

Sailing Amidst the **New Normal**





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MESSAGE FROM PRESIDENT OF THE HONG KONG INSTITUTE OF SURVEYORS



Sr TANG Hoi Kwan, Edwin
President
The Hong Kong Institute of Surveyors

On behalf of the Hong Kong Institute of Surveyors (HKIS), I would like to welcome you to our Building Surveying Division (BSD) Annual Conference 2021. It is our privilege to have various industry specialists, professionals, academics, and government delegates joining us today to discuss and exchange ideas on emerging industry trends with a mission to inspire today's building and construction professionals. HKIS is pleased to welcome our distinguished Guest of Honour today, Ir LAU Chun-kit, Ricky, JP., Permanent Secretary for Development of the HKSAR government.

We are beyond pleased to invite eight leading experts across the industry as our guest speakers today to share their invaluable insights on this conference's theme – **“Sailing Amidst the New Normal.”** In light of the enduring COVID-19 pandemic, the surveying industry faces plenty of challenges. To overcome the hurdles, the arising trends require high adaptability of our industry fellows.

This year, the HKIS takes “Healthy Building and Built Environment” as the development theme of the Institute. Public awareness towards healthy buildings have increased in recent years. Not only does it affect the quality of buildings that we use, but also our health. In view of this, the six divisions of the HKIS have been working together with their surveying expertise to provide suggestions and guidelines to the government, the industry and the public, aiming to create a healthier and safer living environment.

The conference today will investigate the industrial potentials to thrive in the scopes of sustainability, facility management, and alternative dispute resolution under the new normal. We, as surveyors, bear the responsibility to keep abreast of industry trends and changes in pursuit of improvements in our professional practices and services.

As in last year, we conduct this year's conference in hybrid mode. Yet, we hope that all participants will be inspired from the speakers via this online event.

To conclude, the HKIS would like to extend our sincerest gratitude to all participants, honourable guests, speakers, moderators, generous sponsors, and supporting organisations for making this conference possible. Special thanks goes to the organising committee, led by Sr Tang Chi Wang, for their meticulous planning and input for our BSD Annual Conference 2021. I am confident that this will be a rewarding conference that brings many valuable insights for the construction industry under the new normal. Thank you all again for joining us today.

MESSAGE FROM HKIS BUILDING SURVEYING DIVISION CHAIRMAN



Sr WONG Kin Yee, Billy
*Chairman, Building Surveying Division
The Hong Kong Institute of Surveyors*

On behalf of the Hong Kong Institute of Surveyors (HKIS) Building Surveying Division, it is my honour to welcome you to the HKIS Building Surveyors Annual Conference 2021. It is a privilege to have various industry specialists, professionals, academics, and government delegates joining us today to investigate the path forward for Hong Kong to transform and prosper. We are pleased to welcome our distinguished Guest of Honour today, Ir LAU Chun-kit, Ricky, JP., Permanent Secretary for Development of the HKSAR government.

It is our pleasure to invite eight leading experts across the industry as our guest speakers today to share their invaluable insights on this conference's theme – **"Sailing Amidst the New Normal."** With an environment full of changes and challenges, the surveying industry is inclined to adopt new practices to deliver high quality construction work. This reveals the demand for us as surveyors, to fully understand the emerging trends of technological applications and cultivate adaptability amidst the new normal, moving with the times.

The conference today will explore the challenges and opportunities ahead in our new normal in diverse facets of the industry including carbon neutrality, climate change, alternative dispute resolution, adoption of MiC in housing construction, façade inspection, possible solutions for improvement of aboveground drainage system, digitalization of urban renewal and security of payment legislation. As surveyors, we bear the responsibility to for keep abreast of any latest developments and current professional knowledge. This enables us to maintain and boost our professionalism. We hope that all participants will gain inspiration from our speakers via this online event.

To conclude, the HKIS Building Surveying Division would like to express our sincerest gratitude to all participants, honourable guests, speakers, moderators, big-hearted sponsors, and supporting organisations for making this conference possible. Special thanks goes to the organising committee, led by Sr Tang Chi Wang, for their tremendous endeavor for HKIS Building Surveyors Annual Conference 2021. I am confident that this will be a rewarding conference that brings many illuminating insights for the industry amidst the new normal. Thank you all again for joining us today.

