



立法會 LEGISLATIVE COUNCIL

何鍾泰議員(工程界) 博士、工程師、太平紳士

Ir Dr the Hon Raymond HO Chung-tai (Engineering Functional Constituency) MBE, JP

27 February 2010

Prof K W Chau

President

The Hong Kong Institute of Surveyors

Suite 801, 8/F., Jardine House

1 Connaught Place, Central

Hong Kong.

BY FAX & MAIL

Dear Prof Chau

I refer to your letter dated 5 February 2010 and deeply regret to note that some of your members, in particular from the Building Surveying Discipline still have misconceptions about my views made on the RTHK TV programme "City Forum" on 31 January 2010.

Let me make it absolutely clear once again to avoid any misunderstanding that some of your members may have that **I have any intention whatsoever to downplay the role of building surveyors in the building safety assessment.**

In that City Forum, I made the following views which I believe some of your Building Surveyor members may find it offensive. Let me recite my views in verbatim form as follows first and set out my positions later on.

“有關正話 杜生 所提既驗樓計劃，現在呢 50 年以上既樓，就大約係 3300 棟，如果佢係話成立 40 個小組去驗樓，要 1 個月內去做晒既話，即係每 1 個小組去做，每日要做大約係要做 3 至 4 棟，呢樣係可以做到既。但係我係擔心政府依家既重點都係錯，佢係如果話係，唔搵啲專業結構工程師去帶隊，就咁眼睇，係睇唔到幾多嘢，結構來講，唔係任何專業人士可以做得到，因為我地如果係專業結構工程師，睇下有冇裂紋，乜嘢模式既裂紋，邊個位置，點樣角度，我地會睇到。但依家唔係有專業經驗，係睇唔到，如果係靠眼睇，睇過算數，好似舊年馬頭圍道咁樣，事實上係睇過，政府係睇過，但睇唔到，可能係當時無話係一個危險既樓。而家蘇，係突然間蘇晒，我相信呢一個係有一個問題係度，係當時我其實都懷疑有



立法會 LEGISLATIVE COUNCIL

何鍾泰議員(工程界) 博士、工程師、太平紳士

Ir Dr the Hon Raymond HO Chung-tai (Engineering Functional Constituency) MBE, JP

有專業人士去睇一睇。我啱啱入咗條口頭質詢喺立法會度會提問俾政府，要佢答當日 12 月份驗樓係點樣驗法，有沒有專業結構工程師去驗樓，至到依家係無一個，有一個重要決定令到今日突然會冧樓，有死傷既情況出現。” (“the Statement”)

In the context of my statement, I made reference to Structural Engineers regarding building “**structure**”. It is universally accepted that the Structural Engineers are the expert in, inter alia, **inspection and maintenance of structures** which include buildings. For your easy reference, I enclose an Introduction to Structural Engineering Division downloaded from the web-site of the HKIE (see Appendix 1).

On the other hand, I have also checked from the web-site of the HKIS Building Surveying Division and noted that nothing mentioned that “**structure**” is within the Building Surveyors’ expertise (see Appendix 2).

If one re-read my statement, one would find that I did not go into the details and/or requirements of the building safety inspections in general, which entail other issues such as unauthorized building works, fire safety and water seepage and drainage repair, etc., **nor did I make any reference to “Building Surveyors”** whatsoever. I thus find nothing wrong with my statement. How some of your members then misinterpreted my statement and alleged that I challenged the expertise and professionalism of Building Surveyors is something really beyond my apprehension.

Let me quote you an example. Suppose X wanted to go from Central to Admiralty, X could go to Admiralty by any one of the following means: a) by MTR; b) by bus; c) by taxi, d) by car; e) by tram, f) by van or g) on foot. The fact that X went to Admiralty by MTR and said it was quick and safe does not mean that other transport means are not quick or safe.

By the same analogy, the fact that I did not mention other building professionals like Building Surveyors in my statement cannot be **presumed** that I was accusing the Building Surveyors of being incompetent enough to carry out inspection/investigation on the safety condition of old buildings. This presumption is totally out of the context and utterly misconceived and should be categorically refuted.

I hope that my clarification will set the record straight and put an end to the matter. I could not agree with you more that building professionals should work together for the best interest of Hong Kong.



立法會 LEGISLATIVE COUNCIL

何鍾泰議員(工程界) 博士、工程師、太平紳士

Ir Dr the Hon Raymond HO Chung-tai (Engineering Functional Constituency) MBE, JP

Finally, in order to eliminate all those misconceptions that some of your members may have about me and in order to avoid any disharmonies in this society, may I suggest you to upload this letter together with its enclosure in the web-site of HKIS or by circulation for your members' perusal.

*Yours sincerely
Raymond Ho*

Ir Dr Raymond Ho Chung-tai

Appendix 1

THE HONG KONG INSTITUTION
OF ENGINEERS

Search

Divisions / Committees ▾

Structural Division

Introduction to the Division

Structural Engineering is about design, use of material, construction, planning, inspection, monitoring, maintenance, research, rehabilitation and demolition of structures and structural systems. It embodies technical, economic, environmental, aesthetic and social aspects. Structural engineering is a creative profession that makes significant contributions to the community.

Structures generally include buildings, bridges, tunnel, subway, underground structures, foundations, frameworks and space frames.

Structural engineers is to ensure structures are strong enough to withstand natural loads (i.e. wind, snow and seismic) and loads imposed by the nature of its use. Structural engineers always work with architects, builders, and mechanical, electrical and chemical engineers as well as project managers to ensure that all parts of the structure are safe and capable of fulfilling their intended function.

The Structural Division is one of the largest Divisions in the Hong Kong Institution of Engineers with members over 5,000.

