



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

建築測量組 Building Surveying Division

Building Surveyors Conference 2015

Building Surveying with no Boundary

17th October 2015 (Saturday)

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





TABLE OF CONTENTS

- 2 — Message from the Guest-of-Honour — Sr HUI Siu Wai, JP
- 3 — Message from the President — Sr Vincent HO Kui Yip
- 5 — Message from the Building Surveying Division Chairman — Sr Andrew KUNG Sui Lun
- 6 — Conference Programme
 - Speakers and Paper Abstracts (according to programme rundown)
- 8 — Sr Hon Tony TSE Wai Chuen, BBS - Bio, Portrait, Abstract
- 10 — Sr Dr LEUNG Tony Ka Tung - Bio, Portrait, Abstract
- 12 — Sr Dr Eric CHAN Kui Sing - Bio, Portrait, Abstract
- 14 — Sr Prof James Kenneth PONG Kam Keung - Bio, Portrait, Abstract
- 16 — Sr Wallace LAI Pak Wei - Bio, Portrait, Abstract
- 18 — Sr Chris CHEUNG Chi Keung - Bio, Portrait, Abstract
- 21 — Sr Dr Lesly LAM Lik Shan - Bio, Portrait, Abstract
- 25 — Acknowledgement
- 26 — Sponsors Advertisement & Logo
- 37 — About HKIS
- 40 — About BSD
- 43 — Organising Committee

MESSAGE FROM THE GUEST-OF-HONOUR



Sr HUI Siu Wai, JP

Director of Buildings

Buildings Department, HKSAR Government

It is my great pleasure in offering my congratulations to the Building Surveying Division of the Hong Kong Institute of Surveyors on the successful organization of the Building Surveyors Conference 2015.

Building Surveyors are one of the key players in the property and real estate sector in Hong Kong. Apart from their significant contributions in enhancing the quality and upholding the standard of the built environment, they constantly offer constructive advice in the betterment of the society. Over the past years, the Building Surveyors Conference has proved to be a successful arena to develop and evolve new ideas for the advancement of the city. The theme of this year's Conference, "Building Surveying with no Boundary", would definitely provide necessary nurture for Building Surveyors to step further in building a brighter future for our next generations.

Taking this opportunity, I wish the organizer and all participants every success in the Conference and have an enjoyable day with fruitful result.

A handwritten signature in black ink, appearing to be 'HUI Siu-wai', written in a cursive style.

(HUI Siu-wai)

Director of Buildings

MESSAGE FROM THE PRESIDENT



Sr Vincent HO Kui Yip

President

The Hong Kong Institute of Surveyors

On behalf of the Hong Kong Institute of Surveyors, I would like to extend my warmest welcome to all the participants to the Building Surveyors Conference 2015. I am very pleased and honoured to have the opportunity to meet so many experts and practitioners from a wide spectrum closely related to the professional service of Building Surveyors and learn their views and insights on the theme of “Building Surveying with no Boundary”.

Hong Kong is an international city where people from different backgrounds and cultures are gathered to commit to build a sustainable future for ourselves and for our future generations. It is crucial for us to identify each and everyone’s strengths in order to maximise our true potential. The same applies to the building surveying profession; I believe that professional building surveyors’ potential should not be limited by the traditional building surveyor’s core business or geographical boundaries.

By working together with no boundaries, building surveyors could strive for excellence in all aspects of our professional area. Having professional surveyors span across various sectors and from around the world we enjoy the unique advantage that our knowledge and experiences could be pulled together and shared with no difficulties. Working closely with other experts, offers us different perspectives, allowing us to generate more innovative ideas towards making Hong Kong a leading world city and a better city to live in.

MESSAGE FROM THE PRESIDENT



While we wish to see “Building Surveying with no boundary”, I would ask you, building surveyors, to explore every opportunity to work without boundary with other allied surveyors to provide a seamless professional services to the society.

I hope all of you find the conference inspiring and interesting. Taking this opportunity, I would like to thank all the speakers, moderators, sponsors, guests, and the Organising committee to make this conference a successful event.

MESSAGE FROM THE BUILDING SURVEYING DIVISION CHAIRMAN



Sr Andrew KUNG Sui Lun

*Chairman, Building Surveying Division
The Hong Kong Institute of Surveyors*

On behalf of the Building Surveying Division of The Hong Kong Institute of Surveyors, I would like to welcome you all to this year's Building Surveyors Conference.

Building Surveyors Conference is an annual event that we as building surveyors will not miss. It provides us the opportunity to learn new things, to rehearse our old knowledge as well as to socialize, meeting old friends and new friends.

The theme this year is "Building Surveying with no Boundary". In a few decades before, building professionals tend to bound themselves within their own boundaries and not eager to work outside the intangible bubble enclosing them. In the past few decades, building professionals started to work outside their own boundaries and claimed themselves to be multi-discipline professional with multi-skills. Overlapping of skills of different building professionals are commonly found these days but bearing in mind that they have not expanded the market, rather, they are competing with other building professionals. It is important that we should try to extend our professional business market into new areas, both technically and geographically to avoid unnecessary competition, especially in times of market gloom.

With this concept in mind, BSD has been taking the lead to liaise with Minister of Commerce and Qianhai Authority of the mainland to explore opportunities. There are also other areas for us to expand our service and I think you will have a better understanding by attending this Conference.