MESSAGE FROM BUILDING SURVEYORS CONFERENCE 2021 OC CHAIRMAN



Sr TANG Chi Wang
*Organising Committee Chairman
Building Surveyors Conference 2021
The Hong Kong Institute of Surveyors*

On behalf of organising committee, it is my greatest privilege to thank all of you for participating in our conference. I hope you found today's presentations inspiring and gain insights from professionals in the industry.

The Conference theme "Sailing Amidst the New Normal" is a crucial topic given the current pandemic. Despite all the challenges and changes that arise amidst the new normal, Hong Kong has been able to keep up with them and thrive.

Today we covered topics that examine the potentials of Hong Kong surveying industry under the new normal. Ranging from topics that cover the emerging trends of technological applications such as the adoption of MiC in housing construction, the digitalization of urban renewal, as well as façade inspection to far-sighted plans that cultivate adaptability amid the new normal like probable solutions for improvement of aboveground drainage system, the pursuit of carbon neutrality, climate change, alternative dispute resolution and security of payment legislation. By discussing these major issues, not only can we respond to changes and challenges that arose in the new normal promptly, but we can also maximize the potentials of Hong Kong.

I would like to seize the opportunity to thank to our stakeholders that made today's conference a tremendous success.

First and foremost, our Guest-of-Honour – Ir LAU Chun-kit, Ricky, JP., Permanent Secretary for Development of the HKSAR government. It is our privilege to have him here to support our conference and share his vision for the city with us.

To our speakers and moderators, thank you for your time, insights, and respect for our institute's cause. We can't wait to collaborate with you again in the near future.

To our sponsors, we earnestly appreciate your generosity. Your support and forward-thinking action are essential for speeding up our industry progress.

To fellow organising committee members – thank you for your patience, effort and contributions in assembling today's program. I have been beyond pleased working with you all.

And finally, a huge thank you to all the parties taking part in the conference today. Although we could not have you all joining physically with us today, it is my pleasure to see so many industry fellows with the enthusiasm in continuing professional development.

Again, thank you for joining us today.

ABOUT BUILDING SURVEYORS CONFERENCE 2021

About the Hong Kong Institute of Surveyors

Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 10 Sep 2021, the number of members reached 10683, of which 7367 were corporate members, 70 were associate members and 3246 were probationers and students. HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

The Institute has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as building safety and unauthorized building works, problems of property management, town planning and development strategies, construction quality and housing problems. We have also issued guidance notes on floor area measurement, real estates valuation and land boundary survey, etc.

About Building Surveying Division

Established in 1985, Building Surveying Division (BSD) is one of six divisions of the HKIS. In the past 35 years, the Division organized many conferences and visits, and issued a number of publications to promote the service and image of building surveying profession.

Professional building surveyors are qualified by professional assessments with prescribed practical training. We uphold the stringent professional standards of HKIS, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.

