



Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Building Surveyors Conference 2019

On 11 November, the BSD held the Building Surveyors Conference 2019 in the Kerry Hotel's Hung Hom Ballroom. To mark the HKIS's 35th Anniversary, the theme of this year's conference was "Evolving with High Tech, Starting with BS". Thanks go to all guests, speakers, and the 242 participants who braved the traffic to attend the conference. The BSD was especially privileged to have Ir WAI Chi-sing, GBS, JP, FHKEng, as its Guest of Honour and to give the keynote speech. This year's conference aimed to explore the potential application of technology, especially information and communication technologies (ICT), to the building surveying practice. The BSD was very honoured to have speakers from different backgrounds come lead discussions on innovative technologies such as artificial intelligence and robotics, smart buildings, the internet of things (IoT), drones, etc, and their impacts on building surveying. All participants found the topics practical and informative because they gave them new insights into future developments in Hong Kong's building surveying industry.

Similar to past years, the Conference has served as a pioneering platform for industry experts, practitioners, and academics to gather and exchange their evolving experiences with technological advances. Undoubtedly, this event also benefits certain parties in their quests to discover new insights and innovative ideas, as well as explore potential collaborative opportunities across different fields. Building surveyors have always been ready to move with the times. Given Hong Kong's status quo, there is an acute demand for a sustainable built environment and high-quality infrastructure projects. Building surveyors are equipped to keep pace with the latest technological developments, while adopting productive and transcendent approaches accordingly.

I want to extend my heartfelt gratitude to every speaker, sponsor, and moderator at the

Conference. I also extend my sincere thanks to the Chairman of the Organising Committee, Sr Peter Dy, and its members for their hard work in making the Building Surveyors Conference 2019 a tremendous success.



Building Surveying Division Chairman's Report for 2018-2019

Over the last 12 months, I was delighted to have the full support of Council members, co-opted members, and others in overseeing Council matters and organising promotional, educational, and knowledge-sharing events. Below is a summary of my report.

1. Membership

Compared to 2018, there has been an increase of 47 Corporate Members (+3.5%) and 72 Probationers (+9.7%), but a decrease of 1 Associate Member (-33.3%). The net membership gain so far in 2019, excluding Student Members, is 118 (+5.6%).

BSD Membership Statistics (as at 15 November 2019)

Year	Corporate Members		Associate Member	Probationer	Student	Total	Total (Excluding Students)
	Fellow	Member					
2015	101	1,103	0	778	86	2,068	1,982
2016	103	1,132	2	686	83	2,006	1,923
2017	107	1,178	2	672	110	2,069	1,959
2018	106	1,235	3	746	202	2,292	2,090
2019	107	1,281	2	818	214	2,422	2,208

The BSD has noticed that the number of surveying students who selected building surveying as their main practice has significantly increased and ranks as the second largest group of students in any division (QSD: 338; BSD: 214; GPD: 174; LSD: 38; PDD: 27; PFMD: 15). However, it should allocate more resources, including additional training sessions and the reduction of final assessment waiting times, to promote its probationers to corporate members.

2. Professional Development

(a) Assessment of Professional Competence (APC)

Taking into account the significant increase in the number of candidates joining the Building Surveying APC this year, the BSD conducted two Practical Tasks on 18 May and 9 November, which attracted 45 and 122 candidates, respectively. The number of APC assessors for both events totaled 148 (62 in May and 123 in November). For the Final Assessment, 48 assessment panels were formed to assess 122 candidates. A large backlog of final assessment applications was pending for interviews, which some candidates waited over six months to attend. More final assessment days/weeks should be arranged, whilst additional assessors should be recruited for the final assessment, so as to clear the backlog.

(b) Continuing Professional Development (CPD)

Twenty CPD events were organised to cover a diverse scope of professional knowledge/practices. Total CPD registration, as at 15 November, was 1,990.

(c) Research

- [Professional Guide to Building Inspections – Post-1980 Residential and Composite Buildings in Hong Kong](#)

A consultant conducted a study titled, Professional Guide to Building Inspections – Post-1980 Residential and Composite Buildings in Hong Kong, and is proceeding to its final stage. Questionnaires will be issued to practitioners for collecting data and views from

industry insiders. The target delivery period is Q2 2020.

