



Building Surveying Division

Sr Arthur Cheung BSD Council Chairman

This is the final Chairman’s Message of my term. I still remember being elected BSD Chairman on 27 November 2021. In my acceptance speech, I talked about the BSD Council’s mission, which was “Professional, Supportive, Caring, Engaging and Having Fun! (厚積 . 凝聚 . 感受)” and serving BSs. After two years of collective effort by the entire Council, I hope that members are happy with what it has delivered for them, particularly the BSD Channel Series, Building Doctor Logo, etc. Allow me to say good-bye to you by summarising the division’s accomplishments.

In January, the BSD successfully resumed its retreat after Covid measures were relaxed. The event kicked off the division’s planning efforts for the Council year. Eleven months later, I’m delighted to announce that I had the full support of all Council members, Co-opted members, and others in my management of Council matters and the BSD’s organisation of promotional, educational, and knowledge-sharing events.

1. Membership

BSD membership increased by 36 Corporate members (2.2%), but decreased by nine Probationers (1.2%) and experienced no change in the number of Associate members. Its net membership gain over 2022, excluding Student members, was 27 (+1.2%).

BSD Membership Statistics (as of 15 November 2023)						
Corporate Members		Associate Members	Probationers	Students	Total	Total Excluding Students
Fellow	Member					
109	1,539	1	736	113	2,498	2,385

I have noticed that of all mainstream practices selected by surveying students, building surveying ranked second. Also, the BSD submitted two honorary fellow nominations to the General Council (GC) in May and both nominees were successfully elected during the EGM on 30 August.

2. Professional Development

(a) Assessment of Professional Competence (APC)

Two Practical Task examinations were organised in 2023. 55 candidates attended the May session, while 83 candidates joined the November session. The pass rates were 43.6% and 57.8%, respectively. The questions this year encouraged candidates to interact more with assessment panel members to simulate real-life work situations for BSs.

There were two final assessment days in 2023 – 4 March and 28 October – during which the panels interviewed 53 candidates. The BSD resumed holding panel interviews at HKIS headquarters on weekdays and Saturday mornings. These measures successfully shortened candidates’ average wait times for the Final Assessment.

Thanks go to all DEC members for their efforts during the assessments.

(b) Continuing Professional Development (CPD)

The CPD panel organised 38 CPD events in 2023 that collectively attracted over 5,000 participants.

With the kind assistance of Past President Sr Daniel C Lam, the BSD organised a CPD series called, “Understanding Projects for Health Services in Hong Kong Series,” to allow its members to learn the latest developments in the design and maintenance of such critical facilities in Hong Kong. The series comprised two CPD Seminars and site visits to two remarkable health projects (the HA Supporting Services Centre and Kwong Wah Hospital).

To encourage members to register as Authorised Persons (APs), the BSD invited three experienced APs – Sr Andrew Kung, Sr KC Lee, and Sr Carmen Lai – to speak at a sharing session on 19 August about the necessary preparations for the AP examination. This CPD attracted 77 qualified members, some of whom left very positive feedback on the event. The

BSD looks forward to seeing more BSs join it as APs in the near future.

(c) Research

Through the great efforts of researchers and Working Group members, the research report, “Professional Guide to Building Inspections – Post-1980 Residential and Composite Buildings in Hong Kong,” has been finalised. The guideline preparation work will commence very soon.

(d) Certificate for Module (HKIS Training Course on Heritage Conservation for Building Surveyors)

To strengthen members’ technical and practical knowledge of Heritage and Conservation, the BSD is organising with HKU Space a structured heritage conservation programme for its members. Details of the 48-hour course were confirmed and QF Registration for Level-6 was approved by the authority. The tentative start date of the course should be no later than the end of Q1 2024.

(e) Professional Publications

Working groups were set up under the leadership of BSD Vice Chairman Sr Nathan Lee to review the current edition of its professional guide and draft the Guide on Design for Maintenance.

(f) Government Consultations

BSD representatives were actively involved in different consultations with the Government on topics such as the performance-based GFA concession scheme, e-submissions, the streamlined processing of the approval process, basement car parks, construction safety, etc. The BSD regularly met with the Architectural Services Department to exchange views on BS-related subjects including APC, market and technological developments, etc.

(g) Mainland Affairs

The BSD successfully rekindled connections with its Mainland counterparts in 2023 after cross-border travel restrictions ended. In April, China Association of Engineering Consultants

representatives from Guangdong visited Hong Kong, where the BSD held fruitful lunch and dinner meetings with them. To tackle China’s ageing building problem, both institutes agreed that building maintenance and 小區改造 would be their main focuses within the GBA.