CONFERENCE PROGRAM

Time	Program / Topics	Speakers
8:30 – 9:00	Registration	
9:00 – 9:10	Opening Remarks	Sr WONG Kin Yee, Billy Chairman Building Surveying Division The Hong Kong Institute of Surveyors
9:10 – 9:20	Keynote Speech by Guest of Honour	Ir LAU Chun Kit, Ricky, JP Permanent Secretary for Development (Works) Development Bureau, HKSARG
1st Session		
9:20 – 9:45	Climate Change: Are we ready?	Ms HO Wing Yin, Winnie, JP Director of Architectural Services Architectural Services Department, HKSARG
9:45 – 10:10	The Challenges to the Building Sector in Achieving Carbon Neutral by 2050	Mr CHEUNG Hau-wai, SBS Chairman Hong Kong Green Building Council
10:10 – 10:35	InnoCell: Co-Living Space Embracing MiC	Mr Simon WONG Yuk-Sun Chief Project Development Officer Hong Kong Science and Technology Parks Corporation
10:35 – 11:00	Q&A	Sr YUN Ying Kit, Kenneth Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors
11:00 – 11:05	Souvenir Presentation to Speakers	
11:05 – 11:20	Break	
2nd Session		
11:20 – 11:45	The Trend and Development of Alternative Dispute Resolution	Sr Daniel LAM Chun, SBS, JP Past President The Hong Kong Institute of Surveyors
11:45 – 12:10	Implementation of the Spirit of the Proposed Security of Payment Legislation in Public Works Contracts	Mr CHAN Tak-yeung, Thomas Principal Assistant Secretary (Works) Development Bureau, HKSARG
12:10 – 12:30	Q&A	Sr CHAN Ka-man, Margaret Honorary Secretary Building Surveying Division The Hong Kong Institute of Surveyors
12:30 – 12:35	Souvenir Presentation to Speakers and Sponsors	
12:35 – 14:30	Lunch	
3rd Session		
14:30 – 14:55	Digitalizing Urban Renewal	Ir WAI Chi Sing, GBS, JP, FHKEng Managing Director Urban Renewal Authority
14:55 – 15:20	Facade Inspection under the New Normal	Sr Dr CHAN Man Wai Professor of Practice (Programme Management) The Hong Kong Polytechnic University
15:20 – 15:45	Break	
15:45 – 16:10	Problems and Constraints of Aboveground Drainage System in Existing Buildings and the Possible Solutions for Improvement	Sr CHAN Wah Wai, David Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors
16:10 – 16:35	Q&A	Sr CHANG Wai Ip, Daniel Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors
16:35 – 16:40	Souvenir Presentation to Speakers	
16:40 – 16:45	Closing Remarks	Sr TANG Chi Wang Organising Committee Chairman Building Surveyors Conference 2021 The Hong Kong Institute of Surveyors
16:45	End	

LIST OF SPEAKERS

Speaker List: (in order of speech delivery)

Ms HO Wing Yin, Winnie, JP

Director of Architectural Services
Architectural Services Department, HKSARG

Mr CHEUNG Hau-wai, SBS

Chairman
Hong Kong Green Building Council

Mr Simon WONG Yuk-Sun

Chief Project Development Officer
Hong Kong Science and Technology Parks Corporation

Sr Daniel LAM Chun, SBS, JP

Past President
The Hong Kong Institute of Surveyors

Mr CHAN Tak-yeung, Thomas

Principal Assistant Secretary (Works)
Development Bureau, HKSARG

Ir WAI Chi Sing, GBS, JP, FHKEng

Managing Director
Urban Renewal Authority

Sr Dr CHAN Man Wai

Professor of Practice (Programme Management)
The Hong Kong Polytechnic University

Sr CHAN Wah Wai, David

Past Chairman
Building Surveying Division
The Hong Kong Institute of Surveyors

PAPER ABSTRACT AND BIOGRAPHY



Ms HO Wing Yin, Winnie, JP
Director of Architectural Services
Architectural Services Department, HKSARG

About the Speaker

Ms Winnie Ho joined the Hong Kong Government as an Architect in 1992. Since then her career has been closely associated with development of public buildings, infrastructure and urban planning of Hong Kong. She started with her first posting in the Architectural Services Department (ArchSD), designing and delivering public facilities including schools, public laboratory, leisure, culture and sports facilities and government offices.

Ms Ho was posted to the Development Bureau in 2010 and assumed the post as the Deputy Head of Energizing Kowloon East Office of the Development Bureau in Feb 2012. She took up the challenging policy initiative to transform Kowloon East from an old industrial area into an additional business district to support the long term economic development of Hong Kong.

She returned to ArchSD in Aug 2016 and started the Innovative Construction Focus Group in 2018 to explore the application of new technologies and innovation in ArchSD's projects. She also involved in many special projects during this period including the Quarantine Camps and North Lantau Hospital Hong Kong Infection Control Centre using Modular Integrated Construction (MiC) technique to provide many anti-epidemic facilities within a short time.

In Dec 2020, Ms Ho assumed the post of Director of Architectural Services. She continues to lead the department for improvement on public works through the application of new technology and innovative building solutions to provide a better living environment for public enjoyment in Hong Kong.