- [Research on the Differences of Legislation in Relation to Building Maintenance in the Greater Bay Area](#)

The Guangdong Province Association of Engineering Consultants (GPAEC 廣東省建設監理協會) invited the BSD to participate in a study on the differences in legislation related to building maintenance in the Greater Bay Area. Unlike Hong Kong, most of China's older buildings lack a concept of planned maintenance and systematic approach for preserving a building's physical condition. To tackle such a potential public risk, the said research has gained the full support of the Guangdong Government for the sake of promoting building safety in the Greater Bay Area's older districts. In view of the well-developed legislation and system of building safety and maintenance in Hong Kong, the GPEAC has worked with the BSD to find ways to make use of the latter's experience in and professional knowledge of building repairs and maintenance in Hong Kong.

Given the new measures for Hong Kong professionals who work in the Greater Bay Area, the building maintenance market should be a major growth area for building surveyors in the future. The study was completed and will be published soon. The BSD shall inform members once it's available.

- [Benchmarking and Evaluating Building Control Systems in Hong Kong and Asia Pacific Cities](#)

The BSD will carry out a study titled, "Benchmarking and Evaluating Building Control Systems in Hong Kong and Asia Pacific Cities," starting in Q1 2020. Building control is one of the three mainstream building surveying disciplines. Since a high proportion of BSD members work in building control-related projects, the proposed study should be highly relevant and potentially beneficial to the BSD when it comes to formulating strategies to address stakeholder and general public concerns and provide research evidence for lobbying the Government to enhance building

control performance. The effectiveness, efficiency, and quality of building control has been inadequately measured and evaluated, leaving a gap to be filled by a comprehensive study to review, evaluate, and reform the current regulatory system. The study will also help determine the manpower concerns for building control. Identifying problems within the regulatory system (e.g. shifting from a prescriptive to performance-based approach, deregulating and privatising the building control system, implementing a minor works control regime, etc) are important issues that need to be extended by virtue of this study's findings.

(d) Registered Fire Engineer (RFE) Scheme

The Security Bureau agreed that building surveyors who possess specific qualifications and years of experience are qualified to register as RFEs under the Ordinance. LegCo passed the relevant bill on 1 March 2017. In this regard, the BSD's Fire Safety Expert Panel will follow up with the Security Bureau on drafting regulations that focus on the formation of a registration committee and the RFE qualification details. The Fire Safety Expert Panel will closely monitor this development. In addition, the BSD will arrange more fire engineering-related CPD events and courses for updating and enriching members' knowledge in this field. A CPD for the fire engineering design of Tai Kwun was held on 10 September, which received positive feedback from participants.

(e) 2nd Mutual Recognition Agreement with the China Association of Engineering Consultants (CAEC)

In 2006, the BSD signed a mutual recognition agreement with the CAEC. Over 200 BS professional members have obtained a CAEC qualification after completing a short training course and passing a written examination and an interview in Shenzhen. With more opportunities to work in the Greater Bay Area and One Belt, One Road scheme, together with new measures proposed by China to help Hong Kong's professional sectors extend the mutual qualification recognitions and explore job opportunities in the Greater Bay Area, the BSD's China Liaison Group proposed signing a second

mutual recognition agreement with the CAEC. It submitted a letter with a draft agreement to the CAEC on 15 November and will visit CAEC headquarters in Beijing in December 2019. The BSD will closely monitor this deal with the CAEC and its relevant counterparts.

(f) Updates and Experience-Sharing on the Authorised Person (AP) Practice

On 27 September, the BSD organised a forum for updates and experience-sharing on authorised person practices. Among the topics discussed were:

- The logistics of the APSEC discussion forum and some key items raised during the 2018 and 2019 forums
- The latest developments in Buildings Ordinance-related issues and PNAP such as building plan submissions in building information modelling (BIM), electronic form submissions, and the Authorised Person registration system
- The Code of Practice on Design for Safety – External Maintenance
- A review of barrier-free access (BFA)
- Modular integrated construction (MiC)
- Streamlining development controls

The BSD will arrange similar forums in the future and encourage members to apply to the AP list of registers.

3. Education

(a) Outreach to Students

Talks promoting the BS profession were conducted throughout the year for secondary and university students.

(b) Building Surveying Scholarship

The 2019 Building Surveying Scholarship award presentation ceremony was held on 21 February. Five building surveying scholarship winners and six APC scholarship winners were presented with their awards and diplomas during this event.

For the 2020 Scholarship, 32 nominations

were received and screening and assessment exercises are scheduled for December 2019. Applicants will be required to present their submissions, which are all titled, "Alternative Solutions for the Urban Decay in Hong Kong". The award presentation should occur before Chinese New Year 2020.