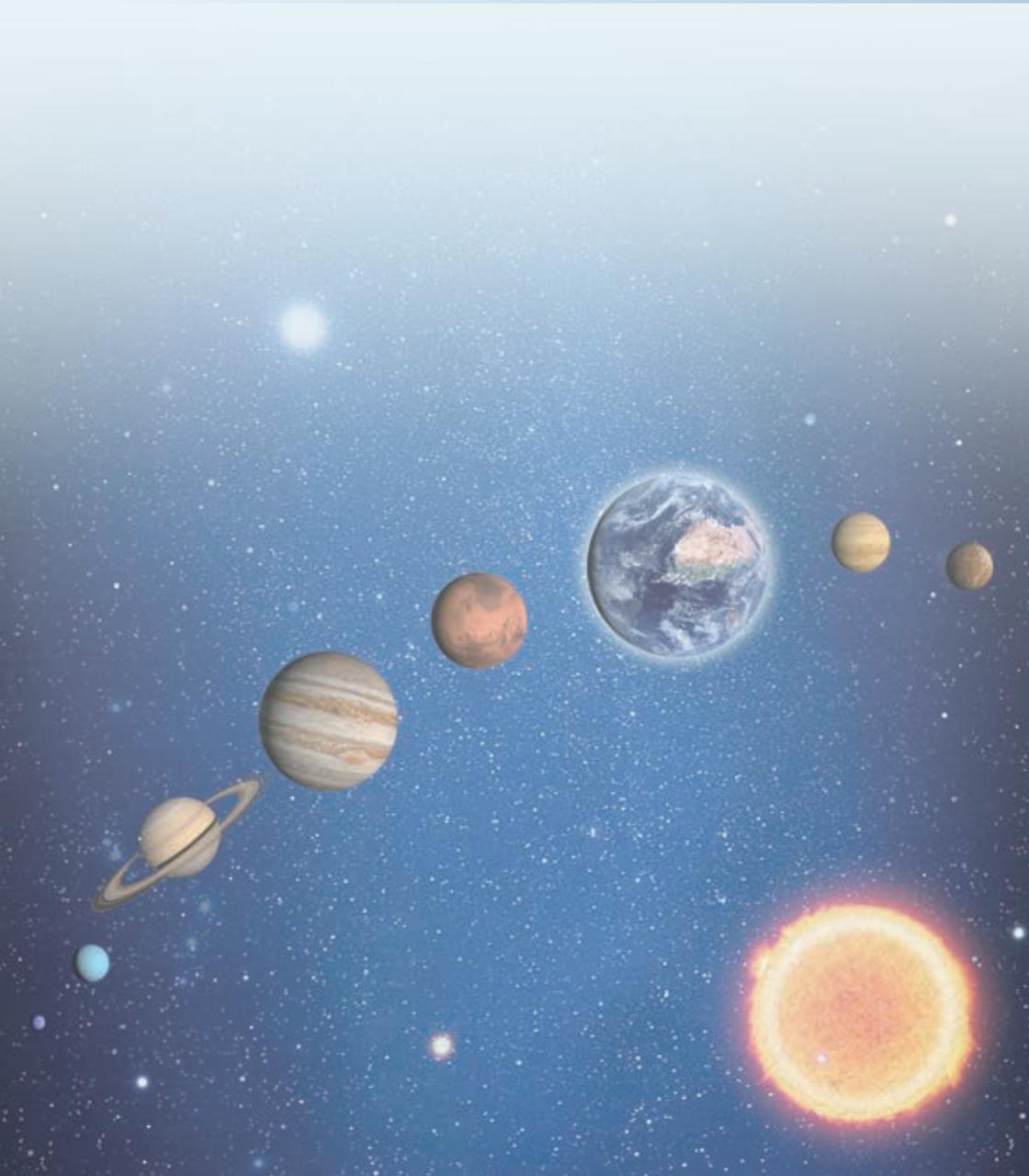
I would like to thank all speakers, moderators, sponsors, guests, and the Organising Committee for making this Conference a success. I trust you will find the topics interesting and inspiring and hope you all enjoy it!

CONFERENCE PROGRAMME

Time	Programme/Topic	Speaker
08:00 - 08:55	Registration	
09:00 - 09:10	Welcome Speech	Sr Vincent HO Kui Yip President The Hong Kong Institute of Surveyors
09:10 - 09:40	Keynote Speech	Sr HUI Siu Wai, JP Director of Buildings Buildings Department, HKSAR Government
09:40 - 09:50	Group Photo and Certificate Presentation to Guest-of-Honor	
09:50 - 10:20	Professional to Become the Community Leader	Sr Hon Tony TSE Wai Chuen, BBS Legislative Council Member (Architectural, Surveying and Planning) HKSAR Government
10:20 - 10:50	Coffee Break	
10:50 - 11:20	The Different Mode of Project Management between Hong Kong and Mainland China	Sr Dr LEUNG Tony Ka Tung* Chairman TL Property Consultants International Ltd.
11:20 - 11:50	New Paradigms in Managing Healthcare Facilities	Sr Dr Eric CHAN Kui Sing Director of Corporate Affairs The Hong Kong Institute of Facility Management
11:50 - 12:20	Nostalgia for the Time Pursuing Building Surveying Studies	Sr Prof James Kenneth PONG Kam Keung Executive Director and Company Secretary Sundart Holdings Limited
12:20 - 12:40	Q&A	Moderator Sr Robin LEUNG Chi Tim Immediate Past Chairman, Building Surveying Division 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	When Building Surveyors Work in Nepal	Sr Wallace LAI Pak Wei Director Fruit Design & Build Ltd
14:45 - 15:15	Apart from Core Business, What Else Building Surveyors Can Do?	Sr Chris CHEUNG Chi Keung Mall Operation Director Sun Fook Kong Group
15:15 - 15:45	Coffee Break	
15:45 - 16:15	Cultivation of Meta-geometric Abilities in Professional Institute	Sr Dr Lesly LAM Lik Shan Chairman of Real Estate Research Committee Y.Elites
16:15 - 16:35	Q&A	Moderator Sr Daniel CHANG Wai Ip Vice Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:35 - 16:40	Souvenir Presentation to Speakers	
16:40 - 16:50	Closing Remarks	Sr Andrew KUNG Sui Lun Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:50	End of Conference	

* The speech will be conducted in Cantonese

Speakers and Paper Abstracts



SPEAKERS AND PAPER ABSTRACTS



Sr Hon Tony TSE Wai Chuen, BBS

FHKIS, RPS(GP), CIREA

Legislative Council Member (Architectural, Surveying and Planning)

HKSAR Government

Biography

Tony is a fellow member of the Hong Kong Institute of Surveyors. He is currently the Legislative Council member representing Architectural, Surveying and Planning, member of the Standing Commission on Civil Service Salaries, Conditions of Service, Chairman of the Hong Kong Trade Development Council Infrastructure Development Committee and Vice-Chairman of Independent Police Complaints Council. Sr Tse received the Honour of Bronze Bauhinia Star in 2014.

