



# Building Surveyors Conference 2010

The 21st Century  
Building Maintenance Trend

23 October 2010 (Saturday)



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會  
BUILDING SURVEYING DIVISION

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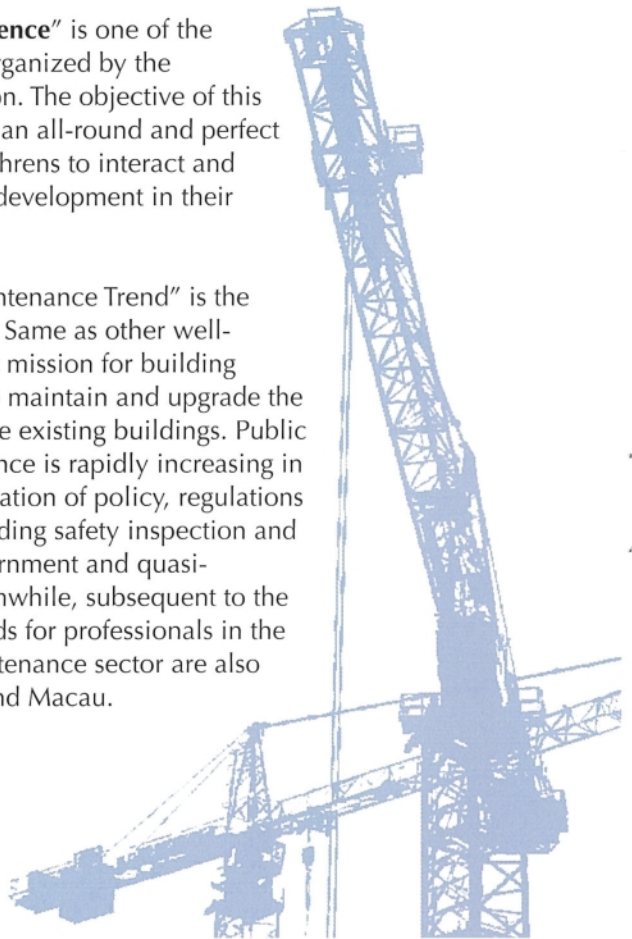
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The **Hong Kong Institute of Surveyors (HKIS)** is one of the leading professional bodies in the building industry and the only recognized organization representing the surveying profession in Hong Kong.

HKIS has six divisions with expertise in different areas, and our members in the **Building Surveying Division (BSD)** come from a wide spectrum and sectors including property development, construction, building maintenance, project management and facility management, and contribute our professional knowledge and expertise throughout the cycle of building development. Our members are also well-known by the public as “building doctors” with our particular strong expertise in building safety inspection, defect diagnosis, alteration, refurbishment, renovation, etc..

The “**Building Surveyors Conference**” is one of the most important annual events organized by the HKIS-Building Surveying Division. The objective of this annual conference is to provide an all-round and perfect platform for all professional brethren to interact and exchange the latest update and development in their particular expertise.

“The 21st Century Building Maintenance Trend” is the theme of this year’s Conference. Same as other well-developed cities, the paramount mission for building professionals in Hong Kong is to maintain and upgrade the quality, standard and value of the existing buildings. Public awareness in building maintenance is rapidly increasing in recent years with the implementation of policy, regulations and measures to encourage building safety inspection and timely maintenance by the government and quasi-government organizations. Meanwhile, subsequent to the intensive developments, demands for professionals in the building management and maintenance sector are also increasing in Mainland China and Macau.



