

# Building



# Surveyors


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May 1998 Issue No.2

## FROM THE EDITOR

By Alan Sin

Welcome to the second issue of our 'Building Surveyors'. In the past two months, we received a number of immediate response from our members for updating their information in our communication network. We would like to express our thanks to their contributions. An updated Building Surveyors Communication Network has been prepared. I hope our 'Building Surveyors' can be an effective communication vehicle to serve all of you. If you wish to amend any information in the communication network in future or advise us any movement of our BS members, please do not hesitate to contact our Mr. Gordon Wong. We shall put it into our 'Building Surveyors'.

On the other hand, editorial contributions from our members are welcome. If you wish to submit your article, please contact the editor directly. For details, please refer to the last page of our 'Building Surveyors'. 

### Editorial Board

Alan Sin	(Editor)
Terence Lam	(Member)
Gordon Wong	(Member)
Wong Kam Wah	(Member)
Edgar Li	(Member)

## BS Spring Dinner 98

This event was held on 20 February and well attended by senior and junior members.

Our Divisional Chairman, Mr. Kenneth Chan, presented to the best TPC 1997 practical task candidate and the BS slogan winner.

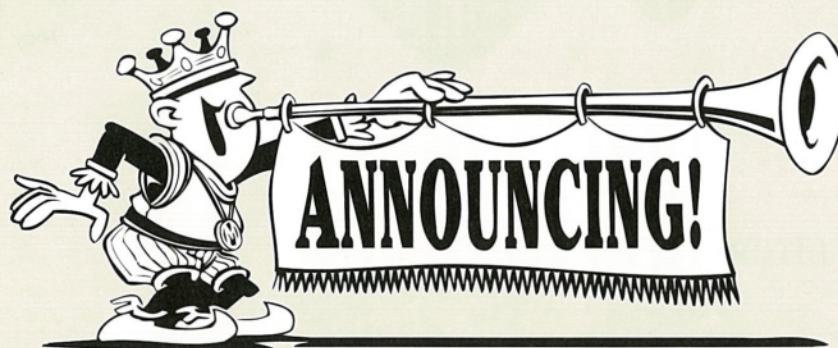


Mr. Kenneth Chan and Mr. Eric Lee,  
the BS slogan winner

Mr. Kenneth Chan and Mr. Tse Chi Kin,  
the top TPC practical task candidate



## ANNOUNCEMENT



### CPD EVENTS

A CPD event on '*Technical Criteria for Application of Restaurant Licence in Hong Kong*' will be held on 26 May 1998 (Tuesday) at 6.30pm in Chiang Chen Studio Theatre of the Hong Kong Polytechnic University. The guest speaker is Mr. Raymond Chan, Director of Raymond Chan Surveyors Limited. I trust you should remember that this topic received overwhelming response when held in 1996. Thus, our E & CPD panel has organised an additional function of the same topic to fulfill the demand. Places are limited. Don't hesitate! Please send your subscription to SSL immediately. The closing date for reservation is Friday, 15 May 1998.

Another good news! Because of the over-subscription for the CPD event '*The Effects of Unauthorised Structures and Works on the Sale and Purchase of Property-from the Perspective of a Surveyor*' held on 21 April 1998, our E & CPD panel will arrange another round of CPD for the same topic. For details, we shall advise you later.

### PROFESSIONAL JOURNAL

Our Building Surveying Division is going to publish a professional journal to assist our professional development. It is planned to publish the first issue in this year. The proposed journal aims to provide up-to-date materials for building professionals such as building survey, refurbishment, building conservation, building legislation, building materials, building defects, building fire safety engineering, facilities management, project management, architectural science, real estate development and management, construction economies, etc. We have received four proposals of the journal title as follows:

- 1) Journal of Building Performance and Management
- 2) Journal of Building Care
- 3) Journal of Building Surveying
- 4) Journal of Building Care and Management