After graduation from the Hong Kong Polytechnic (now Hong Kong Polytechnic University), Mr Tse joined the Hong Kong Civil Services and worked in different offices of Crown Lands & Survey Office (now is Lands Department) for 12 years. He was Senior Estate Surveyor when leaving the public sector. Thereafter, Sr Tse had been working in the private sector and holding senior position in various companies and organizations including Hongkong Land Property Company Limited, Chesterton Petty Ltd., Emperor International Holdings Limited, Urban Renewal Authority, Henderson Land Development Company Limited and Henderson Sunlight Asset Management Limited. Sr Tse is now a director of Brand Star Limited, a property development and asset management consultancy firm.

Sr Tse has over 38 years' experience in real estate business. Apart from the daily business, Sr Tse is keen in community services. He has served as a member of the Hong Kong Town Planning Board, member of the Land and Building Advisory Committee, member of Municipal Services Appeals Board, member of the Disciplinary Board Panel (Land Survey Ordinance), Chairman of the Real Estate Services Training Board of the Hong Kong Vocational Training Council, member of Disciplinary Panel of the Hong Kong Institute of Certified Public Accountants and The President of Hong Kong Professional and Senior Executives Association from 2012-2014. Sr Tse was the Chairman of the Surveyors Registration Board from 2002-2003 and the President of the Hong Kong Institute of Surveyors from 2003-2004.

SPEAKERS AND PAPER ABSTRACTS



Abstract

Professional to Become the Community Leader

What's Hong Kong missing is more professionals serving the community and entering into politics. Professionals have good and smart connection to various sectors of the society and their professional knowledge and experience will have influence in government's decision making by getting involved in politics. The world has got big challenges. Political, economic and environmental changes which are impacting everyone. Our society needs new influence, vision and plans. Professional can manage the resources more effectively and qualified to bring their skills to public services.

Many professionals choose to enter the community service or politics knowing the uncertainty in the new career. Reasons to enter the field are vary. For some, it is because something happened in their life that is connected to the professional careers. Some feel the satisfaction they get after they have helped the society and the country. When you get to know today's leaders you will find they are different breeds of professional. These are people not interested in becoming rich, but making an honorable wage while they are doing a meaningful job.

Hong Kong can provide the rights and channels for professional to participate in politics. Professional can make a difference. It is time for professional defined itself with a brand of leadership and public voice.

SPEAKERS AND PAPER ABSTRACTS



梁家棟博士測量師

Ph.D, MSc (IRE)(Dist.), BSSc(Hons), FHKIS, RPS (GP/PD/PFM), FRICS, FHIREA

董事長

置梁行房地產顧問國際有限公司

個人簡介

梁家棟博士測量師擁有安培純澳大學工商管理博士學位、香港理工大學國際房地產碩士學位（成績優異）及香港中文大學崇基書院社會科學榮譽學士學位。梁博士測量師擁有接近四十年豐富的房地產／酒店發展經驗。他曾任職前港英政府地政署，並在多間知名的房地產發展上市公司及一間著名的測量師行擔任過要職。他是置梁行房地產顧問國際有限公司之創辦人及集團董事長。他亦是柏齡物業管理有限公司及柏齡設施管理有限公司之執行董事。

梁博士測量師是：

- 香港註冊產業／規劃發展／物業及設施管理測量師
- 香港測量師學會資深會員
- 英國皇家特許測量師學會資深會員
- 香港地產行政師學會資深會員

梁博士測量師的公職包括：

- 上海市徐匯區政協委員
- 廣西崇左市政協委員
- 上海海外聯誼會理事
- 上海市徐匯海外聯誼會理事
- 上海交通大學海外教育學院客座教授
- 桂港青年交流促進會名譽會長
- 香港廣西崇左市同鄉聯誼會名譽會長
- 香港測量師學會：規劃及發展組主席、理事會及執行委員會成員
- 測量師註冊管理局成員
- 香港房屋協會監事會及提名委員會委員
- 香港特別行政區政府發展局規劃地政科上訴審裁團成員
- 規劃署土地及建設諮詢委員會規劃小組委員會委員

SPEAKERS AND PAPER ABSTRACTS

- 香港專業及資深行政人員協會秘書長
- 香港地產行政師學會創會主席及前會長
- 香港房地產協會前副會長及理事
- 英國皇家特許測量師學會(香港分會)專業評核委員會導師
- 香港中文大學工商管理學會榮譽顧問及榮譽導師
- 澳門科技大學可持續發展研究所學術顧問

內容摘要

香港與內地項目管理之差異

香港項目管理比較不大複雜，由業主方配合顧問團隊從設計，出標，施工至竣工驗收，到完工，所有圖紙審批都是由建築師領導整體顧問團隊去執行。但內地就不用，在整體過程進行時，業主方都要相當投入。除了顧問團隊，還要聘審圖公司及監理公司等，到出標選承建商及所有分包商時，都要聘招標代理機構代理招標。

在整個從設計，出標，施工，竣工驗收，出售及完工，業主方最少要取得五證：國有土地使用證，建設規劃用地許可證，建築工程規劃許可證，建築工程施工許可證，商品房預售許可證。每個證都要花很多時間去協調所有有關的審批政府部門及單位，最終取得有關之證件。除此之外，在施工過程中要監察品質，進度，跟圖紙施工及工地安全等。

根據以上情況，業主方項目管理團隊要聘不少員工，項目經理之下要有七個部門：(1)項目開發部，(2)設計管理部，(3)工程土建部，(4)機電管理部，(5)精裝管理部，(6)造價及合同管理部，(7)檔案部。

最終，內地項目管理模式與香港模式有很大差異。

SPEAKERS AND PAPER ABSTRACTS



Sr Dr Eric CHAN Kui Sing

*PhD, MSc(CRE), MSc(HSM), F.PFM, P.PresHKIFM, MHKIS,
MCIQB, RPS(BS)*

Director of Corporate Affairs

The Hong Kong Institute of Facility Management

Biography

Dr Eric CHAN Kui-Sing is elected as the Director of Corporate Affairs of The Hong Kong Institute of Facility Management (HKIFM). He serves as the Cluster Coordinator of Facility Management, Kowloon West Cluster, Hospital Authority. He has received his Master of Science in Construction and Real Estate, Master in Health Services Management, and Doctor of Philosophy with research focus on energy management in healthcare facility management context.