Abstract

Climate Change: Are we ready?

Climate change has become a global issue with a tremendous influence to the whole world including our beloved city. In year 2017 and 2018, Typhoon Hato and Mangkhut has caused extensive damages to our building facilities and this has woken up public's attentions to get prepared for this challenge. In an effort to strengthen our city being readily adaptive, the Hong Kong government had also addressed in 2017 policy address the importance to handle with climate change and had also formulated the "Hong Kong's Climate Action Plan 2030+" to deal with this challenge.

To cope with the government policies, Architectural Services Department (ArchSD) has also carried out several new measures in this aspect which includes the formation of Design for Resilience Subgroup and the production of several guidelines on building resilience to get prepared under the new normal conditions. Besides, the resolution measures "Sponge City Concept" has also been started to adopt in our project to measure its effectiveness for our future project use and reference.

Building Surveyor has actually played a very important role in the construction industry to tackle with climate change. With their professional expertise especially in building maintenance and renovation, it could inevitably help recover and reinstate our building at the shortest period of time and being a vital role for handling climate change in the long run. This is beneficial to the whole society who could return to their daily routines and back to their normal life after the extreme weather.

Let's get ready and the whole construction industry shall work as one team to get well prepared for the coming challenge of climate change!

PAPER ABSTRACT AND BIOGRAPHY



Mr CHEUNG Hau-wai, SBS

Chairman

Hong Kong Green Building Council

About the Speaker

Mr CHEUNG Hau-wai, is one of the founding directors of Hong Kong Green Building Council (HKGBC) and now Chairman of the Council. Mr CHEUNG a member of the Advisory Committee on Water Supplies and the Private Columbarium Licensing Board.

Mr CHEUNG was formerly a Director of Buildings of the Buildings Department of the Hong Kong Government, Council Member of the Hong Kong Construction Industry Council, Chairman of the Zero Carbon Building, and member of the Town Planning Board.

Mr CHEUNG advocates harmonising green buildings with their surrounding built environment, and instilling smart technology in their design. Mr CHEUNG is looking into extending sustainability assessment work from individual buildings to non-building projects and the entire built environment. HKGBC is striving to retro-fit and re-commission the large stock of existing buildings to become sustainable and energy saving in a high density city, as part of the worldwide campaign to reach the target of COP21 and reducing carbon emission.

Outside the green community, Mr CHEUNG was the Chairman of the Executive Committee of a charitable organisation, which took part in the reconstruction of villages damaged in the 2008 Sichuan earthquake in the Mainland. He was responsible for funding raising and reconstruction project management.

Abstract

The Challenges to the Building Sector in Achieving Carbon Neutral by 2050

The impact of climate change, on the environment and the health and wellbeing of people, is global in scope and unprecedented in scale. According to the World Green Building Council, buildings currently account for 39% of energy-related carbon emissions globally, with operational carbon emissions accounting for 28% while embodied carbon emissions accounting for the remaining 11%. Urgent actions to decarbonise the built environment is therefore essential.

The Hong Kong SAR Government's target is to achieve carbon neutrality by 2050. The building and construction sector, therefore, faces tremendous challenges in decarbonising building and construction activity, given the city's high-rise high-density built environment and large stock of existing buildings.

The Hong Kong Green Building Council is committed to raise awareness and drive actions for Hong Kong's building and construction sector to advancing net zero. This presentation will discuss the opportunities that the building sector's practitioners can tap on to challenge the goal of achieving carbon neutral by 2050. Tackling carbon emission based on a life cycle approach, driving demand and awareness for green buildings, the opportunities presented by green financing, technology advancement, widening the scope of Hong Kong's own BEAM Plus green building assessment and rating system and more will be explored.

PAPER ABSTRACT AND BIOGRAPHY



Mr Simon WONG Yuk-Sun

Chief Project Development Officer

Hong Kong Science and Technology Parks Corporation

About the Speaker

Mr Simon Wong Yuk-sun has almost 30 years' experience in master planning and design, project management, facility management, leasing and marketing, as well as repositioning and asset management for real estate developments. Simon embarked on his passion of being a seasoned architect in turning idea into design and reality. As the Chief Project Development Officer in Hong Kong Science and Technology Parks Corporation (HKSTPC), Mr Wong currently leads the planning and execution of all major development projects at Science Park campus and the Industrial Estates embracing the latest technologies in design and construction, and to support the re-industrialization initiatives for the future economic growth of Hong Kong.

