



Building Surveying Division Chairman's Message



Sr Andrew Kung BSD Council Chairman

Building Maintenance Cost Data

On 12 March 2015, The University of Hong Kong (HKU) organised a press briefing and announced its study on building maintenance cost and the launch of an online platform, the Building Maintenance Cost Data and Estimator, commissioned by the ICAC. HKU conducted this empirical research based on building maintenance cost data from Operation Building Bright (樓宇更新大行動). I am glad to see that there are now more cost data for building owners' reference.

The Building Surveying Division is now updating the cost data it prepared a few years ago and it is expected that an updated set of data to be available within 2-3months' time.

From time to time building surveyors are asked to advise on the maintenance costs of buildings by the media, relatives, colleagues, and friends. It is important to educate owners that when they refer to a particular set of data, they must understand how it was derived. For example, the data from the Building Maintenance Cost Data and Estimator refer to the minimal cost to restore a building to a "healthy" standard, but do not include improvement works such as upgrading lift lobby, installing air conditioners at common areas or adding building covers to open car parks.

With more cost data available in the market, it is hoped that unreasonably high renovation costs (天價維修費) will become history. But will this solve the problem of "tender-rigging" (圍標) permanently? Will some owners still pay for unnecessary repair works? How about the quality of the repairs? In my opinion, the government should take the lead in devising a control mechanism to holistically tackle these problems.

Members may refer to the following link for the online estimator launched by HKU: <http://bmc.versitech.hku.hk/>.

Short Course on Building Control

Enrollment in this short course has been overwhelming. Thanks go to Sr Tang Chi Wang for coordinating and organizing it. We plan to organize the course annually and refined with new elements. Training is very important to our probationers and newly-qualified members and we will continue to explore different areas of training with the CPD Panel.

Spring Reception Cocktail with the Home Affairs Bureau

I attended the spring reception cocktail organised by the Home Affairs Bureau on 26 February 2015. It is an annual event that celebrates the Chinese New Year. I think you will agree that we are facing some challenges this year with hot issues such as the method of selecting the Chief Executive, grey market goods trading, etc. Continuous economic development is what we need for our profession to grow and communication is the key to resolve conflicts and differences. I would like society to reach a consensus on every hot issue so that we can all enjoy the benefits of continuous economic growth in the years to come.





Building Safety Week 2015

“Building Safety Week 2015” was organised by the Buildings Department, with the HKIS as a supporting organisation. The event was successfully held from 14-20 March 2015 in the Jockey Club Innovation Tower at the Hong Kong Polytechnic University.

Building safety is an area of our core skill and we should work with the Buildings Department and stakeholders to change the mindsets of building owners and make them realizing the need to take care of their buildings proactively. The recent collapse of concrete fins above an air-conditioner hood, which caused a domestic helper to lose her foot, could have been avoided if the building owner had proactively engaged a professional building inspector to inspect the building. There have been too many unnecessary accidents caused by dilapidated buildings in recent years and I believe that they could have been avoided by proactive maintenance. Mandatory Building and Window Inspection Schemes only randomly detect aged buildings and their coverage hardly blankets the large volume of old buildings in Hong Kong within a short period.



To members who want to contact me on any issue, please feel free to e-mail me at: bsd.chairman@gmail.com.

香港大學於3月12日發佈了其就樓宇維修費用的研究及提供了有關的網上平台讓公眾人士就樓宇維修的費用作參考，研究結果及資料主要是取材自樓宇更新大行動的維修費用及項目，故此業主作參考時需留意該等資料一般為翻新樓宇至健康水平的指標，而未有包括其他如翻新電梯大堂及加裝冷氣機/ 簷篷等的樓宇改善工程。而建築測量師亦將於兩、三個月間完成更新我們於這數年間所成立的維修費數據資料庫。當市場上有更多的維修費參考數據，我們期望天價維修費的情況將成為歷史，而圍標及維修工程質素等問題仍需要政府制定監控機制以全面解決有關問題。

我們舉辦有關樓宇監管的短期課程很受歡迎，進修及培訓對見習及新晉的測量師都非常重要，因此我們將每年舉辦該課程，並繼續與持續專業發展項目委員會發掘並提供更多方面的培訓給會員。

2月26日我出席了由民政事務局舉辦的慶新春酒會，相信今年是充滿挑戰的一年，而溝通能化解社會分歧及衝突，我期望社會在討論各項熾熱議題上能達至共識，香港人能共享經濟發展帶來的成果。

屋宇署舉辦的樓宇安全週 2015 於3月14至20日在香港理工大學賽馬會創新樓舉行，本學會是其中一個支持團體。我們需要灌輸大廈業主有關樓宇安全的重要性，事實上透過業主主動地進行樓宇保養，近年因樓宇失修而導致的意外是可以避免的。