| Time          | Programme/Topic   | GOH/Speaker  |
|---------------|---|--|
| 08:30 - 09:00 | Registration  |  |
| 09:00 - 09:05 | Introduction by MC  |  |
| 09:05 - 09:10 | Welcoming Remarks   | Prof CHAU Kwong-wing, President,<br>The Hong Kong Institute of Surveyors                                   |
| 09:10 - 09:40 | Keynote Speech  | Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP,<br>Secretary for Development, Development Bureau, HKSAR           |
| 09:40 - 09:45 | Souvenir Presentation to GOH & Speakers (Morning Session)   |  |
| 09:45 - 10:25 | Voluntary Building Classification Scheme  | Mr Jacky IP Kam-shing, Director (Property Management),<br>Hong Kong Housing Society                        |
| 10:25 - 10:40 | Coffee Break  |  |
| 10:40 - 11:20 | Upkeep Properties' Value and Serviceability through Proper Maintenance and Retrofit-The Link Experience | Mr George Kwok Lung HONGCHOY, CEO,<br>The Link Management Ltd.   |
| 11:20 - 11:30 | Q&A   |  |
| 11:30 - 12:10 | BIM, a Tool for Surveyors   | Ir Francis LEUNG Chi-suen, Chairman,<br>The Hong Kong Institute of Building Information Modelling          |
| 12:10 - 12:30 | Publications for Enhancement of Maintenance Management and Practice                                     | Mr Vincent HO Kui-yip, Vice-Chairman,<br>Building Surveying Division, The Hong Kong Institute of Surveyors |
| 12:30 - 12:40 | Q&A   |  |
| 12:40 - 12:50 | Souvenir Presentation to Sponsors   |  |
| 12:50 - 13:50 | Lunch   |  |
| 13:50 - 13:55 | Souvenir Presentation to Speakers (Afternoon Session)   |  |
| 13:55 - 14:35 | Maintenance of Public Hospitals   | Mr LAU Wai-tat, Senior Manager (Building Works),<br>Hong Kong Hospital Authority                           |
| 14:35 - 15:15 | Challenges in Setting Up Property Management and Maintenance System in Macau and China                  | Mr Victor LUI Tit-leung, Chief General Manager,<br>Polytec Holdings International Ltd.                     |
| 15:15 - 15:55 | Curtain-wall Design, how about Maintenance?   | Mr Andreas HIERSEMENZEL, Managing Director,<br>HS & A Ltd.   |
| 15:55 - 16:05 | Q&A   |  |
| 16:05 - 16:10 | Closing Remarks   | Mr Kenneth YUN Ying-kit, Chairman,<br>Building Surveying Division, The Hong Kong Institute of Surveyors    |
| 16:10         | End of Conference   |  |



Dear Fellow Members,

Subsequent to the collapse of a reinforced concrete building in Ma Tau Wai Road in late January this year, attention of the public was drawn to proper maintenance of buildings. The Secretary for Development promised to speed up the legislation of the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS). Currently, the Development Bureau and the Buildings Department are dealing with the Legislative Council in order to have the Building (Amendment) Bill 2010 passed. Meanwhile the Hong Kong Housing Society is busy finalizing their Voluntary Building Classification System (VBCS) which will be an alternative to building owners to meet the requirements stated under the MBIS.

The Secretary for Development, Mrs Carrie LAM CHENG Yuet-ngor will be our Keynote Speaker in our Building Surveyors Conference this year. As Building Surveyor is one of the major stakeholders in building maintenance regime, I believe she will brief us on the latest development on the proposed legislation for the MBIS and MWIS. Moreover, Mr Jacky IP Kam-shing, Director of Property Management of the Hong Kong Housing Society, will illustrate and explain on the VBCS.

On the other hand, Mr George Kwok Lung HONGCHOY, CEO of the Link Management Ltd., will demonstrate on how to maintain serviceability and enhance the value of property through proper maintenance and implementation of retrofit projects.

Other than traditional prescriptive approach of carrying out building maintenance, Ir Francis LEUNG Chi-suen, Chairman of the Hong Kong Institute of Building Information Modelling will illustrate the application of Building Information Modelling (BIM) in construction and maintenance aspects while Mr Victor LUI Tit-leung, Chief General Manager of Polytec Holdings International Ltd., will present about setting up property management and maintenance system in Mainland China and Macau.

Furthermore, Mr Andreas HIERSEMENZEL, Managing Director of HS & A Ltd. will talk about the design and maintenance of the curtain wall facade whereas Mr LAU Wai-tat, Senior Manager (Building Works) of the Hong Kong Hospital Authority will share with us his experience in maintenance of public hospitals.