He has successfully led his facility management team to win the Outstanding Team Award 2003 of the Hospital Authority. He is the president of HKIFM in 2010/11, and also acts as the Director of Communications of the Institute, Member of the Clinical Research Committee of Kowloon West Cluster of Hospital Authority, Member of the Advisory Committee on the Regulation of the Property Management Industry as appointed by the Home Affairs Bureau of HKSAR Government, Member of Customer Advisory Committee of China Light and Power. He is qualified as a Registered Professional Building Surveyor, Chartered Builder and Fellow Member of HKIFM.

Abstract

New Paradigms in Managing Healthcare Facilities

Facility management is recognized as the process by which organizations integrate its people, place and process to serve its strategic objectives. As a professional discipline, facility management is in fact the science and art of managing this integrative process from operational to strategic levels for promoting the competitiveness of organizations.

SPEAKERS AND PAPER ABSTRACTS



Healthcare facilities are defined as places where people receive medical care which cover inpatient, outpatient facilities, acute general hospitals, rehabilitation, infirmary, hospice, palliative and extended care, and psychiatric hospitals. From operational perspectives, healing and therapeutic facilities are widely considered to be the most challenging, and a specialized discipline in the context of facility management: they are demanding, complex, and dynamic to design, construct, manage and maintain, particularly given the necessity to enable clinical services to continue uninterrupted so as to meet the aspiration and expectation of the community.

Indeed, the pace of rapid structural, operational and service change across both in public and private healthcare services, combined with an accelerated advancement in medical technologies, from inpatient to ambulatory care, from reaction to anticipation, from urgent care to primary care, has challenged the existing practice and paradigms in how health and patient care services are conceived, planned and rolled out.

In the face of the concerns over ageing population due mainly to the increase in life expectancy, driven by improvement in the prevention and treatment of disease, hospitals today strive to meet the service demand and be user-friendly, to focus more on the needs of the patients so as to shorten their length of stay. To meet the expectation of carers, every attempt has been made to provide them with a happy and healthy workspace to alleviate their working pressure.

The challenges in new paradigms in managing healthcare facilities are diversified and sophisticated.

In the presentation, a general review will be made about the key healthcare facility environmental concerns, from clinical facility to operational risk management in a healthcare setting, with particular regard to the evidence-based design, operation and maintenance, in a way to promulgate the standardization of professional services built on a common platform for strategic facility maintenance. An integrated review of healthcare facility planning, development and redevelopment with a focus on the elderly friendly design and features for wards, concerns over capacity enhancement in modernized facilities to achieve universal accessibility, safe engineering for environmental and energy management in the context of green initiatives in healthcare facilities will also be discussed. Finally the concluding remarks will be drawn to cover the emergence of various clinical and nonclinical challenges in the past decade.

SPEAKERS AND PAPER ABSTRACTS



Sr Prof James Kenneth PONG Kam Keung

BSc., PCEd., MSc (Property Investment), MCG (with Distinction), FHKIS, FRICS, FCIArb., F.PFM, MRTPI, C. Build E., RPS(BS), AP(S), Chartered Secretary, Certified Tax Advisor (HK), Barrister Executive Director and Company Secretary Sundart Holdings Limited

Biography

Though Prof PONG became a Fellow Member of the Hong Kong Institute of Surveyors (Building Surveying Division) in 2000, when he was well conversant with the orthodox building surveying skills and knowledge, he was not complacent with such achievement. With his diligence and insights, he keeps on exploring various avenues which can extend the competence and horizon of a building surveyor, like acting as: construction arbitrator; construction and water seepage expert witness; lecturer in teaching construction technology and environmental science; Authorized Person under the Buildings Ordinance Cap.123; project manager of redevelopment projects, construction law barrister; and environmental prosecutor. Other than delivering lectures to students at the Hong Kong University of Science & Technology on part-time basis, Prof PONG is currently the company secretary as well as an executive director of Sundart Holdings Limited, which comprises, inter alia, a building consultancy and project management subsidiary company and a prestigious hotel fitting-out subsidiary company, who can transform large bare building shells into opulent noble hotels of exquisiteness.

Abstract

Nostalgia for the Time Pursuing Building Surveying Studies

Prof PONG's impetus and drive to crisscross the horizons of various professional fields stemmed from the days when he was a building surveying undergraduate who had to study law, town planning, construction technology, structures, arbitration, building services, material science and environmental science as part and parcel of the academic training. Apparently, the vast domain of building surveying skill and knowledge intersects with those of other professions, like planner, lawyer and engineer. He was particularly inspired by quite a few lecturers who were doubly qualified at that time, like Mr. CK Wong who was a chartered town planner as well as a chartered surveyor, and Mr. Khuball who was a barrister as well as a chartered surveyor.

SPEAKERS AND PAPER ABSTRACTS



Prof PONG opines that if we building surveyors strive to assimilate the skills of other professions through academic studies and the relevant professional trainings, the purview of building surveyors' kingdom will be very extensive and its boundary will expand over the realms of other professions, and the resulting new hybrids will possess an extra competitive edge over and above a mere town planner, or arbitrator, or lawyer who does not possess the building surveying skills. He will therefore take the opportunity of this Building Surveyors Conference 2015 to appeal to all building surveyors to diversify and enlarge the landscape of building surveying professionalism beyond those orthodox skills so that we can take up a larger market share to sustain our membership growth and to further promote the building surveying profession in Hong Kong.

SPEAKERS AND PAPER ABSTRACTS



Sr Wallace LAI Pak Wei

MSc, BSc, MHKIS, MRICS, MCIQB, MCI Arb (Mediation), RPS(BS), AP(S)

Director

Fruit Design & Build Ltd

Biography

Sr Wallace LAI graduated from Hong Kong Polytechnic (now known as The Hong Kong Polytechnic University) with a degree of Bachelor of Science in Building Surveying in 1992, and obtained a degree of Master of Science with distinction in Construction and Real Estate from the Hong Kong Polytechnic University in 2012. Sr LAI also holds a Postgraduate Certificate in Building Engineering from HKU SPACE. Sr LAI is a member of The Hong Kong Institute of Surveyors, a member of the Royal Institution of Chartered Surveyors, a member of the Chartered Institute of Building, and a member of Chartered Institute of Arbitrators. Sr LAI is also an Authorized Person (List of Surveyors).

Sr LAI has over 22 years experiences in the construction industry in Hong Kong and PRC. He worked in different companies including developers, a property management company and an international retail company. He is now a director of Fruit Design & Build Ltd. and leads the Building Consultancy Department. Since March 2015, Sr LAI has been stationed overseas in Nepal for supervision of the “China aided Project of National Armed Police Force Academy in Nepal”. This is the first case of similar projects participated by Hong Kong building professionals.