(c) Revised Rules and Guides and New Assessment Mode of the Practical Task

The rules and guides of the APC and mode of the Practical Task have been refined and updated to meet the needs of the building industry and advanced technologies. Under the new assessment mode, candidates can use electronic devices, such as an aide-memoire, and prepare handouts to present their findings and design proposals to the assessors. The new mode worked well during the May and November Practical Tasks and the DEC will constantly review its effectiveness.

4. Promotion and Publicity

(a) Media

There has been increased exposure of building surveyors in the media concerning:

• Building design	• The industrial revitalisation scheme
• Fire safety	• Curtain wall designs
• Building safety	• Building revitalisation
• Flat inspections	• Opinions of the 2019 Policy Address
• Subdivided flats in industrial buildings	• Setting up a Building Affairs Expert Determination Centre
• Bid rigging	• Pre-acquisition surveys of second-hand domestic premises, etc
• Typhoon impacts	

The dedicated efforts of spokespersons and veteran surveyors on the above topics are well-appreciated.

Back in January, a letter was sent to TVB to complain about TVB News' repeat invitations of non-professionals to advise on building safety,

during which their views/comments seriously misled the public. TVB promptly replied with a positive response. It appears that the situation has improved recently and the BSD has been invited to provide advice and views on building-related issues.

b) BSD Pin

The BSD pins of the winning design were distributed to all BSD members. A pin aims to increase the sense of belonging and promote the professional image of a building surveyor. It came to my attention that BSD members have worn this pin when they showed up at BSD events.

5. Social and Community

(a) Building Surveying Volunteer Team (BSVT)

The BSD's Building Surveying Volunteer Team (BSVT) completed a meaningful task last year by delivering preliminary inspections of 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. It was happy to see Mr Charles HO Chun Kit, the Project Director of the Community Housing Movement, join this debriefing session and share with everyone his ideas and the difficulties of implementing the project and matching tenants to flats. He also briefed the volunteers on the project's interim results and future plans. The volunteers learnt that over 220 flats were renovated to accept over 600 tenants. I am proud of our volunteers for donating their professional skills to this project, which serves and connects Hong Kong's neediest members.

(b) Building Rehabilitation Platform

The Urban Renewal Authority (URA) has established a Building Rehabilitation Platform (BRP) to support building owners who face the dilemma of making major repairs to their buildings. Building professionals were invited to join the BRP's respective committees. The BSD supports this initiative, as its objectives are very similar to that of BRMA. In this connection,

11 building surveyors were nominated to join the Technical, Service Providers, and Promotion Committees. The BSD is glad that the BRP was launched in 2019 and building owners also seem to welcome it. With increased funding for building repair and maintenance works, as stipulated in the Government's Policy Address 2019, the BSD will continue to promote BRMA to regulate the market.

(c) Services and Talks

The BSD participated in the "Create Your District Competition," which consisted of guided tours, 3D model and multimedia presentations, and Project Sparkle. In addition, members, working under Home Affairs Department oversight, delivered public talks on building maintenance issues throughout Hong Kong's various districts and career talks to secondary schools and universities.

6. Conferences, Awards, and Events

(a) Building Surveyors Conference 2019

The Building Surveyors Conference 2019 was successfully held on 11 November with over 240 participants in attendance. This year's conference title was, "Evolving with Hi-tech, Starting with BS". The title encourages building surveyors to constantly upgrade and equip themselves with new skills and technologies to deliver good building surveying services. The BSD had the pleasure of inviting Ir Wai Chi Sing, GBS, JP, Managing Director of the URA, as its Guest of Honour to deliver the conference's opening keynote speech. Given the provocative thoughts and presentations made by the conference's featured speakers, I trust that all participants expanded their horizons after this daylong event.

(b) Building Surveyor Awards (BSA) 2019

The Building Surveyor Awards 2019 (BSA 2019) Presentation Ceremony and Gala Dinner was successfully held on 23 July (Tuesday) at the JW Marriott Hotel Hong Kong. In only its fifth year of existence, the Awards have become widely recognised as the building surveying

industry's flagship event. The BSD was very honoured to have invited Mr Michael WONG Wai-lun, JP, Secretary for Development, as its Guest of Honour and Grand Award Presenter. He, together with other distinguished guests and fellow members, celebrated the outstanding achievements of the industry's high performers. The Grand Award went to the Caritas Institute of Higher Education, a project of Caritas Hong Kong under the client/client's representative group in the New Development Category.

Building surveyors provide independent and professional oversight of building works throughout the construction process. The BSA has become an extraordinary platform for building surveyors to showcase their expertise and skills by competing in the categories of New Development, Maintenance and Rehabilitation, and A&A and Conversion. Besides being an arena for building surveyors to compete in these fields, the BSA provides opportunities for them to exchange ideas and deepen their knowledge. Collectively, this competition offers golden opportunities for BSD members to learn the latest innovative solutions and sustainable ideas from the best of the best in the surveying industry. Congratulations to all winners, who survived a highly competitive selection process.

