Bible for the Professionals)

Kenneth J K Chan



Discussion Forum

Letter to The Working Group for Review of Education and APC of BSD

The Working Group received a letter from Mr. Gary K S CHEUNG in June 2001 expressing his feedback on the article "New Heights in the Education and Training of Professional Building Surveyors (Summary Proposal for

Consultation)", which was published in our last issue of the BS Newsletter. Since the proposal is now under consultation as mentioned in the article, all BS members are invited to send your views and comments to Mr. Kenneth CHAN (e-mail: kjkchan@dtz.com.hk) direct.

Dear Kenneth,

In response to the Enhanced Academic Advancement (EAA) Consultation published in Building Surveyors News Letter issue No. 12, I fully support the intention to increase the professional standard of our prospective surveyors and I would like to add the following for your considerations:

- i) Principal path takes about 3 years time before presenting him/herself to APC in which there is 1 year full academic training and 2 years working experience.
- ii) Alternative Path 1 or 2 takes at least 4 years before presenting him/herself to APC in which there is a 4-year working experience and at least a 2-year part-time MSc course. In comparison with the principal path, the standard is not the same. Standard in alternative paths are far higher than the principal one since the students have already taken 4 years practical training. And also it is more fruitful if a student can have some working experience before attending a recognized MSc course. This is also unfair to students who are not better off and want to earn a living to support family as soon as possible.
- iii) I would like to suggest that 3 years recognized practical training and experience plus a recognized MSc degree

regardless whether it is a part-time or full time course before a student can present him/herself to APC. This is more flexible and fair to all students.

- iv) Master Degree requirement could be waived to those candidates with other professional qualifications, such as Chartered Builder, Construction Manager, qualified Solicitor or Barrister, Civil & Structural Engineer, who may proceed to APC after two years of recognized training. The reason is that their training in related fields is far better than an academic master degree course.
- v) Same principle applies to our fellow Surveyors in GP or QS division who want change to BS discipline. Two years recognized training is sufficient to present him/herself to APC. Master Degree requirement could then be waived.

Best Regards

Gary K.S. Cheung
Housing Department

c.c. Chairman of the Working Group for Review of Education & APC



RELEVANT PUBLICATION

Draft Urban Renewal Strategy

By Edgar Li

The Government published a draft urban renewal strategy for public comments in accordance with the Urban Renewal Authority Ordinance. The Strategy will provide policy guidelines to the Urban Renewal Authority (URA) for the implementation of a 20-year urban renewal programme. Older urban areas will be rejuvenated

through redevelopment, rehabilitation and preservation. It involves 200 new projects and 25 uncompleted projects of the Land Development Corporation. The 2-months consultation exercise will last until 30 September this year.

Copy of the consultation paper is available from the District Offices and the Planning and Lands Bureau (PLB). The paper is also available at the PLB website (<http://www.plb.gov.hk/consult/>).



A BRIEF SUMMARY TO PRACTICE NOTES FOR AP AND RSE FROM APRIL 2001 TO JUNE 2001

Wong Kin Yip, Andy

PRACTICE NOTE FOR AP AND RSE BUILDINGS DEPARTMENT

13 Calculation of Gross Floor Area and Non-accountable Gross Floor Area

This revision April 2001

This practice note gives guidance on the features or rooms that could be favourably considered by Building Authority for non-accountable GFA. In this respect, pipe-ducts with adequate access for inspection and maintenance, external wall finishes as well as the enclosing walls/columns and the associated protected lobby solely serving plant rooms and other features that are excluded from GFA calculation may be disregarded for the purpose of GFA calculation.

250 Planning Application for Minor Amendments to Approved Development Proposals

First issue April 2001

This practice note introduces that the Town Planning Board has delegated its authority to the Director of Planning and the District Planning Officer of the Planning Department to consider section 16 applications for minor amendments to approved development proposals. In this respect, some useful advices are given to AP.

252 Management Framework for Disposal of Dredged/Excavated Sediment

First issue May 2001

This practice note provides information on the captioned under the Dumping at Sea Ordinance. It classified sediment into three categories based on

their contaminant level, outlines the procedures to be followed in assessing sediment quality and explains the marine disposal arrangement for the different sediment categories.

253 Stair-well and Open Wells in School and Other Buildings Used by Youngsters

First issue May 2001

This practice note advises AP to take consideration when designing new school buildings and other premises for use by children and youngsters. Where open wells or stair-wells are accessible to students or youngsters, APs should evaluate if undue hazard would be created through either proper or improper usage and provide additional safety measures, such as safety nets or higher railing.

254 Site Auditing for Building Works

First issue April 2001

This practice note announces the launching of a new strategy on auditing building works by Buildings Department. The new strategy for auditing building works, which focuses on compliance with requirements of the Buildings Ordinance and regulations, includes surprise checks without prior notification and encompasses some identified features.



Communication Network and Job Movement

HONG KONG BUILDING SURVEYORS COMMUNICATION NETWORK

ORGANIZATION	CONTACT PERSON	E-MAIL	TEL	FAX
FIRMS PROVIDING BS SERVICES				
Babtie Asia Ltd	David Knight/Yennie Ng	dk@babtie.com.hk	2880 9788	2565 5561
Brown Property Consultants Ltd	Tommy Fung	Tommy@brown.com.hk	2328 3232	2328 5252
Calibre Consulting Ltd	Gordon Robinson	Gordonvr@netvigator.com	2861 1689	2840 0525
Chesterton Petty	Patrick Lau	patrick@chesterton.com.hk	2377 7004	2317 5533
China-Tech Surveyors	Eddie S. Lee	cts1@aol.com	2833 0979	2893 3229
Citex	Shaun Eddieston	shaun.eddieston@citex.com	2521 0137	2526 8834
Crafer Dillion	Sean Dillon	—	2866 6460	2866 1948
Crow Maunsell Surveyors	Malcolm Pearson	malcolm.pearson@crow-manusell.com	2317 5918	2317 5901
Danny Kwok & Asso.	Danny Kwok	—	9026 5008	2512 8415
David C.Lee Surveyors	David Lee/ Vincent Ho	Vincent.ho@davidclee.com.hk	2802 8336	2802 8270
David S.K Au & Asso	David SK Au	apcl@pacific.net.hk	2560 8811	2513 1828
DCL	Kenny Kong	DCLconsu@pacific.net.hk	2516 7868	2565 9890
DTZ Debenham Tie Leung Project Services Ltd	Kenneth Chan	kjchan@dtc.com.hk	2507 0587	2147 3859
John Y.H. Hsi & Asso	John Hsi	—	2311 2389	2525 4407
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