



Building Surveying Division Sr Nathan Lee BSD Council Chairman

The BSD Council continues to work hard in four key areas in March 2024 and beyond. Here are their highlights.

Promotion

1. The BSD has worked with the BD to voluntarily inspect the external walls of 100 “3-Nil” older buildings. The inspection's objective is to reduce the number of falling concrete/rendering incidents by conducting preliminary inspections of certain older building and identify the external defects that pose an obvious danger to the public. Then it conveys these findings to the BD for follow-up. Over 70 qualified BD members and probationers volunteered their services for this exercise. A briefing session and inspections are scheduled for April-May.
2. The 18 Districts Building Maintenance talk and tour will commence soon. Its kickoff ceremony will be held on 19 May 2024 from 10:30 am-12:30 pm at Central Market. The aims of the talk are to promote building surveying professional services for building maintenance in Hong Kong and deliver a message on the importance of proper building maintenance to keep buildings safe and healthy. The BSD will also share tips on selecting the right consultants and contractors to avoid bid-rigging. It looks forward to seeing you at the ceremony.

Publication

1. The HKIS and BSD write newspaper columns to exhibit their members' expertise and publicise their ideas on Government policy and social topics related to the

profession. Recently, we discussed “cosmetic surgery for buildings” and how “building doctors” could help.

樓宇整形由誰操刀?

老舊樓宇除面對日久失修、百病叢生的問題，需要保養維修外，有時候亦可進行一些「整形手術」來減低安全風險、提升樓宇標準以符合現今需要、改善外觀，或更改用途為樓宇增值等等。

改善工程提升價值

根據現時的第502章《消防安全(商業處所)條例》、第572章《消防安全(建築物)條例》及第636章《消防安全(工業建築物)條例》，所有涵蓋於條例內的樓宇都必須按照相關命令或指示，改善及提升樓宇防火、耐火、隔火及消防裝置等，以確保生命及財產安全。例如，加設/增設防火門窗、消防花灑水缸、消防喉轆及警鐘等等，

都屬於以上法例所要求的一般改善工程。

尋找合適「醫生」

當樓宇進行改建或改變原有用途時，相關建築物範圍亦需要按照最新《建築物條例》及《作業備考》進行修改，以提升其防火、逃生、衛生、結構及無障礙設施等範疇的性能，以達致現今標準，如加裝暢通易達洗手間及升降機等。

另外，一些樓宇亦會進行自願性改善工程，包括翻新外牆及電梯大堂、更換供水、中央冷氣系統及電力裝置等，以改善外觀、保護食水安全、減省耗電及預防不必要意外發生。這些自願性改善工程並不是法例

所要求，而是因應設施殘舊及功率下降等因素而進行。近年很多樓宇都會加裝汽車充電裝置及太陽能板，為樓宇錦上添花，不但提升了樓宇價值，更能減少碳排放。

無論出於甚麼原因進行樓宇「整形手術」，都需要找一位合適的「樓宇醫生」，提供專業意見及「操刀」，為業主及法團度身訂造合乎期望、經濟效益及法例要求的設計、招標文件、工程規劃及管理等等。不然的話，藥石亂投可能會導致手術失敗、弄巧反拙，破財兼失時。



Comments on RFE Regulations

The Fire Services Department recently asked the HKIS and BSD to comment on the Fire Services (Registered Fire Engineers) Regulations (FS(RFE)R) and Draft Code of Practice for Registered Fire Engineers. The HKIS and BSD replied on 31 March and the following points summarise their comments.

A) Comments/Views on the FS(RFE)R Draft

- (i) The RFE(RA), FE(FSI), and RFE(VS) roles should include Authorised Persons, registered professional surveyors (building surveying), and HKIS building surveyors with at least three years of relevant work experience. The abovementioned professionals should all be well-experienced in and actively performing similar work as RFEs under the RFE scheme. As for the registration of RFE(FSI)s and RFE(VS)s, the HKIS and BSD suggest that no top-up course is required for the aforesaid professionals, as their jobs already encompass such knowledge.

- (ii) The top-up course in the proposed RFE registration requirement should be accredited and its relevant details should be clearly stated in the FS(RFE)R.
- (iii) The roles and functions of RFEs should be considered with extreme care so that they exclude the checking and certifying of Buildings Ordinance provisions and subsidiary regulations.
- (iv) The roles and functions of RFE(VS)s should be carefully examined so that they exclude the checking of provisions such as accepting materials and fire products under PNAP APP-13, which should be under BD jurisdiction.
- (v) The HKIS and BSD strongly request that one of their nominated representatives sit on each of the following boards to ensure balanced, professional membership: the registration committee, interview board panel, disciplinary board panel, and appeal board panel. This requirement should be clearly stated in the FS(RFE)R.
- (v) All relevant RFE duties mentioned in the Draft Code that are currently performed by and/or overlap with those of the BD and other registered/prescribed professionals, such as Authorised Persons, should be modified or removed.
- (vi) All details of the licencing requirements imposed by the respective licencing authority should be removed from the Draft Code because such requirements are subjected to changes and updates. The RFE should only observe and follow the relevant licencing guides and regulations in the Draft Code.

B) CoP for RFE

- (i) Item 5.1.3.1 (page 28): The HKIS and BSD strongly object to the RFE's expertise regarding the means of escape, which is currently assessed by the Authorised Person and enforced by the BD.
- (ii) Item 5.1.3.2 (pages 28-29): The RFE should not exercise expertise on Building (Planning) Regulation s.49, which is currently enforced by the BD.
- (iii) Item 5.1.5, 2nd paragraph (page 31): The RFE's expertise should not include the assessment of buildings/structures.
- (iv) Item 5.1.11 (page 34) regarding Unauthorised Building Works (UBWs): The RFE's expertise should not include assessing and inspecting UBWs and minor works because they are under the jurisdiction of the BD, which assigns such duties to Authorised Persons and other relevant prescribed professionals under the Buildings Ordinance.

Connection

1. The 2nd round of the BS Connect series will occur on 24 May 2024. The theme of this social gathering is "Thanksgiving to BSD Counsellors," which allows APC candidates to appreciate the counsellors' guidance during their APC journeys. Both former and current candidates and counsellors are welcome to attend. Birthday stars in April, May, and June are also invited to come celebrate their happy moments.
2. A cocktail party held at the Jockey Club on 22 March was a major event to celebrate the HKIS's 40th anniversary. It was well attended by hundreds of guests including past presidents, founding members, and members of different generations. HKIS President Sr Francis Lam and other VIPs reviewed past successes and predicted a bright future for the HKIS. This was a great night for bringing members together.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊



2. Reaching out to secondary schools and universities by regaling students on the duties, career development potential, and status of surveyors is an effective tool for promoting the building surveying industry to the younger generations and attracting more of their members to join the profession. Thanks go to all BSD Council members for sparing some time to reach out to and serve as role models for the students.



Education

1. The first session of “The HKIS Training Course on Heritage Conservation for Building Surveyors” started on 23 March with Fellow member Sr Idi Chan and Hon Fellow Mr SL Lam as its lecturers. The course explores the theories, practical experiences, and case studies behind built heritage conservation, as well as conducts field visits to certain heritage sites, which makes it very comprehensive and provides students with sufficient, in-depth knowledge to help conserve old buildings.



BSD Retreat 2024

This year’s retreat was successfully held on 16 March. Its aim was to perform SWOT analysis, brainstorm strategy, and formulate the way for the BSD Council to achieve the same four aforementioned goals – promotion, publication, connection, and education – in the future. Council and co-opted members freely shared their ideas during the retreat, a summary of which will be provided to members next month.