Also, the BSD and Professional Building Surveying Consultants Association of HK joined the 第三屆廣東省工程交易會 to promote their professional services to GBA citizens. In September, the BSD organised a 20-member visit to the GBA (Guangzhou/Nansha).

(h) Trademark Application

To address members’ concerns over the public’s use of 樓宇醫生, the BSD filed an application to the Trade Marks Registry in 2022 to patent the term and it was approved. The Council then engaged a designer to develop a 樓宇醫生 logo. Four logo candidates were produced for BS members to vote on in August and 149 valid votes were received by the given deadline. Option 1 won with 53 percent.

The Council then agreed on the color scheme and fonts for further development based on Option 1. All graphics were ready and the branding guidelines were drafted by September. The BSD engaged a PR consultant to plan for the logo’s official launch. In addition, the Trade Marks registration for the term, “building doctor,” was approved.

3. Education

(a) Outreach to Students

A Joint University Talk to promote the BS profession was held for university surveying students from CityU, PolyU, THEi, and HKU on 18 January. Representatives from different Government departments joined the talks.

(b) Relevant Degree

To deal with overseas graduates’ APC applications, the Council has been working closely with the BoE to review the “Relevant Degree” arrangement and its requirements under the APC Rules and Guides.

4. Promotion and Publicity

(a) General Media

BSs continue to enjoy strong exposure in the media on issues such as building design, fire safety, building safety, UBWs, traps in fitting-out works for residential units, streamline processing, sustainability, views on the Government's 2023 Policy Address, the Building Affairs Expert Determination Centre setup, pre-acquisition surveys of second-hand domestic premises, subdivided flat and construction site safety, etc. The BSD appreciates the dedicated efforts of spokesmen and veteran surveyors on behalf of the profession.

(b) *iMoney Magazine*

The Council published 67 articles in the past two years in *iMoney Magazine* to draw the public's attention to building surveying, safety, other building-related matters, and their importance to society. In 2023, the articles will be consolidated in a book, 《屋有必測之風雲》, to further promote the BS profession.

(c) BD and PGBC Programmes' BS Company Visit

To support the Buildings Department and Professional Green Building Council's student engagement efforts, the BSD has successfully recruited some BS firms to host student visits and introduce the BS profession to the students.

(d) BSD Channel

Since the launch of the BSD's first official channel series, 《鍾 SIR 解構 123》, on 15 November 2022, the number of channel subscribers has increased tenfold to around 1,220. After the series' first season concluded, the BSD convinced Sr Prof Chung to stay on to shoot the sequel, 《鍾 SIR 解構 123 II》, which premiered on 15 June. For that, I sincerely thank Sr Prof Chung, the Working Group, and all support team members.

In 2023, the BSD decided to produce three more ten-episode series. The Working Group successfully lined up two HOKLAS laboratory to help produce the third channel series, 《入實

驗室揪十粒掣》, which aims to show members the different required tests' technical details, the HOKLAS system, and the BSD's professional involvement. Shooting began in October. Also, the Working Group booked guests for the BSD's upcoming interview series. It will continue to operate the channel with a goal of turning it into a YouTube platform for sharing BS knowledge/stories among BSD members and promoting BS to the public.

(e) Website

The Council reviewed and updated the division's English website in 2023 by removing all outdated information and adding lists of DBSs/past chairmen and Building Surveyor Award (BSA) past winners. It also reviewed the Chinese version of the website.

(f) Press Release

On 7 August, a BSA press release reminded the public about the right approach to timely building maintenance and reiterated the importance of appointing the right professionals to conduct building inspections.

5. Social and Community

(a) Extension of the Building Affairs Expert Determination Centre (BAEDC) Pilot Scheme

The BAEDC, which launched in November 2022, is a resource that helps the public resolve building-related disputes in a more timely and cost-effective manner. Unlike the traditional litigation approach, an expert determinator can provide the public with technical proposals for rectification works. Expert lists were established for water seepage, decorations, fitting-out works, and repair and maintenance works for existing buildings. The pilot scheme will be extended for one year and its promotional strategy may be strengthened during this period.

(b) Working Groups on: (1) Pre-Acquisition Surveys of Second-Hand Domestic Premises & (2) Handover Inspections of New Residential Units

The working groups on the pre-acquisition surveys of second-hand domestic premises have developed a set of checklists. The framework was tabled and endorsed during the Council meeting and will be forwarded to the Government in due course.