(c) BSD Grand Cocktail

Back on 6 April, the BSD celebrated its 35th anniversary with a cocktail gathering. It was much honoured to have among its guests the Director of Buildings Sr Dr Cheung Tin Cheung, JP; Deputy Director of Buildings Sr Yu Tak Cheung, JP; Deputy Director of Housing Miss Rosaline Wong; Assistant Director of Housing Mr Steve Luk; Assistant Director of Architectural Services Sr Leung Kam Pui; and the Chairmen of each Government department's BS Association in attendance. In addition, the HKIS President, office bearers, Executive Committee members, Distinguished Building Surveyors, Past BSD Chairmen, and fellow members were present. Everyone was delighted to see the new faces of younger building surveyors, probationers, and mentees at this gathering, which attracted some 250 members of all ages.

(d) BSD 35th Anniversary Gala Dinner

This year marks the HKIS and BSD's 35th Anniversary. In order to celebrate this important milestone in its history, the BSD held a 35th Anniversary Gala Dinner on 22 October with a special theme, "Meet the Legends and Rising Stars," at the New World Millennium Hotel. Most guests came dressed as movie stars. The BSD was very honoured to have many VIPs join its fellow members, newly-qualified building surveyors, and surveying students, all of whom shared in the festivities. The organising committee made every effort to devise an entertaining programme by integrating themed videos into musical performances to present the BSD's evolution with a nod to its past and a look to its future. A 35th anniversary album was also prepared and its electronic copy will be distributed to all BSD members soon.

The BSD began with 119 building surveyors. Today it has over 1,300 members. Three and a half decades have passed and it is proud to witness such growth. Undeniably, the BSD owes much of its success to the excellent leadership of all Past Chairpersons, along with the dedication and contributions of its committee members over the years. Everyone looks forward to another 35 years of success!

(e) Great Bay Visit to Huizhou

From 23-24 August, the BSD organised a Great Bay Visit to Huizhou with a group of 20 delegates. Legislative Councillor, Sr Tony Tse, also joined the visit. The group was well-received by local government departments (惠州市自然資源局、惠州市住房和城市建設局、惠州市委統戰部) and leading establishments. On the first day, after an introduction by a government officer from 惠州市自然資源局, members gained a better understanding of city planning in Huizhou and its medium and long-term development strategies in accordance with national policy. Members also met with Huizhou Construction Industry Association (惠州市建築業協會) representatives to better understand the challenges and opportunities for them due to rising urban development demands. Delegates visited a key government building project (第一人民醫院2

號醫技綜合樓) in Huizhou. Its director shared with the guests its quality control measures, safety management, and its adoption of prefabricated concrete wall panels during construction.

On the second day, delegates joined a memorable tour of a smart city development in Tong Wu Sci-Tech Town (潼湖智慧城市), which is an ecological town that allows corporations to conduct research and development in an innovative and entrepreneurial setting, attracts tourists with its beautiful lakefront scenery, and provides a favorable climate for the settled enterprises thriving there. Tong Wu's well-planned and innovative building designs, advanced technologies, and intelligent building management impressed the delegation and gave its members ideas on how to shape smart city development in Hong Kong.

The last stop on the tour was a large shopping arcade and office complex under construction (莞惠城際軌道西湖站城市綜合體發展項目). This project is located near a railway station. It is a complex project made more challenging by the need to accommodate the area's indigenous inhabitants.

7. Administration

(a) Stakeholders

For the sake of its future, the BSD needs to maintain contact and a positive working relationship with its Mainland counterparts and Chinese Government officials. In recent months, its representatives have met with the following local and PRC representatives:

- Local

• Development Bureau	• Architectural Services Department
• Transport and Housing Bureau	• Fire Services Department
• Planning Department	• Home Affairs Department
• Lands Department	• Hong Kong Housing Society
• Buildings Department	• Urban Renewal Authority, etc

- [China](#)

- Liaison Office of the Central People's Government
- Hong Kong and Macau Affairs Office of the State Council
- Ministry of Commerce
- China Association of Engineering Consultants (CAEC)
- Shanghai Construction Consultants Trade Association, etc

(b) Representatives in External Bodies

Members were nominated to various committees, focus groups, and task forces administered by different Government departments and statutory bodies, among them are:

- Construction Industry Council
- Surveyors Registration Board
- Hospital Authority
- Buildings Department
- Electrical and Mechanical Services Department
- Water Supplies Department

(c) Internal Affairs

Members were nominated to the HKIS and BSD's various boards, committees, and panels. In addition, BSD office bearers were responsible for supporting and sharing their work on various Council matters.