Last but not the least, our Vice-Chairman, Mr Vincent HO Kui-yip will report on our efforts in promoting the importance of building maintenance through publications like our "Guide to Prepare a Building Maintenance Manual", "General Specification for Building Maintenance Works in Residential Buildings" and "Standard Form of Maintenance and Renovation Contract".

**Kenneth YUN Ying-kit**

Chairman, Building Surveying Division  
The Hong Kong Institute of Surveyors



### **Mrs Carrie LAM CHENG Yuet-ngor**

GBS, JP,  
Secretary for Development, Development Bureau, HKSAR

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**Mrs Carrie LAM CHENG Yuet-ngor** has been appointed Secretary for Development of the Hong Kong Special Administrative Region Government since 1 July 2007.

She joined the Administrative Service in August 1980, and rose to the rank of Administrative Officer Staff Grade A1 in September 2006.

Mrs LAM had served in various bureaux and departments. She was Director of Social Welfare from August 2000 to October 2003, Permanent Secretary for Housing, Planning and Lands (Planning and Lands) from November 2003 to May 2004, Director-General, Hong Kong Economic and Trade Office in London from September 2004 to March 2006. She was Permanent Secretary for Home Affairs before her appointment as Secretary for Development.

#### **Speech Remarks**

Building safety is a complex and multi-faceted issue. If not addressed early, the problem will only get worse as Hong Kong's building stock continues to age.

The building collapse incident at Ma Tau Wai Road on 29 January 2010 has once again aroused the concern of the whole community over building safety. Despite the HKSAR Government's relentless efforts to promote proper building maintenance, assist owners in carrying out maintenance works, enforce the law against unauthorised building works and step up public education, public awareness of the importance of building safety and owners' readiness to maintain their buildings remain weak in Hong Kong.

It is against this present situation and the anticipated ageing of our building stock that the Development Bureau is undertaking a comprehensive review of the building safety policy and measures aiming to tackle the problem of building neglect in a sustainable manner. The policy review will cover the effectiveness of current legislation, the enforcement against unauthorised building works, the provision of technical and financial support to needy owners and the opportunities to enhance public involvement.

It is the community's consensus that building owners have the ultimate responsibility to maintain their own properties and keep them in good repair. While the Government will continue to play its role, building owners must get more involved in arresting the problem of building dilapidation. It is in this area that our building professionals have an essential contribution to make.



### **Mr Jacky IP Kam-shing**

BSc (Hons), FHKIH, FCIH, RPHM

Director (Property Management), Hong Kong Housing Society

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**Mr Jacky IP Kam-shing** graduated from the Chinese University of Hong Kong and was conferred the honorary degree in Bachelor of Science. He has worked in both the public and private sectors and has held key positions in many property management and car park management companies.

Mr IP is currently the Director (Property Management) of the Hong Kong Housing Society. Apart from directing all management and leasing matters of the Housing Society's property portfolio, his team is also responsible for devising and administering various management and maintenance assistance schemes to promote proper building management and maintenance in Hong Kong.

Mr IP is a Registered Professional Housing Manager as well as a Fellow of The Hong Kong Institute of Housing (HKIH) and The Chartered Institute of Housing (CIH). He is now serving HKIH as the Vice-President to promote the profession of housing managers and the standards of housing management.

### **Voluntary Building Classification Scheme (VBCS)**

"Building neglect" continues to be a serious threat to public safety despite government's effort to educate building owners their responsibilities in building care and maintenance. To address this problem, the Government introduced the two mandatory schemes, i.e. the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS).

The Government has in parallel proposed the establishment of the Voluntary Building Classification Scheme (VBCS) to give positive recognition to buildings with proper management and maintenance. This will encourage building owners to take the initiative to care for the management and maintenance of their properties. Buildings certified under the VBCS will be recognized by the Buildings Department and will not be selected for the MBIS.