Mr Wong has strived to explore a wide range of diverse innovative solutions applying into the projects as the use case. Mr Wong has made exemplary efforts in pursuing the innovative ideas that can make a difference for our built environment. Currently, the implementation of Modular Integrated Construction (MiC) and Design for Manufacturing and Assembly (DfMA) is wisely piloted at InnoCell and Advanced Manufacturing Centre (AMC). At this juncture, these projects can ideally facilitate a live demonstration for building up the construction industry more confidence in adoption of construction technologies that can cohesively lead our industry to the next level.

Mr Wong is also heartened to collaborate with various park and technology companies for bringing in more smart solutions as well as people-centric initiatives to the buildings such as first robotic car parking system in the campus. By stimulating more technological advancement and innovation, Mr Wong believes that many opportunities are emerging for the local entrepreneurs particularly start-up company and small-and-medium enterprises to create rippling effects for our built environment and towards prominent industry activities that ultimately make a difference for our ecosystem at large.

Abstract

InnoCell: Co-Living Space Embracing MiC

InnoCell provides more than 500 bed spaces of affordable accommodation for talents and incubators within Hong Kong Science Park. InnoCell is an industry-leading showcase for modern smart living and co-creation for the innovation and technology community in Hong Kong, where like-minded talent can work, live, play and learn all together within one location.

Being the first high-rise Modular Integrated Construction (MiC) building in Hong Kong, InnoCell is a pioneer to showcase how the change is impacting the whole approach to construction projects in raising construction productivity, safety, sustainability and quality. This also improves the way of design coordination and work planning, and thus optimizing construction time and cost. The successful completion of InnoCell is a major achievement and a testament to the Hong Kong construction sector's vision and ambition to break new ground, while also being an example of HKSTP's commitment to creating the most conducive environment for nurturing innovation.

PAPER ABSTRACT AND BIOGRAPHY



Sr Daniel LAM Chun, SBS, JP

Past President

The Hong Kong Institute of Surveyors

About the Speaker

Daniel is an expert in property development and construction, specialized in urban renewal and developments above railway stations, depots and hospitals, and is a practicing arbitrator. He was the founding Chief Executive Officer of eBRAM International Online Dispute Resolution Centre Limited.

Daniel's experience extends beyond Hong Kong. Daniel started his work at the Hongkong Land Group, then Hong Kong Government, the Hongkong Bank (HSBC) Group, the Sime Darby Group and China Light & Power Group, before setting up his own practice, DCL Consultants Ltd. in 1993, until 2000 when he left. In 2000-07, Daniel was the Director, Property of Kowloon-Canton Railway Corporation and planned and directed all property development projects, as well as operating a sizeable leasing, licensing, advertising and property management portfolio.

In 2008-2015, he was appointed an Independent Non-Executive Director of the Hong Kong Urban Renewal Authority, and in 2015-2016 he was appointed the Managing Director.

Daniel was the President of the Hong Kong Institute of Surveyors in 1986-1987. Because of Daniel's professional knowledge and interest in arbitration, he has been appointed as arbitrator in a number of cases. He was a Council member of the Hong Kong International Arbitration Centre (1993-2016), Chairman of its Mediators Accreditation Committee (2002-2006); and the Founding Chairman of the Hong Kong Institute of Arbitrators (1997-2000). He is a Chartered Arbitrator and listed in Hong Kong, London, Vancouver, Beijing and Shenzhen. He is also a member of the International Council of Commercial Arbitration in Hague. In 2016 he was also appointed as arbitrator by the One Belt One Road (China) Arbitration Court.

Daniel's professional and public service include serving as member of the Land & Building Advisory Committee (1986-1990), Hong Kong Housing Authority (1993-2001) and Chairman of its Building Committee (1996-2001), and member of the Construction Industry Review Committee. Since 2016, he was appointed a member of the Board of the Hospital Authority, and Chairman of its Support Services Development Committee.