8. New Opportunities and Proposals

(a) Pre-acquisition Survey for Second-Hand Domestic Premises

With an aim to promote building safety and a greater awareness of the impact of Unauthorised Building Works (UBWs), the BSD suggested that the Government implement a pre-acquisition survey of second-hand domestic premises. The BSD also received support from the Buildings Department (BD) and Estate Agent Authority (EAA) after meeting with their representatives. A seminar was held on 28 September for EAA members to introduce the problems that UBWs presented. Bankers, lawyers, real estate agents, property owners, and tenants should

also take note. The task force will meet Hong Kong Mortgage Corporation representatives to introduce this proposal and wants it to be implemented as a pilot scheme for a reverse mortgage.

(b) Building Affairs Expert Determination Centre

The BSD proposes setting up a Building Affairs Expert Determination Centre to tackle water seepage and other building-related problems in private buildings. The proposed scheme would not conflict with the functions of the Small Claims or Lands Tribunals. Instead, the parties to a dispute would be referred to an expert, such as a building surveyor or other qualified building professional, with relevant experience and expertise in water seepage investigation and building-related disputes. The BSD has appointed a solicitor firm to draft the documents for administration and they were completed in November 2019. A press conference to announce this scheme will be arranged soon.

(c) Construction Innovation and Technology Fund (CITF)

The BSD has prepared a list of innovative equipment and new technologies that apply to the profession and submitted it to the Development Bureau for possible inclusion on the pre-approved list of the HK\$1 billion Construction Innovation and Technology Fund mentioned in the Government's 2018-2019 Budget. The pre-approved list has been updated and can be viewed on the official website.

(d) Modular Integrated Construction (MiC)

The Government promotes the adoption of modular integrated construction (MiC) in Hong Kong's construction projects to enhance productivity, quality control, safety, and sustainability. The Buildings Department has published a new Practice Notes for Authorised Persons to grant additional GFA exemptions to encourage the wider use of MiC in new buildings. The BSD and QSD recently formed a task force with the terms of reference listed below:

1. To study the various aspects of MiC application in the context of Hong Kong's construction industry.
2. To review and update construction practices using MiC.
3. To keep abreast of and update MiC practices (both locally and internationally) for members.
4. To liaise with the Government on surveying and other issues that are related to MiC.

The task force organised an MiC site visit to Jiangmen on 6 June and many CPDs in recent months. The task force will arrange more events and studies to share information and enrich its technical knowledge of MiC to members.

Last, but not least, I want to extend my heartfelt gratitude and sincere thanks to all office bearers, Council members, Past Chairmen, Distinguished Building Surveyors, core and co-opted members for their hard work and contribution to the BSD during my two years as chairman. I wish the incoming Council the best of luck.

建築測量師研討會 2019 於 11 月 11 日在紅磡嘉里酒店舉行，合共超過 240 位同業及嘉賓講者出席。是次研討會主題為「與創新高科技同步·由建築測量師起步」，本組希望通過是次研討會，使建築測量師能夠增進與建築測量行業相關的先進科技知識，並應用於專業工作。本組十分榮幸邀請到市區重建局行政總監韋志成工程師太平紳士擔任主禮嘉賓，及屋宇署署長余德祥測量師太平紳士為其中一位講者。其他被邀出席講者也是業界翹楚，在研討會中分享信息及通訊技術、人工智能、智慧建築、機械人、物聯網、無人駕駛飛機等資訊及應用經驗，各參加者均獲益良多。感謝籌委會主席李偉峰測量師及他的團隊努力籌備這研討會，也多謝主禮嘉賓、講者、贊助商和主持人的出席和相助，使是次研討會能夠圓滿結束。

這是我最後一篇「主席的話」，內容附上一份 2018-19 年度建築測量組主席報告，以綜合這一年理事會在各工作範疇的統計和進展，供各會員參閱。我十分感激過去兩年建築測量組內閣、理事會委員及增選委員、前主席、卓越測量師的無私貢獻和協助，使本組工作能夠順利進行，以及加快推動專業發展。我祝願下屆理事會成功，秉承建築測量師的初心，繼續我們的打拼、開拓、連繫和傳承精神，繼續追夢，發揚建築測量專業！



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Building Surveyors Conference 2019 Organising Committee



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Conference 2019