Our BSD Council wishes to hear your feedback. For details, please contact the Chairman of our Research and Editorial Panel, Dr. S. M. Lo, on Tel. no.: 2788 7683, Fax no.: 2788 7612 or Email: [bcsmli@cityu.edu.hk](mailto:bcsmli@cityu.edu.hk)



## News from Academic Institutes & Professional Bodies

### A RESEARCH PROJECT AT CITY UNIVERSITY OF HONG KONG : SMOKE EFFECT ON DESIGNATED REFUGE FLOORS IN ULTRA HIGH-RISE BUILDINGS

#### Investigators

Principal Investigator: S. M. Lo  
 Co-Principal Investigator: Q. S. Li  
 Associate Investigators: Richard K.K. Yuen

In the recent decades, ultra high-rise buildings (normally refer to buildings over 40 storeys) have been erected in many major cities in the world, especially in most densely populated cities such as Hong Kong. The safety of the occupants in these buildings under fire or emergency situations are of prime importance. An evacuation system is not the first step of fire safety design in buildings, yet it cannot be eliminated as a hazard free environment cannot be provided. An effective evacuation system for the ultra high-rise buildings should be the major concern of the Government, the building designers as well as the people using the building. One of the many problems in the evacuation process in ultra high-rise

buildings refers to the long distance vertical travel which will cause fatigue to the evacuees and may create hazard. In the circumstance, the Hong Kong Government has introduced a requirement in the prescriptive code for means of escape. 1996 in that a complete floor designated for refuge should be provided for high-rise buildings. Such requirement is subject to numerous contention as the effectiveness of the designated refuge floors is questionable. In the 5th International Symposium on Fire Safety Science, 1997, it has been pointed out (Lo and Will, 1997) that the effectiveness of refuge floors under fire situations may be impaired if the floor is affected by smoke from other levels. Although the prescriptive code requires the refuge floor to be cross ventilated, such provision may not guarantee that smoke logging will not occur in that floor particularly under adverse weather condition. Therefore, it is of prime importance to study the smoke effect on refuge floors. This research aims at studying the smoke effect on refuge floors by using computational fluid dynamics models and scaled experimental models. The results are expected to provide insight(s) to improve building design and to provide information for the building codes in Hong Kong.



## Communication Network and Job Movement

The Communication Network has been updated and a copy is enclosed for your use.

We are glad to announce that Mr. Kenneth Chan, our BSD Chairman, has set up his own BS practice, KC Surveyors Ltd., at Unit 1606, 16/F, Stelux House, 698 Prince Edward Road East, Kowloon. He is now the Managing Director of the company.

For updating the Communication Network and announcing job movements, please contact Gordon Wong (fax: 2760-4284; e-mail: gsywong@hkstar.com)



# HONG KONG BUILDING SURVEYORS COMMUNICATION NETWORK



ORGANIZATION	CONTACT PERSON	TEL	FAX
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## ACADEMIC

City University	S.M.LO	2788-7683	2788-7612
HK Polytechnic University	K.K. LO	2766-5878	2764-5131
HK University	Andrew IP	2816-8218	2855-7109