(c) Government Talks, Interviews, and Videos

For public education purposes, BSD representatives have joined different Government talks/interviews and video productions, including those organised by the Buildings Department, HAD, PSMA, etc, to promote proper building maintenance and avoid UBWs, BAEDC, etc.

(e) Press Conference

After news broke on the unauthorised structural wall removal works, the BSD immediately held a press conference on 30 May to offer its views and recommendations to the public.

(f) Universal Design and LWB Funding Application

With funding approval by the LWB, a research project will commence to enhance BFA provisions in existing buildings.

6. Conferences, Awards, and Events

(a) Building Surveyors Conference 2023

The Building Surveyors Conference 2023 was successfully held on 13 October with over 250 participants in attendance. This year's theme was "Impact on Built Assets: Proactive Maintenance and Rehabilitation". The BSD had the pleasure of inviting Ir Wai Chi Shing, GBS, JP, Managing Director of the Urban Renewal Authority, as its Guest of Honour and to deliver the opening keynote speech.

(b) Building Surveyor Awards (BSA) 2023

The BSA 2023 Presentation Ceremony cum Gala Dinner was successfully held on 16 June. The BSD was proud to have Ms Bernadette LINN, JP, Secretary for Development, as its Guest of Honour. The Grand Award Winner was Freevision Limited's Modular Social Housing Project, Cheong San 1. Congratulations to all award winners and sincere thanks go to the OC, particularly OC Chairman Sr Kenny Tse, jury panel members, participants, and sponsors for their invaluable support.

(c) Happy Hour Gathering with the Buildings, Architectural Services, and Housing Departments

The BSD organised two separate happy hour gatherings with the Buildings and Architectural Services Departments on 14 June and 16 August, respectively. Since the pandemic broke, such casual gatherings between the BSD Council/HKIS OBs and the relevant Government departments had been suspended. Now that restrictions have been lifted, these gatherings allowed both sides to reconnect, discuss topics of mutual concern, and exchange views in a relaxing environment.

The BSD has offered to help coordinate the happy hour gathering for December 2023 with the Housing Department.

(d) Young Members Gathering

The BSD held an Ask Me Anything forum Happy Hour in October with its younger members. In addition, several younger BSD members joined Young Chat 3.0, which was jointly organised by the BD, HKIA, and HKIS, to strengthen the connection between them and the BD, which invited Sr Vincent Ho and Sr Ivan Law as its key speakers and to present its BSA Grand Award project to participants.

7. Administration

(a) Stakeholders

Maintaining contacts and working relationships with counterparts, the Government, and

Mainland officials is essential. Throughout 2023, BSD representatives attended meetings and sharing sessions with local, national, and regional associations including various Government departments, the BEAM society, CIC, China Association of Engineering Consultants (CAEC), Chartered Association of Building Engineers (CABE), Royal Institution of Chartered Surveyors (RICS), etc.

(b) Representatives to External Bodies

BSD members were nominated to various committees, focus groups, and task forces administrated by different Government departments and statutory bodies. They included the BD, CIC, Surveyors Registration Board, Hospital Authority, Electrical and Mechanical Services Department, and Water Supplies Department.

(c) Internal Affairs

BSD members were also nominated to various boards, committees, and panels within the HKIS, while BSD Office Bearers were asked to support and share workloads on different Council matters.

8. New Opportunities and Proposals

The BSD shall continue to work on sustainability and innovative technologies to boost its competency. In the meantime, it is setting up a knowledge transfer hub for members and making better use of social media to help improve its internal and external communications.

Buildings Repair Authority and Buildings Ordinance Amendment

To address the public's heightened concerns over the risks posed by dilapidated buildings, UBWs, and poor maintenance, the BSD shall continue to promote:

- (1) the establishment of the Buildings Repair Authority to manage, control, and regulate building maintenance in Hong Kong;
- (2) pre-purchased home inspections for

- second-hand property transactions to eliminate existing UBWs in the long run; and
- (3) an amendment to the Buildings Ordinance to expedite order/notice compliance and enhance construction site safety.

Special tribute goes to Council member Sr Henry Chau, who passed away during a car accident in August, for all of his contributions to the BSD.

Last, but not least, I 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 contributions to the BSD during my chairmanship. I wish every success to the incoming Council, whose Chairman, Sr Nathan Lee, will announce the new Council to members in the December 2023 Chairman's Message. Please stay tuned!