Abstract

When Building Surveyors Work in Nepal

Nepal, which is well known for the Himalayas, is an Asian country different from Hong Kong with respect to various aspects such as culture, religion, language, climate, law, etc. Having received the professional training in HK, how can building surveyors apply their own expertise when working for the construction sector in Nepal? I am going to share with you some of my experiences and insights gained during the period when I stayed in Nepal for a construction project.

SPEAKERS AND PAPER ABSTRACTS



As building surveyors, we are specialized in managing projects regarding time, cost and quality during the construction stage. However, there are differences between the roles and duties of project managers and engineering consultants. Being building professionals, we should perform the obligations and provide our services according to relevant documents such as laws, standards and contracts. Therefore, as an essential step, it was important to define our position clearly in the project.

Another important consideration is how building surveyors may adopt and apply our professional skills in finishing the tasks. For the project, general arrangements were implemented. For internal management, team building and definition of roles and responsibilities were essential. Dealing with external parties, communication channels should be clear enough. Meetings were also necessary for review of progress and discussion of problems. These are examples of basic skills that building surveyors apply in managing projects.

However, the aided project is the first one in which building professionals were engaged for required services of a similar nature. Differences and new elements were expected by the client. Therefore, in addition to general arrangements, there should be something more to justify the value for our appointment. Professional conducts such as integrity and responsibilities have been followed strictly within the site team. Critical thinking has been used to analyze and resolve problems. Adherence to laws, standards and contract clauses has been emphasized within the site team and for other parties involved. Wherever applicable, experiences and good practices in HK have been used as examples. These measures have been found very useful in case of discrepancy identified in viewpoints and practices with parties/professionals coming from different backgrounds.

The application of our expertise and those good practices in HK is not limited by geographic boundaries. As a building surveyor, I believe that we can work anywhere around the world as long as there is someone in need of our professional services.

SPEAKERS AND PAPER ABSTRACTS



Sr Chris CHEUNG Chi Keung

*M.Sc (CPM), F.PFM, MRICS, MHKIS, MCIQB, RPS (BS), RPHM
Mall Operation Director
Sun Fook Kong Group*

Biography

Mr Chris Cheung graduated from the Hong Kong Polytechnic in 1988 and obtained his master degree in Construction Project Management from The University of Hong Kong in 1996. He possesses the qualifications of Chartered Building Surveyor, Chartered Construction Manager, Chartered Project Management Surveyor, Professional Facility Manager, Registered Professional Housing Manager as well as Registered Professional Surveyors (BS).

Chris started his career in building surveying discipline from MTRC since he graduated from Hong Kong Polytechnic. He joined Hong Kong Housing Society in 1993 and then moved to work for Land Development Corporation (now renamed as Urban Renewal Authority) in 1996. In 2001, he changed to work for Chinese Estates Holding in the Property Management field. He then joined Sino Estate Management Ltd as Centre General Manager in 2004. In 2008, Chris worked as General Manager of a Shopping Mall in Shenzhen for Pramerica (USA Fund Manager) and then joined Tesco Properties in 2010 as Mall Management Director of South China. In 2014, he joined Sun Fook Kong Group and has been working in China for this company as Mall Operation Director since then. Hence, he has over 27 years wide range of experience working for Semi-Government, Property Management Companies, Real Estate Developers and Funds in various aspect of building repair and maintenance; project management, building survey, alteration and addition, improvement, refurbishment, renovation, fitting out, facility & property management, estates and asset management, marketing, leasing, tenancy management, mall and business operations.

SPEAKERS AND PAPER ABSTRACTS



Abstract

Apart from Core Business, What Else Building Surveyors Can Do?

We may well aware that Professional Building Surveyors are employed both in private (developers, private companies and property consultancy firms etc.) and public sectors (government departments and quasi-government agencies). Professional Building Surveyors deliver complete building solutions to clients with their 9 core services *: -

- a) Project planning and design
- b) Project management and monitoring
- c) Project supervision
- d) Project revitalization
- e) Building management and maintenance
- f) Building measurements, surveys and fire insurance valuations
- g) Building safety and fire safety inspections and work supervision
- h) Facility management
- i) Dispute resolution

They also provide tailor-made services for employers engaging in building development. In private practice, Professional Building Surveyors involve in all stages of the development process from inception to completion with their major areas of specialization includes, but not limited to, the following : -

1. Survey of new/existing buildings
2. As Project Manager/Project Consultant participated in various stages of the development process from site acquisition, construction to completion of the buildings.
3. Planning and execution of the operation, upkeeping and improvement/upgrading of buildings
4. Mandatory Building Inspection Scheme
5. Mandatory Window Inspection Scheme
6. Property and Facility Management
7. Water seepage investigation
8. Expert Witness

SPEAKERS AND PAPER ABSTRACTS



With the rapid change of technology and business environment nowadays, Building Surveyors always face a lot of new challenges and need to contribute their expertise in other new areas. I would like to share with you my experience as a Professional Building Surveyor in the complex development projects which includes mixed development of shopping mall, residential buildings, service apartments and city bus terminal and MTR from design stage up to building completion as well as subsequent operation and management.

The experience sharing covers Property asset management, operation, leasing, marketing, finance and cash flow control etc. in the pre-opening stage of the mall development and the post-opening stage in China and Hong Kong apart from Building Surveying core business. Illustrations on various problems faced by means of case studies and how we as professional building surveyors can contribute to make the whole development a successful one will also be discussed. By this sharing session, you may appreciate how Professional Building Surveyors, with their building knowledge and core services capability, can contribute to the successful running of a property development.

SPEAKERS AND PAPER ABSTRACTS



Sr Dr Lesly LAM Lik Shan

*DBA(UniSA), MSc(UCL), BSc(Hons), FHKIS, MRICS, MInstCES,
MbSHK, Authorized Land Surveyor
Chairman of Real Estate Research Committee
Y. Elites*

Biography

Sr Dr Lesly LAM received a Bachelor of Science in Surveying and Geo-Informatics from the Hong Kong Polytechnic University, Hong Kong. He holds a Master of Science from the University College London, United Kingdom. Last year, Lesly successfully obtained a Doctor of Business Administration from the University of South Australia, Australia, where his research topic focused on knowledge management in Public Private Partnership projects.

