

Reported by Sr Paul Wong,
QSD CPD Sub-committee Chairman

HKIS Safety Seminar 2017: Reduce the Risks to the Safety and Health of People at Work (11 November 2017)

The HKIS Safety Seminar 2017 was successfully held at the Surveyors Learning Centre on 11 November with over 150 participants in attendance.

The objectives of this seminar were to promote the importance of safety and health in the construction industry and benefit participants through the views expressed and discussion forums on the following safety-related topic: How to Reduce the Risks to the Safety and Health of People at Work?

At the beginning of the seminar, HKIS President Sr Thomas Ho delivered his President's Message. This was followed by a keynote speech on the "Government's Policies on Improving Site Safety" by the Commissioner for Labour, Mr Carlson Chan Ka-shun, JP.

Four heavyweight speakers from Hong Kong and Macau – Ir Dr Lo Wai Kwok, JP (Chairman of the Hong Kong Quality Assurance Agency & Legislative Councillor of Hong Kong for the Engineering Constituency); Dr YY Wong (Honorary Safety Advisor of the Hong Kong Institute of Construction Managers); Ir Alfred WH Leung (Vice Chairman of the Health and Safety Committee of the Hong Kong Construction Association); and Mr Clement Sio Chi Veng (Council President of the Macau Institution of Engineers) – came to deliver presentations on different topics related to safety and health.

Thanks go to the conveners, Sr Paul Wong (QSD Immediate Past Chairman), Sr Jeffery Wong (GPD Council member), and Sr George Chan (QSD Co-opted member), for their dedication to and efforts in organising this seminar. Thanks also go to the participants, including GC members; members from the HKIS, HKIE,

HKICM, and safety organisations; and university students who came to this seminar to support its theme and make it a wonderful and successful event.

After attending this half-day seminar, all participants should have expanded their horizons on health and safety.



Reported by Sr Gigi Mok,
YSG CPD Convener

Experience-Sharing on the Application of Building (Planning) Regulations, Part 5 (18 November 2017)

Further to Parts 1-4 held in July and August, Part 5 was the final seminar of the series. The speaker, Sr Terry KY Ng, mainly focused on the relevant sections of the Building (Planning) Regulations 41, 41A, 41B, 41C, and 41D; Building (Construction) Regulations 90; and Fire Safety Code 2011.

One example Terry shared was applying FS Code Parts B8 and B18 at the same time. Provided that the exclusive use of each level in a commercial building does not exceed 25 storeys, with the main roof designated a refuge floor, there shall be a refuge floor in order to comply with the FS Code Part B8 (i.e. the MOE staircase does not have to pass through other people's premises).

Terry shared his personal experience with the Top One Karaoke arson case, which occurred in the Ying Fung Commercial Building, Tsim Sha Tsui, in 1997. The fire took only a few minutes to control, but not before it killed 17 and wounded 13. An investigation found that all of the building's walls, room doors, construction finishes, and furniture & equipment were flammable. A serious shortage of fire services installations made it difficult to escape and extinguish the fire quickly, while the fire alarm failed to provide advance warning. Since the fire occurred in the building's entrance, which was covered with carpet, it spread via the carpet. The building also did not have an emergency lighting system, so its users were forced to feel their way in the dark to safety and suffered serious injuries in the process.

Thus, the government has since performed a comprehensive review of the fire safety guidelines for applicants that want to obtain karaoke establishment permits. It included

checks for proper fire separation between rooms or rooms and corridors; regular inspection of fire safety installations, current standard installations of fire safety equipment (e.g. sprinkler system, emergency lighting system, emergency exit signs, etc.). All establishments should be equipped with an emergency cutoff system. When a fire breaks out, all audio and video devices in all rooms would shut down automatically, so as to make their occupants aware of it.

Members learnt that the fire and smoke separation of the different uses of a building, its stability in case of fire, and the use of fire-resistant materials were very important for reducing the risk of fire.



1. Sr Ng explains the Top One Karaoke arson case, which occurred in the Ying Fung Commercial Building, Tsim Sha Tsui, in 1997.
2. Souvenir presented to Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department

Reported by Sr Chiu Kam Kuen,
GPD Division Chairman

Executive Talk Series: Short Term Land Management Policy for the Long Term Development of Hong Kong (Code: CPD 2017208)

On 27 October, Sr Alnwick Chan delivered the second talk in the Executive Talk Series jointly organised by the GPD and HKU's Department of Real Estate and Construction. Sr Chan's talk, entitled, "Short Term Land Management Policy for the Long Term Development of Hong Kong," attracted over 80 registered participants, including a few from local secondary schools. During his talk, Sr Chan investigated around ten cases of land grants through short term leases (STLs). Some of these STLs were granted to facilitate Hong Kong's long term development, while others were considered appropriate enough to be granted for private uses such as gardens, swimming pools, tennis courts, etc. Granting these STLs for private use contributes to the public purse, which could otherwise be emptier because, inter alia, of the irregularity of site boundaries and a lack of public connectivity. After the Q&A session, many avid learners stayed behind to further discuss this hot topic with Sr Chan.



SFC's Guidance on Corporate Transactions and the Use of Valuations Issued on 15 May 2017 (Code: CPD 2017145)

Mr Michael Duignan, Senior Director of the Corporate Finance Division of the Securities and Futures Commission (SFC), gave us a talk on 1 November relating to the statement of liability of valuers for the disclosure of false or misleading information relating to corporate transactions. This statement was issued on 15 May 2017 in conjunction with two other documents: (a) a guidance note on directors' duties in the context of valuations in corporate transactions and (b) a circular to financial advisers regarding valuations in corporate transactions. The talk covered the use of valuation reports by listed companies during corporate transactions and the liabilities of valuers if their valuation reports contained any materially false or misleading information.

Mr Duignan made reference to recent cases he handled to explain the concerns of the SFC and what valuers needed to be aware of. He also shared his observations of regulatory activities over the past few months relating to such corporate transactions. It is essential for valuers to understand their responsibilities, as well as when and under what circumstances they may be held liable.