Since 1979/80, we together with the Institution of Structural Engineers (Hong Kong Division) have formed the Joint Structural Division (JSD) of the Hong Kong Institution of Engineers (Structural Division) and Institution of Structural Engineers (Hong Kong Division).

The JSD aims at:

- (1) promoting the learned society role by disseminating our members with information on recent professional and technical activities.
- (2) maintaining excellence in the structural engineering profession by promoting advancement in structural engineering and encouraging of exchange of professional knowledge and innovation.
- (3) raising the professional standing of structural engineers through active participation in communities services and government related consultative committees/groups.
- (4) organizing technical meetings and seminars, and site visits for members to discuss and express opinions on matters related to practice, design and research, and for the training and Continue Professional Development (CPD) of the structural engineering profession.
- (5) providing guidance to members and assistance to Structural Discipline on Professional Examination.

Each year, the JSD organizes the following major events for members' participation:

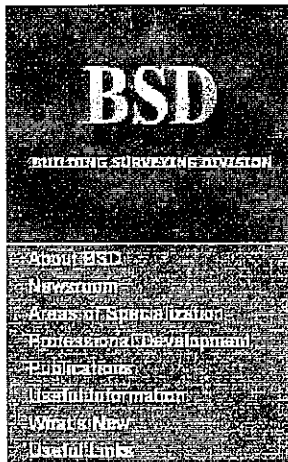
- (1) Annual Dinner;
- (2) Annual Seminar;
- (3) Annual Visit;
- (4) Structural Excellence Award; and
- (5) JSD Award and Best Student Awards

HKIE (Structural Division) also has close contact with our counterparts in China.

We have established a Reciprocal Recognition Agreement between the HKIE and National Administration Board of Engineering Registration (Structural) of the Ministry of Construction. Members who have passed in the reciprocal recognition assessment will receive PRC Registered Structural Engineer I qualification.

This homepage gives an introduction of the JSD. Please visit other homepages for updated information on the activities and meetings of the JSD. Please support us by participating in our activities. Your suggestions and comments are always welcome.

Appendix 2



Four Major Scopes of Expertise

Site acquisition stage

The building surveyor acts as a 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; and
- joint venture terms and following through the drawing up and execution of the agreement.

Development stage (or construction stage)

The building surveyor acts as a 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 services are as follows:

- preparation of feasibility studies and client brief;
- preparation of budgets and master programme;
- appointment of professional project design team, such as architects, engineers, and quantity surveyors;
- management of building design and selection of materials;
- coordination of government approvals;
- procurement, tendering, award of contracts and sub-contracts, contract administration, and coordinating the approval of shop drawings, samples, variations and claims;
- construction monitoring, such as time, cost and quality;
- communication and reporting;
- undertake financial control, such as cash flow, progress payments and final account.

Pre-completion stage

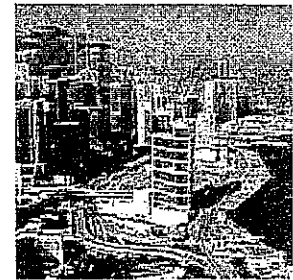
- advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes;
- advise on maintenance strategy and prepare all maintenance manuals, as-built drawings and specialists handbooks;
- on behalf of employer, coordinates and approves alterations to the building 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. The major services are as follows:


- advise on construction and legal constraints prior to letting and arranging for the fitting out works for the employer, leading to the issue of licences, such as restaurants, hotels, child care centres, kindergarten and old aged home;
- advise on planning and implementation of maintenance programmes both day-to-day and long term;
- diagnose building defects and advise on remedial works and costs;
- provide expert knowledge on design and materials performance;
- alterations, additions and improvements to existing buildings;
- condition surveys of existing buildings and preparation of dilapidated schedule;
- inspect older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively;
- conditions surveys of existing buildings prior to major construction activities, and advise on effects and remedial actions including litigation and compensation;
- act as an expert witness in court and arbitrator in building and contract disputes;
- advise on maintenance strategy, improvement and renovation works, and administer the Deed of Mutual Covenant and Building Management Ordinance.

go to



TEL: (852) 2526 3679
FAX: (852) 2968 4612

Appendix 2



BSD
BUILDING SURVEYING DIVISION

- About BSD
- Newsroom
- Areas of Specialization
- Professional Development
- Publications
- Media Information
- What's New
- Useful Links

[Home](#) |
 [Contact Us](#) |
 [Search](#) |
 [Sitemap](#) |
 [Disclaimer](#) |
 [中文](#) |
 [中文](#)



The Hong Kong Institute of Surveyors

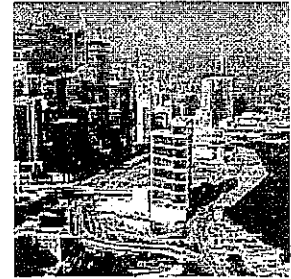
Nine Core Services

Expertise possessed by professional building surveyors can be summarized and grouped in the following nine core services undertaken on behalf of employers:

- project planning and design;
- project management and monitoring;
- project supervision (as technically competent persons required by Buildings Department to ensure construction safety);
- project revitalization (alteration, addition, improvement, refurbishment and renovation);
- building management and maintenance (repairs and maintenance);
- building measurements, surveys and fire insurance valuations;
- building safety and fire safety inspections and works supervision;
- facility management; and
- disputes resolution (expert witness and arbitration).

Whenever you have a building need, be it of new building or existing building, call the Building Surveyors. We will be able to help you.

go to



The Hong Kong Institute of Surveyors
Suite 801, 8/F, Jardine House,
1 Connaught Place,
Central, Hong Kong.

TEL: (852) 2526 3679
FAX: (852) 2868 4612