Lesly has been actively involved in the activities of the survey profession for over 15 years. Previous and current positions include:-

- HKIS Honorary Secretary (2007 - 2008)
- HKIS Honorary Treasurer (2008 - 2010)
- Chairman of the HKIS Land Surveying Division
- Convener of the HKPASEA Environmental and Infrastructure Committee
- Chairman of the Y.Elites Real Estate Research Committee
- Founding President of LEAPS

Lesly was presented the “Young Surveyors Award” in 2009 by the HKIS.

Lesly had served in the Hong Kong Government for nearly 15 years. During his tenure as a civil servant, he spent most of his time in the Lands Department and Civil Engineering and Development Department. He handled different scopes of works concerning land boundary, geographical information system, land reclamation, construction and maintenance of harbour front infrastructure, etc.

SPEAKERS AND PAPER ABSTRACTS



He has taken up a post in a renowned property development company where he assists them with the implementation of their globalization strategy. Lesly's success can be seen by his frequent appearance in the real estate development industry and his contributions to the industry have outperformed many professionals among the younger generation.

Abstract

Cultivation of Meta-geometric Abilities in Professional Institute

A. Encourage Eagerness to Serve the Community by promoting Three Power Drivers

(a) Power Driver 1 - Personal Advancement

Surveyors play an important role for the community and economic future of Hong Kong. Every type of surveyor is able to promote sustainable efforts in both public and private sectors for the greater community, leading to a wide recognition by all walks of life. With this mindset as a power driver, we should cultivate determination to make every endeavor to promote the surveying profession, which eventually will benefit our society, including myself. Most importantly, this mindset should be promoted to our successors and younger generation seamlessly. From being at the committees of professional bodies to being involved in various community services, we can try to strive for excellence in carrying out the mission for Hong Kong. As a surveying professional, we should have a passion for participation in various affairs related to the Hong Kong community. Growing with the society, I see serving the community as the palpable step in the advancement of survey profession.

(b) Power Driver 2 - Sense of Pride in being a Hong Kong Citizen

Synergy should be created in the society to facilitate for people to come together and get ready for significant roles in the future. It is an indispensable empowering factor for every surveyor to keep striving hard to make greater progress in the community. Bearing such vision and passion enhance one's personal development progress in an effective manner. The society actually gives us many precious opportunities to pursue advancement on our own initiatives. We thus should have a strong sense of pride in being a Hong Kong citizen. Instead of having any feelings of grievance, it alternatively gives us a driven power to work even harder to enhance the sense of community belonging.



(c) Power Driver 3 - Friends in the Society

Friends are our truest treasures. Various organisations in the community provide a stable platform for members to meet many good friends with the same vision and passion towards our society. Like armour, good friends make us almost invincible in facing various challenges and difficulties. Because of the steadfastness, we can provide each other with a driven power to work for the community and to gain personal advancement. Good friends are capable of warding off those overlooking risks along our path on personal development.

B. Promote Adaptive Thoughts - Changes create Demands

In both public and private sectors, changes are inevitable to our country, city and society. In terms of geographical origins, business needs and clients' expectations, we face the ever-increasing demands from a wide spectrum of backgrounds:-

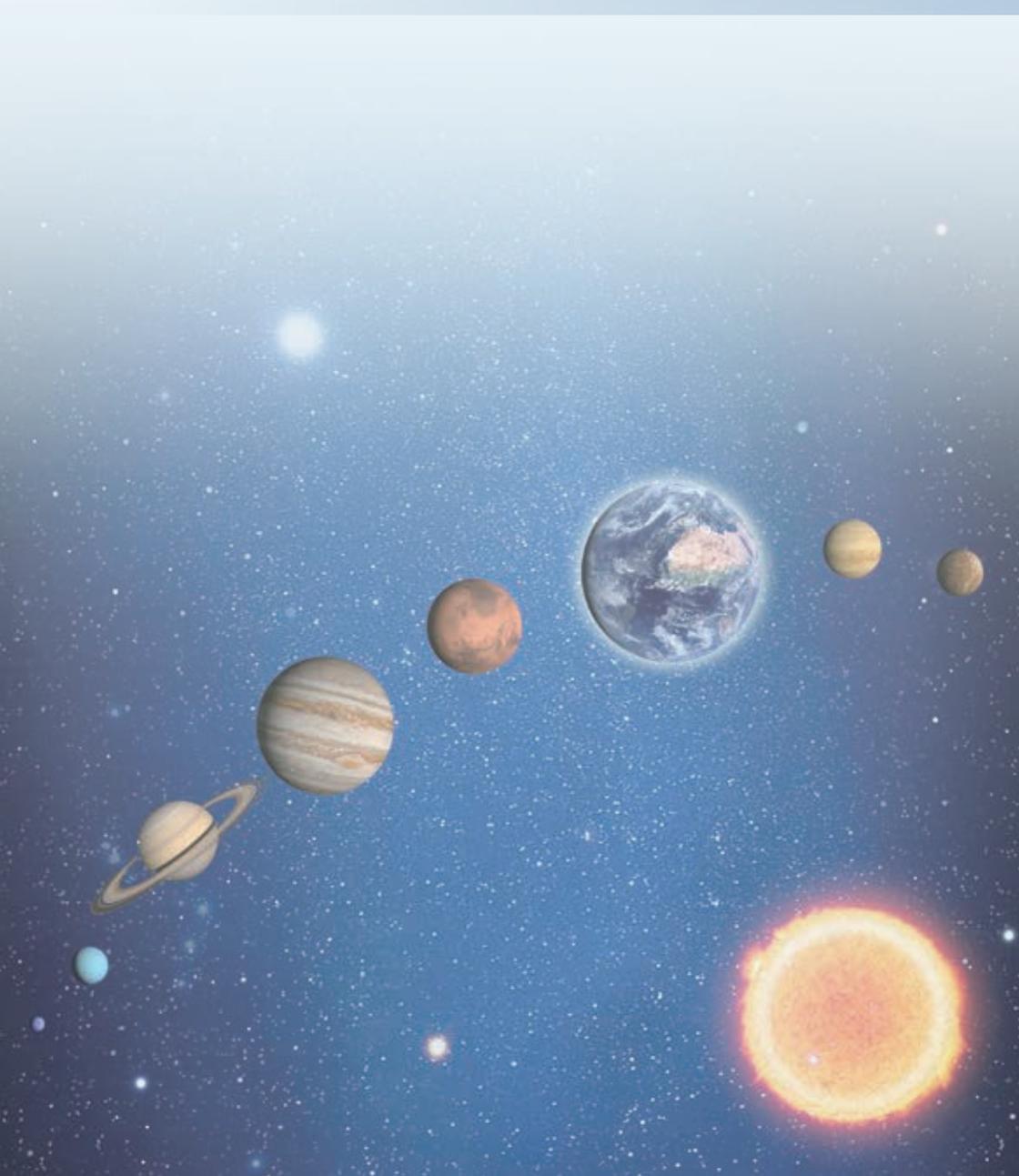
- (a) Demands from Wider Geographical Regions;
- (b) Demands from a Wider Service Spectrum;
- (c) Demands for Multidimensional Career Development.