## FIRMS PROVIDEING BS SERVICES

AlphaShield Building Consultants	Kenneth CHAN	2116-6122	2116-0898
Calibre Consulting	Gordon ROBINSON	2861-1689	2840-0525
Chesterton Petty	David CONNELL	2377-7004	2317-5533
Colliers Jardine	S.K. KWAN	2629-1866	2956-0225
Crow Maunsell Surveyors	Malcolm PEARSON	2317-5911	2317-5901
Danny Kwok & Associates	Danny KWOK	9026-5008	2512-8415
David C Lee Surveyors	David LEE/Vincent HO	2802-8336	2802-8270
DCL	Daniel LAM/Kenny KONG	2516-7868	2565-9890
John Y.H. Hsi & Associates	John HSI	2311-2389	2525-4407
Jones Lang Wootton	Samson CHAN/Kevin CHUNG	2846-5000	2968-1133
KC Surveyors	Kenneth CHAN	2116-6100	2116-0898
L. C Surveyors	Eddie LEE/Albert CHAN	2882-7100	2881-5905
Lee Mark & Associates	LEE Chun Fat	2827-8222	2827-8773
Multiple Surveyors	Benson WONG	2840-1022	2877-2811
Prudential Surveyors International	Dennis WONG	2507-8303	2598-6576
Raymond Chan Surveyors	Raymond CHAN	2722-7270	2311-3436
Raymond Cheng Property Consultants	Raymond CHENG	2610-0626	2610-0779
Samson WONG & Associates	Samson WONG	2881-6166	2890-5469
SLJV	Samson WONG	2577-0503	2890-5469
Swire Properties	Ben NGAI	2535-1544	2560-2151
TMK & Associates	TANG Hau Ki	2377-1970	2377-1625
Vigers Hong Kong	Shaun EDDLESTON	2377-1234	2377-3166
Wayfoong Property	Martin WOODS	2822-7311	2861-2492
Wellgo Archdecor Consultancy	David CHAN	2865-3128	2865-3100

## DEVELOPERS & PROPERTY MANAGEMENT COMPANIES

Cheung Kong	Willie TSE	2526-6911	2845-1641
First Pacific Davies	John KIELY/Mark LI	2534-1688	2805-2540
H.K. Land	Albert FONG	2842-8157	2845-9226
Hanison	Bishop CHUNG	2414-3889	2415-2080
Harbour City	Gary YEUNG	2118-8580	2118-8068
Henderson	C.K. LAU	2525-5902	2521-7913
Hong Yip	Dominic CHAU	2828-0810	2827-6300
Kai Shing	Gordon LEE	2828-5133	2827-1702
Lee Kum Kee	Lawrence LAI	2851-6600	2850-6435
Long Keen	Christopher WONG	2782-2013	2770-7287
Sino Base	Barry TSE	2588-1802	2511-7331
Sun Hung Kai	Mike WONG	2832-5221	2838-4085
Swire Properties	Jim DALE	2535-1400	2590-7502

## GOVERNMENT

Architectural Services Department	Alan SIN/Kenneth YUN	2773-2502	2765-8423
Buildings Department	Edwin TANG	2626-1431	2845-1559
GPA	C.C. LAU	2594-7702	2596-0859
Housing Department	WONG Bay	2761-5927	2760-4284
Urban Services Department	I.R. YOUNGS	2867-5180	2523-5811

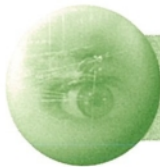
## PUBLIC COMPANIES

HK Telecom	Alan GRANT	2888-6145	2962-5477
Hospital Authority	CHAN Man Wai	2882-4367	2300-6223
Housing Society	Augustine CHOW	2839-7608	2882-2432
KCRC	Patrick MAN	2688-1262	2688-0314
LDC	Chris CHEUNG	2588-2839	2827-0176
MTRC	CHAU Sai Hung	2755-2616	2755-5508
Tung Wah Groups of Hospitals	William WONG	2859-7753	2548-5710

## OTHERS

Andrew Lee KF & Associates	Joy LEUNG	2525-0008	2868-5317
Judia Construction Co., Ltd.	John CHUNG	2854-0608	2543-3630
McDonald's	Terry TANG	2880-7401	2563-1047
Spence Robinson	Kenneth CHAN	2544-7007	2543-9975
Tactful	Boris YEUNG	2381-5098	2381-0019

Please notify Gordon Wong for any changes (fax: 2760-4284; email: gsywong@hkstar.com)



## Feature

### FACILITIES MANAGEMENT DEMYSTIFIED

By Dr. M. W. Chan FHKIS

A popular definition for "facilities management" (FM) is:

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*"The practice of co-ordinating the physical workplace with the people and work of an organisation: (it) integrates the principles of business administration, architecture, and the behavioral and engineering sciences."*