Hong Kong Housing Society (HS) was invited by the Government to undertake the implementation of the VBCS. HS has since then been working together with related government departments and professional bodies to develop the implementation details of the VBCS.

Under the MBIS, building owners will be required to conduct building inspections and undertake repair works relating to building safety every ten years. The coverage of the VBCS is more extensive by including other areas like building management system, building services systems, environmental protection elements and value-added elements in addition to those criteria required by the MBIS. This aims to encourage continuous and comprehensive building management and maintenance. Besides, the five-year assessment cycle under the VBCS will reinforce the concept of continuous and proper building management and maintenance.

In February 2010, the Government submitted the Buildings (Amendment) Bill 2010 to the Legislative Council for the two mandatory schemes for the first and second readings. Upon passage of the Bill by the LegCo, it is anticipated that both the MBIS and MWIS will be implemented by end 2011/early 2012. HS is therefore prepared to launch the VBCS in mid-2011, six months prior to the implementation of the MBIS and MWIS as scheduled.



## **Mr George Kwok Lung HONGCHOY**

Chief Executive Officer, The Link Management Ltd.

**Mr George Kwok Lung HONGCHOY** joined The Link Management Ltd., the Manager of The Link REIT and was appointed as Chief Financial Officer in January 2009 and Executive Director of the Manager in February 2009. Mr HONGCHOY became Chief Executive Officer from 17 May 2010.

Mr HONGCHOY holds a Bachelor of Commerce degree from the University of Canterbury and an MBA degree from The Wharton School, University of Pennsylvania. He is a Chartered Accountant under the

New Zealand Institute of Chartered Accountants and a Fellow of the Hong Kong Institute of Certified Public Accountants and a Fellow of The Hong Kong Institute of Directors. He has over 22 years of experience in investment banking, financial consulting and accounting in Asia and New Zealand.

Mr HONGCHOY is a Director of the Hong Kong Securities Institute and Hong Kong CyberPort Management Co., Ltd. He is a member of the Aisa Executive Board of The Wharton School and also a member of the Faculty Advisory Committee of Faculty of Business at PolyU.

### **Upkeep Properties' Value and Serviceability through Proper Maintenance and Retrofit – The Link Experience**

The Link Real Estate Investment Trust (The Link REIT) is Hong Kong's first and largest REIT, with a portfolio of 180 properties comprising 149 integrated retail and car park facilities, 2 standalone retail facilities and 29 standalone car park facilities. Currently the portfolio has an IFA of approximately 11 million square feet of retail space and 80,000 car parking spaces.

We manage our portfolio with a 3-year maintenance cycle and a 10-year planned maintenance and capital expenditure programme to comprehensively maintain our properties. These run alongside our Asset Enhancement Initiatives (AEI) and with these strategies should enable us to further maximise the value of our assets and thus continuing to grow our distribution per unit (DPU) for our investors.

The Link Asset Enhancement Initiatives (AEI) have to date refurbished 17 shopping centres across our portfolio with more to follow. The AEI should help us set the foundations for our future, to retain current and attract potential new tenants, to improve on our patronage and to create an overall better retail experience for the community. Through better management of our trade and tenant mix, together with better design and efficient layouts, we are confident that these initiatives would improve the profitability of our tenants as well as offer greater choices for our customers.

As part of our Corporate Social Responsibility strategy (CSR) we are committed to adopting a more sustainable Facility Management and Procurement Process. Managing our assets throughout the supply chain to ensure our contractors, consultants, sub-contractors, products and materials suppliers meet our CSR commitments and environmental goals. Thus enabling us to better control our green house gases emissions, reduce our carbon foot-print and our impact on climate change.

The Link is confident that going forward, users and investors alike will reap further rewards and benefits from these initiatives as we strive to create value for our customers, tenants and the community around us.