Abstract

The Trend and Development of Alternative Dispute Resolution

In view of the Pandemic, we all must rethink how to run a business. Traditional thinking may no longer be the best for the new world. With technologies, we all operate in a borderless environment, even though we are separated with physical borders.

PAPER ABSTRACT AND BIOGRAPHY



Mr CHAN Tak-yeung, Thomas

*Principal Assistant Secretary (Works)
Development Bureau, HKSARG*

About the Speaker

Mr Thomas CHAN is currently a Principal Assistant Secretary (Works) in the Development Bureau (DEVB) overseeing the works policies related to security of payment for the construction industry, water supply, construction materials, and productivity, innovation and technologies of the construction industry.

Mr CHAN graduated from the University of Hong Kong (HKU) in 1988 with a BSc in Engineering (first class honours) and also obtained an MSc in Environmental Management from the HKU in 1998. He joined the Water Supplies Department (WSD) of the Government in 1991 as an Assistant Engineer and became a professionally qualified civil engineer in 1992. He worked in various areas of water supply, including design, construction, operation and maintenance of waterworks installations, as well as customer services and water conservation. In 2008, Mr CHAN joined the DEVB to help formulate and implement construction manpower policies. He then joined the Highways Department in 2012 and participated in the Hong Kong-Zhuhai-Macao Bridge Hong Kong Boundary Crossing Facilities Project before returning to WSD in 2014. Mr CHAN then worked as a Chief Engineer to take charge of several key waterworks projects, including Tai Po Water Treatment Works Expansion and Tseung Kwan O Desalination Plant before taking up the current position in the DEVB in 2019.

Abstract

Implementation of the Spirit of the Proposed Security of Payment Legislation in Public Works Contracts

The proposed Security of Payment Legislation (SOPL) for the construction industry promotes fair payment and helps parties along the contractual chain receive payment on time for work done and services provided. Legislations similar to the SOPL have been enacted in the United Kingdom, Australia, New Zealand, Singapore, Malaysia, Ireland and Canada.

There have been voices in the Hong Kong construction industry advocating the introduction of the SOPL to improve payment practices and provide rapid resolution of payment disputes. The Development Bureau (DEVB) commenced a consultancy study in 2012 and established a SOPL Working Group to work out the draft framework of the SOPL. After taking into account the comments received from the public consultation conducted in 2015 and SOPL Task Force, we have formulated a Security of Payment (SOP) Framework and its scope of application for drafting of the Construction Industry SOP Bill.

In parallel, DEVB has formed a dedicated Working Group since April 2020 to revise the conditions of public works contracts (SOP Provisions) to align with the SOP Framework and prepare a new DEVB Technical Circular (Works) to promulgate the implementation of the spirit of the proposed SOPL in all new public works contracts with a view to facilitating smooth introduction of the legislation as it would be substantiated from this prior implementation experience. Before its promulgation, DEVB has consulted the construction industry stakeholders on the draft Technical Circular and the SOP Provisions for incorporation in all new public works contracts and construction subcontracts engaged thereunder. A holistic review will be carried out at suitable time to consolidate the experience gained and identify areas for refinements to the implementation details and drafting of the Construction Industry SOP Bill before tabling to the Legislative Council.

In his presentation, Mr CHAN will highlight the key features for implementing the spirit of the proposed SOPL in public works contracts.

PAPER ABSTRACT AND BIOGRAPHY



Ir WAI Chi Sing, GBS, JP, FHKEng
Managing Director
Urban Renewal Authority

About the Speaker

Ir Wai Chi Sing has been appointed the Managing Director of the Urban Renewal Authority since 15 June 2016. By virtue of holding that office, he is also the Deputy Chairman of the Board. He has also been appointed a Director of the Board of Urban Renewal Fund since 13 July 2016.

Ir Wai is an engineer by profession. He joined the Hong Kong Government in August 1980, and has since served in the Transport Department, the Highways Department, and the former Environment, Transport and Works Bureau. He was the Director of Highways from November 2006 to June 2010 and was Permanent Secretary for Development (Works) from June 2010 to April 2015 before retirement.

