



Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Debriefing and Sharing of the HKCSS Community Housing Movement (CHM)

The BSD's Building Surveying Volunteer Team (BSVT) completed a meaningful task last year by delivering preliminary inspection services to around 100 domestic flats for the Community Housing Movement (CHM) Project organised by the Hong Kong Council of Social Services (HKCSS). On 18 September, the BSD held a debriefing and sharing session for all volunteers. I was glad to have Mr Charles HO Chun Kit, the CHM Project Director, join this debriefing session to share with us his ideas, the difficulties of implementing the project, and the task of matching tenants to flats.

Charles also briefed the volunteers on the project's interim results and future plans. They learnt that over 220 flats were decorated to accept over 600 tenants. I am proud of our volunteers for donating their professional skills to this project, which serves and connects society's neediest members.

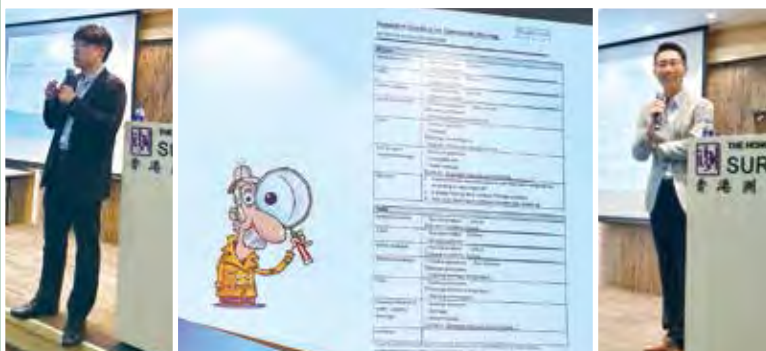
The BSD's Honorary Secretary, Sr Peter Dy, who also coordinates the BSVT, also shared with the volunteers some memorable moments and interesting findings during the course of its inspections. After the debriefing, I presented certificates of appreciation to all volunteers to acknowledge their kind contributions. My heartfelt thanks go to all core members, team leaders, and volunteers for their invaluable inputs!



Updates and Experience-Sharing on AP(S) Practice Issues

On 27 September, Sr Arthur Cheung, Sr Vincent Ho, and I held a CPD event to deliver updates and share experiences on authorised person practice issues. We also invited a Buildings Department (BD) representative to present the details of the electronic form submission and authorised person registration systems. He announced that there were only 232 surveyors on the authorised person register, which was low compared to the 1,216 architects listed. This also meant that only 17% of the Institute's professional members have qualified to be authorised persons. Hence, I encourage more building surveyors who qualify to apply to be listed on the register, so as to meet market demand.

After that, we shared the latest updates on MiC, a new JPN concerning building height restrictions, the Code of Practice on Design for Safety – External Maintenance, BIM submissions, APSEC updates, draft papers from the BD, etc. The subsequent Q&A session featured interactive exchanges. The BSD encourages members to share their AP practice-related problems and make enquiries at BSDForum2018@gmail.com. Its APSEC convener, Sr Arthur Cheung, will consolidate the issues and discuss them during the APSEC discussion forum that the BD regularly conducts.





Seminar for Estate Agent Authority (EAA)

On 28 September, I was invited by the EAA to deliver a talk to its members. My topic concerned problems with unauthorised building works (UBWs) that estate agents, property owners, and tenants should heed. The EAA also invited lawyers and bankers to share their professional knowledge of and experiences with legal issues, insurance coverage, and mortgages. The talk received positive feedback from the floor, which had many questions about the statutory requirements of open kitchens, rooftop structures, internal staircases, and building orders, as well as the impact of UBWs on mortgages, insurance, etc. I also took the chance to introduce the BSD's proposal to conduct pre-acquisition surveys of second-hand domestic flats and how this helps prospective property buyers and improves building safety.



CPD for Fire Engineering Design on "Tai Kwun"

On 10 September, the BSD held a CPD on the topic of Fire Engineering Design on Tai Kwun. It invited Ir Anny Ip, Associate Director of Ove Arup who has been involved in this challenging project since 2007, to deliver a fruitful presentation to members.

Tai Kwun is currently the largest remaining compound of historic buildings and represents the earliest examples of law and order in Hong Kong. By using a fire engineering approach, Ove Arup proposed practical improvement measures to achieve acceptable fire safety standards in the buildings that successfully overcame the challenges of non-compliant fire safety issues such as too-narrow and unprotected exit staircases, the non-provision of required downstands surrounding floor voids, etc. After this CPD event, I believe all attendees gained a lot of practical knowledge to apply to their fire engineering designs for adaptive re-use.



Briefing Session on PNAP APP-161 and PNAP ADV-36 for Modular Integrated Construction (MiC)

In order to promote the wider use of MiC, the BD has issued PNAP APP-161 and PNAP ADV-36 regarding the granting of GFA concessions and their implementation details. A briefing session was held on 16 September for building professionals and industry stakeholders. This event was very informative and the BD speaker clearly conveyed the details of the PNAPs, which included, but were not limited to, the criteria and benefits of MiC, GFA concession conditions, timelines, pre-submission enquiry services, pre-acceptance mechanisms of MiC systems or prototypes, quality supervision, etc. Since MiC is a new trend in the building industry for promoting sustainability, site safety, and efficient and better quality control, building surveyors should familiarise themselves with it. The BSD has already jointly set up a task force with the QSD on MiC to prepare some guidelines and best practices, as well as arrange CPD events and site visits to MiC projects for members in the near future.