### **Ir Francis LEUNG Chi-suen**

Chairman,  
The Hong Kong Institute of Building Information Modelling

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**Ir Francis LEUNG Chi-suen** is Director / Head of BIM of WSP. He is a professional engineer over 20 years of extensive practical experience in building and structural engineering projects in Hong Kong, China and other Asian countries. As a pioneer in the application of CAD in real projects since his graduation, Ir LEUNG has advanced to the new technology of Building Information Modelling (BIM) since 2005 and now becomes an expert in BIM actively promoting it to the construction industry.

Ir LEUNG is Founding Chairman of The Hong Kong Institute of Building Information Modelling which is probably the first one of its kind in the world. The Institute, since its establishment in 2009, forms a valuable platform for experience and knowledge-sharing as well as enriching the content of BIM, which is now one of the most powerful design tools bringing high values to projects and also a mandatory requirement for selected consultancy services and construction contracts.

### **BIM, a Tool for Surveyors**

Building Information Modelling (BIM) is widely adopted in modern building projects. The modelling process of storing, managing, studying and visualising the information related to building enables professionals to effectively manage the design, construction and even facility management. In the past, the application of BIM in building projects limits to architects, engineers and project managers. They see the values of using BIM in their projects so they can handle the project real-time in a simple format. Within the professional teams, surveyors including Building Surveyors, Quantities Surveyors and Land Surveyors are still waiting to see how the models can be used. The perception is that BIM is just a kind of CAD. BIM models would never been completed in real projects. The only communication means is 2D plans. So, it would always be something new in the future, not now.

Before the advancement comes, let's have a quick review on what BIM is, how it is used in projects, what information we can get, so to know how BIM can also benefit surveyors. The fact is that BIM is only a tool to store and manage information generated during the design and construction stage. Professionals are encouraged to use the information in a wise manner. The participation of surveyors who are playing the key role in building development and building maintenance is essential to the success of this new methodology. Let's be prepared and participate.





### **Mr Vincent HO Kui-yip**

Vice-Chairman, Building Surveying Division,  
The Hong Kong Institute of Surveyors

**Mr Vincent HO Kui-yip** is Vice-Chairman of Building Surveying Division of the HKIS; also a member of the General Council and the Board of Education of the HKIS. Mr HO serves as members to many government boards and committees such as the Solicitors Disciplinary Tribunal Panel, the Building Sub-committee of LBAC and the Appeal Tribunal Panel for Appeal Tribunal (Buildings).

Mr HO, now Managing Director of Freevision Architects & Surveyors Ltd., was qualified in 1991 as Professional Building Surveyor and obtained the qualifications of an Authorized Person in 1995.

Mr HO's specialty is in property development, project management, building surveying, building maintenance and conversion, development planning and study, and administration of submissions under the Buildings Ordinance and government lease. He is experienced in matters dealing with the Buildings Ordinance and related legislation, building upgrading and contract dispute resolution.

### **Publications for Enhancement of Maintenance Management and Practice**

The bulk of building repair, maintenance, refurbishment and similar minor works has reached a 50% share of the cost value of the entire construction industry in Hong Kong, as findings shown in recent years.

With broader implementation of the Government policy on building repair, maintenance, conservation and restoration, both the number and the scale of the repair, maintenance and similar works projects on existing buildings are expected to increase substantially.

With this huge bulk of works, we have foreseen problems on the works' quality. Complaints and criticism on the performance of contractors and quality of works relating to the repair, maintenance and refurbishment projects for private buildings are not uncommon, particularly for those without proper management and supervision by suitable building professionals.

In order to promote a higher trade standard for carrying out these building works; and to facilitate effective management of these works by concerned owners and professionals, the Building Surveying Division (BSD) of the Hong Kong Institute of Surveyors has commissioned a series of research and study on the planning, design, specification and management of these minor works, aiming to formulating a set of comprehensive technical references for the industry to use, and as references by the general public as well.

In this connection, BSD has recently completed several publications including the "Guide to Prepare a Building Maintenance Manual" and "General Specification for Building Maintenance Works in Residential Buildings". A new "Standard Form of Maintenance and Renovation Contract" is also being prepared in collaboration with the Quantity Surveying Division. BSD wishes with the aid of these technical guides and references, a more structured professional practice for building repair and maintenance could be cultivated and promoted.