Ir Wai holds a master's degree in transportation engineering from Purdue University in the United States. He has professional experience in civil, structural and geotechnical engineering and is a fellow of the Hong Kong Academy of Engineering Sciences.

Abstract

Digitalizing Urban Renewal

- URA has adopted a data-driven urban renewal strategy supported by the integration of BIM and GIS technologies.
- URA has started with the use of BIM for project design (3D) and construction (4D & 5D), and is gradually moving towards facility management (BIM-FM) (7D). In the past few years, BIM driven applications have been developed to assist AEC industry and to facilitate FM of URA's own properties, such as the automatic GFA calculation and compliance checking tools, virtual mock-up, IoT-BMS data integration and active maintenance alert system.
- Besides, a self-developed URIS on a GIS-based portal has been widely applied in assisting URA to perform studies to build up our planning and project reserves. The system contains a suite of location intelligence tools, fed with more than 100 2D/3D datasets, to support different business functions across all divisions. It also forms the basis for developing digital twin solutions integrating URA's "5Rs" strategy.
- Application of GIS has been further explored to link up multiple individual project-based BIM-FM data to form a district-based GIS-BIM-FM data platform. Various digitalized points of interests (projects) with their FM data are interconnected in the same "digital twin" to perform spatial analysis according to user's need.
- With the government's support to open up more data in collaboration with practitioners, digitalization of the built environment in greater resolution will catalyze the development of smart city for Hong Kong.

PAPER ABSTRACT AND BIOGRAPHY



Sr Dr CHAN Man Wai

*Professor of Practice (Programme Management)
The Hong Kong Polytechnic University*

About the Speaker

Dr Chan Man-wai is currently Professor of Practice of The Hong Kong Polytechnic University and Adjunct Professor of The University of Hong Kong. He is a Building Surveyor (FRICS and FHKIS) and has over 40 years' experience in building survey, development, projects and facilities management in Hong Kong and overseas.

Dr Chan had worked in the public sector for many years. He was the Executive Director (Project Delivery) of the West Kowloon Cultural District Authority (WKCD). Prior to joining the WKCD, he was the Vice President (Projects and Facilities) of the Hong Kong Science and Technology Parks Corporation. Dr Chan had also served two UGC funded universities and the Hospital Authority.

Dr Chan was Partner of Vigers HK Chartered Surveyors in Hong Kong in the 1980s and had practiced in North America for a number of years in late 1980s. He worked in the academia in the 1990s and was Associate Professor of The Hong Kong Polytechnic.

Dr Chan holds a BSc Building Surveying (CNA) from Leicester Polytechnic UK; MSc (CPM), MIPA & PhD from the University of Hong Kong and MSc (MPM) from the University of Oxford. He is the Founding President of the Hong Kong Institute of Facility Management.

Abstract

Facade Inspection under the New Normal

The need for façade or external vertical building envelope inspection is obvious particularly for high rise buildings where facade deterioration and detachment at height can be disastrous. The building elements that need inspection include the external wall, windows, curtain wall systems, balconies, railings, external appendages, service piping and the like.

While Hong Kong may not have specific statutory requirements for façade inspection, (unlike for example, New York that has a Façade Inspection Safety Program (FISP)) such requirements may have already been incorporated in the MBIS and MWIS schemes administered by the Buildings Department.

Building Surveyors have played a crucial role in façade inspection. Such inspection may be non-destructive or destructive with the assistance of laboratory tests and analyses. In depth understanding of building detailing, fabrication and deterioration modes are indeed essential for accurate inspection and are expected from Professional Building Surveyors.

While professional knowledge and direct access to the area of inspection were the norm in the past, new technologies like the use of drones for remote access, VR/AR, digital twin, robotic climbers and AI have increasingly been used for inspection under the "New Normal". Availability of new technologies, the pandemic and examples set by other professions (e.g. the medical profession) may be the pull factors of the New Normal in façade inspection. The push factors may be the tremendous need for inspection (e.g. external drains and safety), inadequate supply of building inspection professionals and perhaps, top-down policy drives etc.