Pilot MiC Projects in Hong Kong

HKCSS Nam Cheong Street Transitional Housing Project MiC Type: Steel No. of Block: 1 No. of Storey: 4 No. of Modules: Approximate 70 Size of Unit: About 20 m ² per unit	
Student Residence at Wong Chuk Hang for the University of Hong Kong MiC Type: Steel No. of Block: 2 No. of Storey: 17 No. of Modules: Approximate 800 Size of Unit: About 6.5 m ² per unit	

Luncheon with the Construction Industry Council (CIC)

On 26 September, Sr Daniel Hui and I represented the HKIS at a luncheon with some CIC members, committee members, and other institutional representatives to discuss the latest developments in site safety and quality control in the construction industry. During the luncheon, the CIC introduced a newly-established Safety Experience Training Centre located at the HKIC Kwai Chung Campus. The Centre is about 3,000 square feet in size and equipped with various facilities for simulating real work environments in a virtual reality setting. It features eight different training zones that deal with common accident types in the construction industry such as working at great heights, lifting and rigging plants, etc. Members can patronise the centre to receive safety training.



HKIS Annual Conference 2019

The HKIS invited me to moderate a morning session of its Annual Conference 2019 at the JW Marriott Hong Kong on 21 September. The conference's theme this year was "Innovation: Revitalising Construction". The morning session's topics included PPVC in Singapore, common spatial data infrastructure, 3D digital mapping, and building design for safe external maintenance, all of which are currently hot topics in the industry. I was glad to witness an interactive Q&A session afterwards.



Create Your District 2019: First Screening of 3D Models and the Multimedia Category

There was an open competition to build 3D models and multimedia presentations for the Create Your District (CYD) 2019 event, which is an HKIS 35th anniversary event specially designed for secondary school students. The selected district for CYD 2019 was Tsim Sha Tsui. As a juror for this competition, I joined the first screening of entries at the HKIS's head office on 25 September. I was surprised by the high quality and creativity of the submitted 3D models, videos, and story maps. Most entries reflected real life problems with suggested solutions to better develop Tsim Sha Tsui and how surveyors can play a role in this. A jury assessment of the selected entries will be held on 12 October 2019.



HKIS 35th Anniversary Run: Runderful Pro

The HKIS 35th Anniversary Run, Runderful Pro, was successfully held at the Science Park on 15 September. This was the first running event organised by the HKIS and it attracted over 700 runners. Heavy rain dampened the event at first, but the weather then turned sunny. I sounded the starting horn with other HKIS representatives for the 10km competition at 8:30 am. I also joined this race and achieved a personal best of 0:58:02. After the competition, I presented prizes to the winners of the HKIS Membership Cup – Men and Female Group of the Building Surveying Divisions. I was happy to learn that the overall champion was a male BSD member whose official time was a super-fast 0:40:16!





我渡過了一個繁忙的9月，在此向大家分享我的充實日程。

建築測量義工隊在去年出動，為香港社會服務聯會（社聯）的社會房屋共享計劃提供初步勘察服務，合共檢查超過100個住宅單位。本組在9月18日在學會舉辦了匯報分享會，邀請各義工出席，並由社聯代表簡報計劃進展及由本組統籌李偉峰測量師總結。該計劃暫時在市場已提供合共超過220個單位予合資格人士入住。十分感激各義工的參與和支持！

本組在9月10日舉行了大館消防工程設計的持續進修課程，由奧雅納的葉工程師主講分享該項目的消防工程詳細設計考慮及挑戰，各參與會員均獲益良多。

張文滔測量師、何鉅業測量師和我在9月27日舉行了認可人士工作資訊更新分享會。我們除了向會員分享已更新及草擬的法例外，還鼓勵更多建築測量專業會員申請註冊成為認可人士，以迎合市場需求。

我接受了地產代理監管局的邀請，為其講座「改建有風險、租買要留神」作嘉賓。我和其他出席嘉賓包括律師及樓宇按揭從業員，分析了單位改建和違例建築物對業主及買家的影響，也順帶推廣了本組早前建議在二手住宅物業買賣前，聘用專家撰寫堪察報告的重要性。

9月16日屋宇署舉辦了組裝合成建築法相關的作業備考簡介會，講述組裝合成建築法的設計、圖則批准要求及流程等。

我和許華倫測量師在9月26日參加了建造業議會的午宴聚會，席間交換了工地安全的最新資訊及科技。建造業議會還介紹了設立在葵涌的「安全體驗訓練中心」，會員有空可到該中心參觀。

除了上述活動外，我也被學會邀請在9月21日舉行的週年研討會中擔任答問環節主持人，在9月25日擔任「構建你想尖沙咀地區發展創作比賽」評判。但最興奮莫過於參加了學會首次舉辦的跑步活動「樂跑專業」，還在十公里賽事中突破了自己的最佳成績呢！