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*(As defined by the US Library of Congress and often quoted by the International Facility Management Association (IFMA))*

There are however many other definitions which exist in the academic and professional arena. Depending on their professional background or possibly their sentence grouping, people generally have different perceptions on facilities management as a term, an approach or a discipline. Most definitions however,

### RECENT PUBLICATION

By Edgar Li

#### **Code of Practice for Energy Efficiency of Air Conditioning Installations (Jan 1998)**

This Code sets out the minimum design requirements for achieving energy efficiency design of AC system. It specifies design parameters and control criteria of AC installation and minimum coefficient of performance for AC equipment.

Available for sale at Government Publication Office  
Author: Electrical and Mechanical Services Department

#### **Code of Practice for Energy Efficiency of Lighting Installations (Jan 1998)**

This Code sets out the minimum requirements for energy-efficient lighting installations. The Code generally applies to indoor space except the space used for domestic inhabitation, industrial processing, utility service, or used as hospital, a clinic or an infirmary.

Available for sale at Government Publication Office  
Author: Electrical and Mechanical Services Department

reveal a level of cohesion on their perception, in that it encompasses all sectors and peripheries of the management and operation of the micro and macro work environment and focuses on their integration and a system approach in managing facilities.

All practitioners from the real estate and construction industry are probably practicing facilities management or one part of FM though their involvement and perceptions may be quite different. Put it more simply, the main concerns of facilities management are:

- Organisation
- People
- Building facilities.

As a discipline or an area of study, we are interested in the integration and the interaction of the three and the tools and techniques that enable such integration to achieve the management objectives of an organisation.

*(A Facilities Management Panel has been formed under the Building Surveying Division. All who are interested please contact Dr. M.W. Chan at 2300 6223 or E-mail chanmw@ha.org.hk)*



#### **Draft Code of Practice for Site Safety Supervision (Feb 98)**

This Code addresses specifically four issues:

- (1) safety management structure
- (2) assessment of complexity of building works or street works
- (3) safety supervision requirements
- (4) communication and reporting requirements.

It assists the practitioners in the preparation of supervision plan.

Available for sale at Government Publication Office.  
Author: Buildings Department

#### **Brochure - The Engagement of Building Surveyors (1998)**

This Brochure consists of three distinct parts, namely: The Building Surveyor, Conditions of Engagement, and Agreement for the Appointment of Building Surveyors. It also has appendices consisting of Professional Charges and a list of firms providing Building Surveying Services.

Available for sale at HKIS Secretariat Office.  
Author: Building Surveying Division HKIS



## Distinguished Building Surveyors List, Hong Kong

### 香港卓越建築測量師名單

The Building Surveying Division Council proposes to establish a List of Distinguished Building Surveyors in recognition of contributions made by individual building surveying members to the profession in Hong Kong. This is essentially the Hall of Fame for Building Surveyors and the criteria for inclusion in the List are:

1. He/She must be a member of the Building Surveying Division of the Hong Kong Institute of Surveyors and who have been practicing in Hong Kong for over 20 years.
2. He/She must have either been the President or Vice-President of the Hong Kong Institute of Surveyors or Chairman or Vice-Chairman or long serving member of the Building Surveying Division Council.
3. He/She has made noticeable contribution to including the promotion of the Building Surveying profession in Hong Kong in the fields of education, professional practices, services on Government boards or committees, etc.

The Building Surveying Division Council shall act upon nomination made by at least six Fellow Members of Building Surveying Division of the Hong Kong Institute of Surveyors for individual member's inclusion in the List. Certificates will be presented once a year at the Annual Dinner of the Building Surveying Division.

Members of the List of Distinguished Building Surveyors promise to continue to use their best endeavour to promote the Building Surveying Profession in Hong Kong and act as Advisors to the Building Surveying Division Council. They may be called upon by the BSD Council from time to time to address issues of common interest to Building Surveyors in Hong Kong.