This presentation will visit the changing approaches in façade inspection. A NewTech practitioner (Mr. Harris Sun, CEO of RasPect) will also be invited to demonstrate the latest inspection technologies and applications. Recent studies in medical technologies have shown that AI can outperform medical doctors in certain diagnostic accuracies. As "Building Doctors", Building Surveyors may need to get prepared for the NewTech and innovative trend fast.

PAPER ABSTRACT AND BIOGRAPHY



Sr CHAN Wah Wai, David

Past Chairman

Building Surveying Division, The Hong Kong Institute of Surveyors

About the Speaker

Sr David Chan, a down-to-earth building surveyor with some 40 years of post-qualification experiences. Over the past 2.5 decades, his main consultancy service is in expert witness related disputes, mainly on water leakages, defective works, and compliance with the Buildings Ordinance (mainly for existing buildings).

Sr Chan had obtained a Higher Diploma in Surveying (Building Surveying) from Hong Kong Polytechnic in 1975; and a BSc in Building Surveying from Leicester Polytechnic (UK) in 1977. While in the then Buildings Ordinance Office (for 3.66+ years), Sr Chan obtained his first professional qualification (MRICS) in 1979. Thereafter, he had worked in Swire Properties (8.5+ years), Jones Lang Wootton (1 year), Knight Frank Kan and Baillieu (2+ years) before he set up his own practice Wellgo Archdecor Consultancy in 1992. At present, Sr Chan is operating under his new own practice David Code Limited.

Sr Chan's first involvement with the Institute was in 1985, in the Design and Fit Out Management of "HKIS and RICS (HK Branch) Joint Headquarters" in the previous Swire House. Since then, Sr Chan have involved in numerous HKIS/BSO activities, some of the key posts are:

- BSD Chairman (1990 -91);
- Chairman of Membership Sub-Committee (1995 -97), Membership Committee (1997 -98), cum HKIS Board of Membership (1998 -99);
- BS Divisional Spokesman (1999 -2001, and 2009 -2016);
- Chairman of BSD Committee on List of Experts for Water Seepage Investigation (2012 - present).

Sr Chan had also served in numerous Government committees and panels. The more prominent ones are: Buildings Ordinance AP&RSE Disciplinary Board; Buildings (Appeal) Tribunal; and Buildings Ordinance Inspectors Registration Committee.

Sr Chan have been awarded as Distinguished Building Surveyor (HKIS BSD) in 2000; and Distinguished Alumni (HK Polytechnic University, BRE Department) in 2006.

Abstract

Problems and constraints of aboveground drainage system in existing buildings and the possible solutions for improvement

Buildings Department has issued a new practice note [PNAP APP-164] in April 2021 which "... promulgates the enhanced design standards of floor drain, anti-syphonage pipe, branch discharge pipe and ventilation pipe of the aboveground drainage system. It also stipulates the details of implementation."

The enhanced requirements will take gradual/differing effects thereto New Development projects and Alteration and Addition works after 31 August 2021. Meanwhile, BD has stated that "... for the avoidance of doubt, this practice note is applicable to the erection and alteration of any aboveground drainage system to be commenced under the Minor Works Control System after 31 August 2021."

In the practical world, the ambient of prescribed Minor Works could be completely different from Alteration and Addition works, and in complete remoteness from New Development projects. Well written regulations, rules, design guidelines, etc. could be set for New Development projects and A&A works, and would eventually be completed to BD's satisfaction. However, whether they could be completed satisfactorily by most of BD's listed Minor Works Contractors is a major question to be explored. The worst scenario is that all these regulations, rules and design guidelines could simply drown into nowhere depth once reaching the ocean of minor works under the hands of handyman contractors and multi-trades decorators at large.

This presentation will boldly attempt to brush out the difficulties and/or impracticalities of adopting BD's new/enhanced design standards by average lay clients in appointing listed Minor Works Contractors, handyman contractors and multi-trades decorators.

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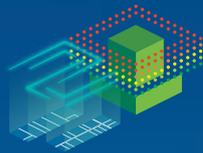
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