



Building Surveying Division
Sr Kenny Tse BSD Council Chairman

HKIS BIM Conference

On 30 November, I was invited by the Chairman of the HKIS BIM Committee, Sr YY Yip, as one of the guest speakers for the HKIS BIM Conference 2018. The conference's theme was "The Dream Role of Surveyors in BIM for Land Development, Construction and Property Life Cycle". On behalf of the BSD, my shared topic was "BIM: Beyond Design and Project Management". With the Government's promotion and adoption of BIM technology in capital works projects valued at over HK\$30 million, as well as the electronic building plan submission, which will be implemented by the Buildings Department soon, building surveyors should be well-equipped and familiar with the use of BIM and other new technologies in their design, project management, and building maintenance work.

My presentation generally compared the traditional and future workflow of surveyors with BIM support, the concepts of big data management, digitisation, cloud hubs, smart cities and artificial intelligence, etc, and showed how such new technologies can help enhance the efficiency and accuracy of surveyors' day-to-day professional work. Other divisional representatives also shared their expertise on BIM. We hope all participants found this conference enlightening.



HKIS Luncheon with the Home Affairs Department

Some HKIS representatives and I joined a luncheon with representatives of the Home Affairs Department on 5 December. Since the public consultation on the licencing regime of property services was in progress, we shared a lot of views on it during this meeting. Concerning the bid-rigging problems in the building maintenance industry, I reiterated that the BSD's proposal to set up a Building Repair and Maintenance Authority (BRMA) should be the most effective solution for regulating such a malpractice, while the URA's Building Rehabilitation Platform should be regarded as a pioneering scheme of the BRMA. I also briefed everyone on the BSD's new proposal to set up a Building Affairs Expert Determination system to tackle disputes over water seepage, unauthorised building works, etc.

HKIS Luncheon with the Secretary for Development

On 6 December, we joined another HKIS luncheon with the Secretary for Development. We had a fruitful discussion on various topics such as Lantau development and other issues related to the building industry and surveying profession. I particularly stressed the maintenance problems of those curtain wall designs that are common in high-rise residential buildings due to GFA concessions. Incidents of glass panels breaking during typhoons and the water seepage problems of curtain walls are "time bombs" which have great impact to our works in building inspection and maintenance. The BSD will vigorously follow up on this issue with the relevant government departments and its counterparts in other industries.

Symposium on Innovation

On 6 December, I attended the Symposium on Innovation organised by the Architectural Services Department. The Symposium was held at Tai Kwun's JC Cube. The guest speakers from various organisations shared a lot of valuable insights into and knowledge of building innovations. HKIS President Sr Dick Kwok was an invited speaker who discussed building innovation from a surveyor's perspective and new technologies that have already been adopted by surveyors in their professional work.

我很榮幸獲得統籌委員會邀請，於 11 月 30 日的學會 BIM 研討會中代表 BSD 發言，分享 BIM 於建築測量師日常在項目設計和管理上的應用。在大數據的應用、雲端技術普及、智能城市及人工智能等新科技冒起的前題下，我的分享環繞科技怎樣改變了傳統的工作流程，並進一步改善了我們今天的工作效率和準確性。隨着政府帶頭，規定造價三千萬以上的建造項目務必納入 BIM 技術，以及屋宇署快將推行的電子入則計劃，我們終於看到面世已久的 BIM 於香港普及化的曙光。各位務必多加留意！

物業管理業監管局現正就物業管理公司及物業管理人發牌制度進行公眾諮詢，並於民政事務總署 12 月 5 日的午餐會成為熱話。同場，我們把握機會宣傳 BSD 一直提倡成立的《樓宇維修工程監管局》(BRMA) 為切實對抗圍標的方案。市建局正在推行樓宇復修策略研究，可見將來的樓宇復修資訊平台亦可作為 BRMA 的先導。

於 12 月 6 日與發展局局長與學會的午餐會上，我們就大嶼山發展及其他土地議題進行了非常豐富的討論。為了得到可建樓面積上最大的得益，住宅高樓大廈近年廣泛使用玻璃幕牆。有見近月颱風帶來的破壞，BSD 藉此提出我們對此都市計時炸彈的憂慮。我們亦以此為 BSD 來年重點跟進項目之一。

建築署於 12 月 6 日在大館舉辦了一場以「創新」為題的研討會。各個專業學會及組織代表均發表了各自於建築上的應用到的創新技術，當中包括學會會長就測量師應用創新科技的分享。