To cope with the changes, thoughts and opinions on the sustainable development of Hong Kong should be assembled from both fellow and young members of the public. To address the concerns in the community and to reflect our views on Government policies related to the society, the Government can set up a knowledge sharing platform proactively via district activities. A set of strategic plans should be worked out.

When it comes to the marginalisation of Hong Kong we should have an advice on our mind. We should work as a team, rather than a collection of individuals, to explore new markets. Our strength can be mobilized in respond to those changes.

To some extent, professional bodies can be the miniature of Hong Kong. Since the commencement of my term of office in the Hong Kong Institute of Surveyors, I have recognised the significance of coherence by coordinating a very strong team of professionals, so as to create the sense of pride by organising more remarkable events for the profession. It should also be our determination to elaborate this successful experience to the society.

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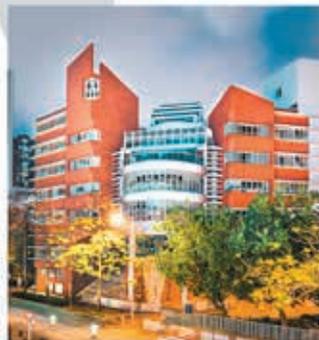
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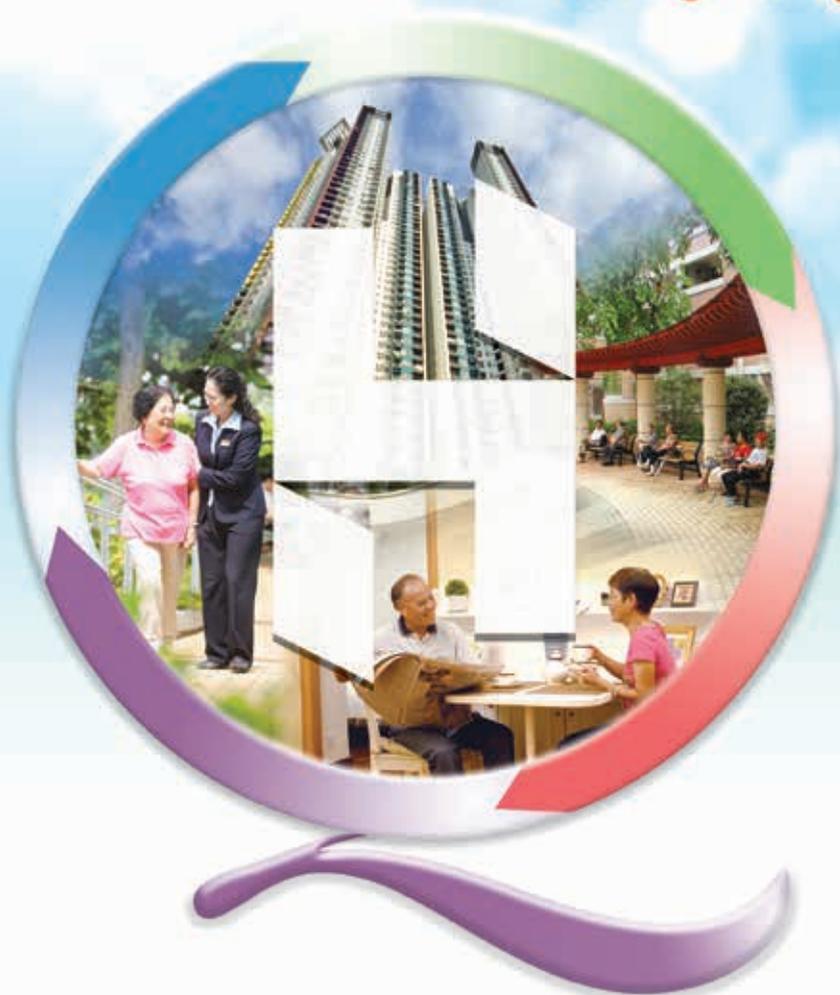