A brief introduction of the above mentioned publications will be presented in the Conference to provide an overall view and appreciation of the technical tools available for building surveyors in practice.



### **Mr LAU Wai-tat**

Senior Manager (Building Works),  
Hong Kong Hospital Authority

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Since 2002, **Mr LAU Wai-tat** has been Senior Manager (Building Works) of the Hospital Authority (HA) and is responsible for the development and implementation of the strategies of maintenance practice for all public hospitals and other premises managed by the HA in Hong Kong.

Mr LAU has been working in the maintenance field for over 20 years. He started his career as a maintenance surveying trainee in the late

1980's in the Architectural Services Department which was the maintenance agent for nearly all government properties and subvented buildings including hospitals before 2004. His last post in the Government was Assistant Secretary (Works Policy) of the Works Bureau, HKSAR before joining a construction company as a Director in 1997 overseeing both the local and overseas construction business development.

Mr LAU is professionally qualified in building surveying, building, facility management and housing management. He holds a BSc(Hons) in Estate Management, an MSc in Real Estate Development, another MSc in Environmental Management and an MBA.

### **Maintenance of Public Hospitals**

'Helping people stay healthily' is the core mission of the HA and it cannot be achieved if the hospitals are not properly maintained. The HA has been responsible for the maintenance of all subvented hospitals since its establishment and that has been extended to cover all public hospitals since 2004 when the Architectural Services Department withdrew their services. Stepping into the 21st century, there have been substantial changes in the maintenance policies and practice adopted by the HA which have then become unique in the local maintenance industry.

The speech will cover the main features of the maintenance system being implemented by the HA and the speaker will also share his concerns about the contribution of professional building surveyors to the success of the system.



### **Mr Victor LUI Tit-leung**

Chief General Manager, Polytec Holdings International Ltd.

**Mr Victor LUI Tit-leung**, who started as a Building Attendant, has been working in the Property Management Industry for more than 27 years. During his professional life, he has devoted 9 years of his time working in China and Macau. Before taking up his current position as Chief General Manager of Polytec Holdings International Ltd. back in 2008, he has served various local corporations including Hongkong Land, Hutchison and Bank of China Group.

Also, Mr LUI has extensive experience in setting up Property Management System including Building Maintenance System in nine cities in China and Macau. Those Buildings that Mr LUI has managed include: the Bank of China Tower (Hong Kong) and the Bank of China Headquarters Building (Beijing), of which both were designed by the world-renowned architect Mr I.M. PEI.

Mr LUI is currently a PhD Candidate in Business Administration; also a certified Hypnotherapist, a Registered Quality Professional in Six Sigma, a Master NLP Practitioner, and a Professional Marketer in addition to his memberships in CIH, HKIM, BIFM and ISPA.

### **Challenges in Setting Up Property Management and Maintenance System in Macau and China**

Since early 1980's, Hong Kong developers have started setting up their footholds in China. Anticipated a rapid growth in the property industry in China, many key local developers have established their China arms in major cities including Beijing, Shanghai and Guangzhou in the 1990's.

Shenzhen as well as other 1st tier China cities have become the most important bases for our developers to develop their new markets, and now the market trends have also been moved to the 2nd tier cities in China and Macau. Most developers do expect a large proportion of their profits will come from markets outside Hong Kong.

Being the professionals of the property industry, all of us should be prepared to take up the challenges encountered when we are ready to start our businesses in China and Macau. Owing to cultural differences and resources limitations in these markets, employing the successful management models commonly used in Hong Kong might not be easy and feasible; and may not be applicable to these new, dynamic markets.

Setting up a sustainable and effective Property Management System including the Maintenance System for projects in China and Macau has now become one of the common challenges our industry practitioners are facing.

The speaker would like to share his hands-on experience in setting up the system in these markets, together with the challenges that he has been encountering and how he proposes to us his ways of tackling them.



### **Mr Andreas HIERSEMENZEL**

Managing Director, HS & A Ltd.