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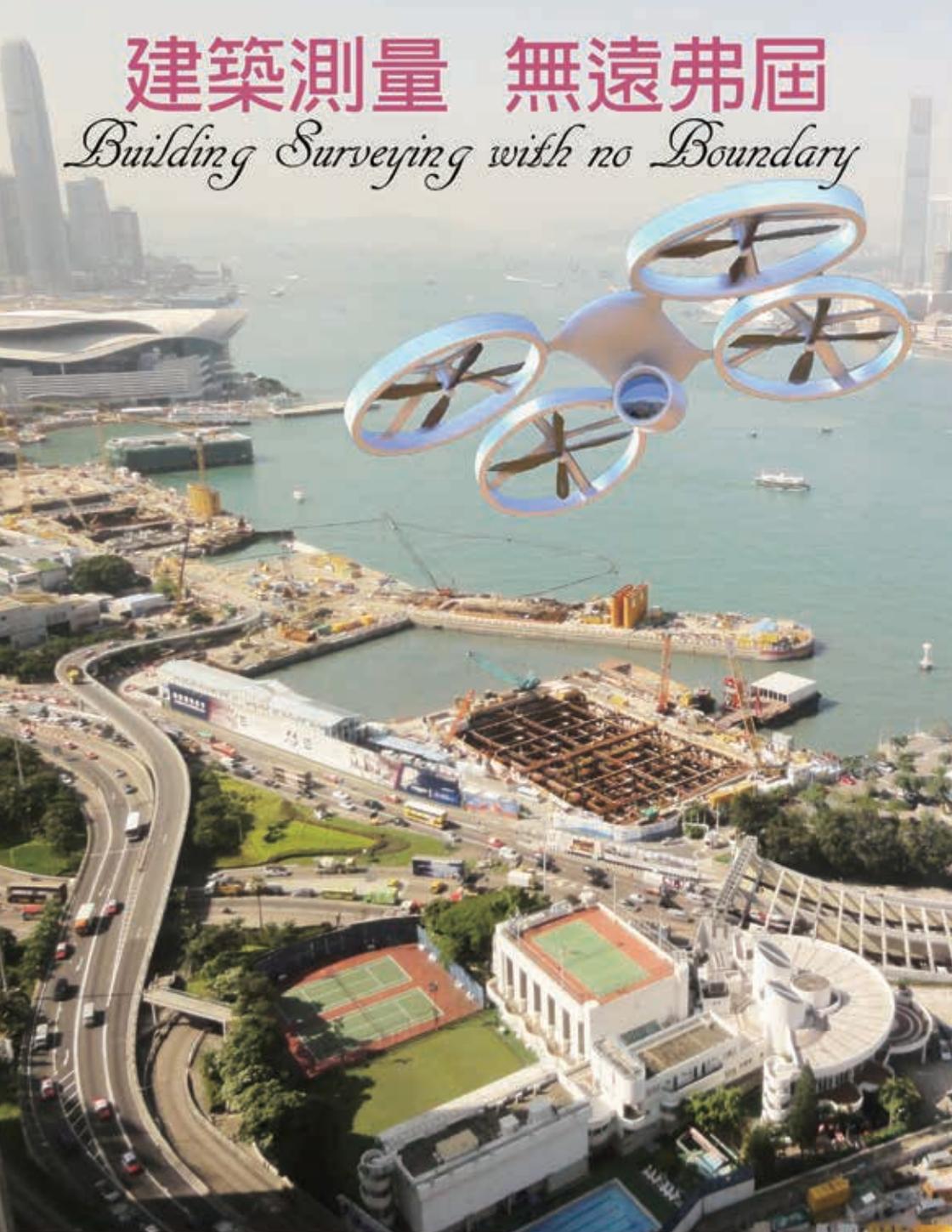
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ABOUT HKIS

The Hong Kong Institute of Surveyors ('HKIS' or 'the Institute') was founded in April 1984 and had 85 founder members. The Institute was statutorily incorporated by virtue of the Hong Kong Institute of Surveyors Ordinance in January 1990 (Cap. 1148). In July 1991, there was also passed the Surveyors Registration Ordinance (Cap. 417) to set up a Registration Board to administer the registration of surveyors.

The Hong Kong Institute of Surveyors is the only professional organization representing the surveying profession in Hong Kong. The Institute strives to maintain a high professional standard and requirements amongst members including setting standards for professional services and performance, establishing codes of ethics, and determining requirements for admission as professional surveyors. The Institute imposes a mandatory requirement for all members to upgrade skills through continuing professional development.

As a reputable and responsible professional body of surveyors, the Institute has always maintained vigorous assessment standards for entry to the profession and has also maintained high professional and ethical standards of member surveyors, through the various codes of professional practices, the code of ethics, and continuing professional development. The Institute has taken on an important and responsive consultative role in government policy making particularly on issues affecting land, property and construction. The Institute plays an important role from time to time in giving advice to the Government on issues such as unauthorized building works, building safety campaign, problems of property management, town planning and development strategies, construction quality and housing problems.

The HKIS membership has now grown to over 9,000. As at 31 August 2015, there are 6,100 Corporate Members consisting of Fellows and Members - distinguished by the initials FHKIS and MHKIS; 74 Associate Members - distinguished by the initials AMHKIS; and 3,034 training grade members.

To qualify as a corporate member of the Institute, surveyors must possess a recognized academic degree or similar qualification, followed by a minimum of 2 years supervised professional experience within strict guidelines, followed by an Assessment of Professional Competence (APC).



ABOUT HKIS

The title “Surveyor” embraces a number of disciplines involved with land and its development with land and buildings, covering an extremely wide scope. Some surveyors work in private practices and others may work for a landowner, developer, building contractor or government departments and related bodies.

The Institute consists of six divisions:

1. Building Surveying Division
2. General Practice Division
3. Planning and Development Division
4. Quantity Surveying Division
5. Land Surveying Division
6. Property and Facility Management Division

A land surveyor measures and records the shape and position of the land, defines the boundary and sets out the legal boundaries of the sites. A general practice surveyor advises on the best use of the land, assesses the feasibility and viability of the proposed development project as well as the valuation, marketing, sale, leasing and management of completed developments. A planning and development surveyor further advises on the possible change of zoning, the likely environmental impacts and makes suggestions on preliminary development contents. A quantity surveyor is concerned with the building contractual arrangements and cost control, and will evaluate the likely cost of the development project and advise on the most suitable kind of contract for the project. A building surveyor is involved in the project management of building development proposal, holistic maintenance management of building and overall control of private buildings under relevant legislation. A property and facility management surveyor provides a comprehensive range of services in real estate management.

ABOUT HKIS

The Institute has established and continues to expand its presence in the international scene through participation in various international platforms as well as reciprocity relationships with other national surveying bodies and through membership in relevant world bodies and international organisations in order to maintain its professional edge at international level. The Institute is one of the 3 founding members, apart from the Singapore Institute of Surveyors and the Institution of Surveyors, Malaysia, of the Surveyors' Alliance Asia which was inaugurated in November 2004. The Institute has reciprocal agreements with:

- The Australian Property Institute (API)
- New Zealand Property Institute (NZPI)
- Singapore Institute of Surveyors and Valuers (SISV)
- The Australian Institute of Quantity Surveyors (AIQS)
- New Zealand Institute of Quantity Surveyors Incorporated (NZIQS)
- China Institute of Real Estate Appraisers (CIREA)
- China Engineering Cost Association (CECA)
- China Association of Engineering Consultants (CAEC)
- The Building Surveyor's Institute of Japan (BSIJ)
- Canadian Institute of Quantity Surveyors (CIQS)
- Chartered Institution of Civil Engineering Surveyors (ICES)

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



ABOUT BSD

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.). 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.



ABOUT BSD

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.

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