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**Mr Andreas HIERSEMENZEL** was Managing Director of the renowned curtain wall firm Josef Gartner Asian operations from 1982 to 2002. He was involved in Lloyd's Insurance Building in London while working at Josef Gartner Design Department in Germany before he founded Gartner's Asian operation and became Managing Director of Josef Gartner (HK).

He expanded the operation to over 250 direct employees with projects in most commercial centers of Asia. The award of all projects was centered on understanding of the building and often proposing new ideas advancing technology or project management.

In 2002 Mr HIERSEMENZEL joined Builders Federal, which is a local high quality facade firm. Builders Federal completed two of Hong Kong's most highly visible curtain wall projects during this period. With Builders Federal, Mr HIERSEMENZEL demonstrated his expertise in building a high quality facade like 3 Pacific Place in Admiralty, with highly complex features attached to the facade.

Mr HIERSEMENZEL has established the need for quality maintenance of the building envelope, a now established division in Builders Federal. His emphasis here is of on-site investigation and subsequent establishment of the appropriate restorative measures providing clients with a sound basis of planning and budgeting future work. He has been invited by developers and respective trade organizations to lecture on maintenance and its ability to increase the life of the facades systems.

Mr HIERSEMENZEL established his own practice HSFACADE in 2005 providing well-considered advice and planning services to architects and developers on both facades, structural development of special structures and building maintenance units. The focus of his firm is on Hong Kong, China, India and the Middle East projects.

### **Curtain-wall Design, how about Maintenance?**

Curtain-walls are by now becoming an ever more prevalent feature on quite a number of buildings. As well they may be used on buildings where previously concrete and brick construction was the main method of construction. This extended use of the curtain-wall will bring along challenges in the design stage but also in the production and installation phases on site. And it will change the way of maintaining projects over the years. The times of sending a work crew out to do some repainting on a rendered concrete surface are numbered in these cases.

The question to be discussed will be how can we achieve buildings that look like the intended project outlook the day they are being handed over; but as well do so years later. Who are the main influencers of the longevity of a project? Are decisions taken front end with the design team? Are these with the contractor on site? Are these with the teams that follow the project after handover to the client?



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- 02 eco-terrace
- 03 electric vehicle
- 04 vertical greening
- 05 renewable energy



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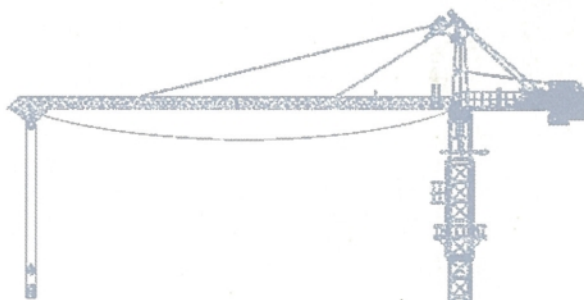
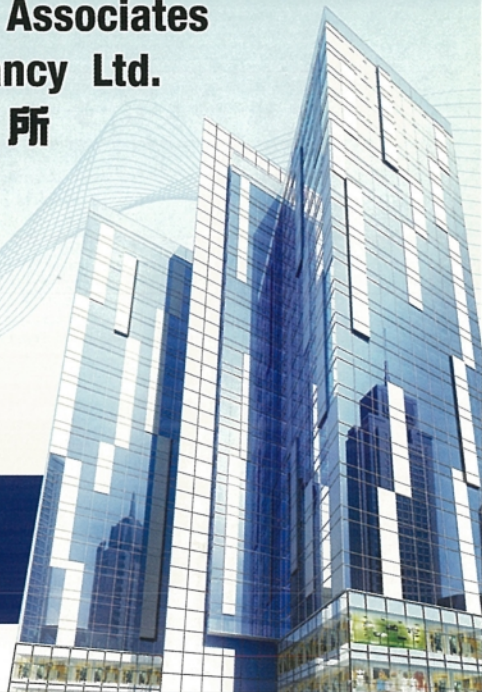


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