Nominations:

Raymond Bates, Mike Mann, David C Lee, Daniel Lam, Barnabas Chung, Raymond Cheng, Peter Wong, C K Lau, etc.



Distinguished Building Surveyors List 卓越建築測量師名單  
Building Surveying Division 建築測量組  
The Hong Kong Institute of Surveyors 香港測量師學會

**Nomination Form 提名表格**

Name of BS Member nominated to the List of Distinguished Building Surveyors

(中文)

Brief Resume of the BS Member Nominated

Nominated By:

Signed:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_



## Update

By Miss Wong Kam Wah

### A BRIEF SUMMARY TO PRACTICE NOTES ISSUED FROM 10 JANUARY 1998 TO 20 APRIL, 1998

#### **PNAP**

#### **71 Demolition Works- Measures for Public Safety**

Revision February 1998

New procedures and requirements are imposed :

- application for approval of plans for demolition works;
- application for consent to commence the works;
- site safety supervision;
- appointment of Technically Competent Person to supervise demolition works and operator of powered mechanical plant or equipment; and
- certification of completion of works (Form BA 14A)

#### **77 Mass Transit Railway Protection- Mass Transit Railway (Land Resumption and Related Provisions) Ordinance Buildings Ordinance Scheduled Area No.3**

Revision March 1998

APs and RSEs are required to monitor movement and vibration on the MTR structures which required by the MTRC, and not limited to monitoring within the site boundaries only.

#### **82 Gas Water Heater- Building (Planning) Regulation 35A**

Revision December 1997

The following requirements are amended

Unobstructed Area	Last Issue	This Issue	
Around	- above	100mm	50mm
	- each side	100mm	100mm
	- below	700mm	150mm
Base of the Aperture (above floor level)	not less than	1500mm	200mm
	not more than	1900mm	2400mm

Flue terminal guards should be fitted at aperture locations if selected water heating appliance does not incorporate an overheating protector.

#### **83 Requirements for Qualified Supervision of Site Formation Works, Excavation Works, Foundation Works on Sloping Ground, and Ground Investigation Works in the Scheduled Areas Buildings Ordinance Section 17**

Updated December 1997

Qualified supervision 'Class (A), (B), (C)' is resumed as 'Category (I), (II), (III)' and requirements for the qualified supervision is given.

#### **85 Development in Mid-Levels Scheduled Area- Buildings Ordinance Section 2(1), Building (Administration) Regulation 8(1)(bb)(vii) and 8(a)(i)**

Revision April 1998

Submission of demolition plans as prescribed in B(A)R 8(3) and (4) instead of 8(I)(baa)

#### **88 Hong Kong Airport (Control of Obstructions) Ordinance, Cap 301- Temporary Exemption from the Operation of a Height Restrictions Order**

Revision April 1998

BA has a discretion to approve building plans in which the proposed height of a building exceeds the height restrictions imposed under the Order before the Order is repealed.

#### **116 Legislation and Publications Affecting the Building Industry**

Revision March 1998

The following documents are added to the list.

- Technical Memorandum for Supervision Plan
- Demolition of Buildings (draft)
- Site Safety Supervision (draft)

#### **142 Retaining Walls- Building (Construction) Regulations 1992- Part XIII**

Revision April 1998

Submission of plans for demolition of retaining wall as prescribed in B(A)R 8(3) and (4) instead of 8(1)(bd).

### **154 Submission of Record Plans for Alteration and Addition Works - Building (Administration) Regulation 46**

*Revision March 1998*

Submit two sets of record plans together with Form BA14 and BD will arrange one of the sets to the Rating and Valuation Department.

### **173 Safe Designed Construction of Cantilevered Projecting Structures**

*Revision January 1998*

Typing error to replace 'Registered Contractor' with 'Authorized Persons and Registered Structural Engineers' in paragraph 1.

### **204 Guide to Fire Engineering Approach**

*First Issue March 1998*

### **214 New Contractor Registration System and the Contractors Registration Committee**

*First Issue April 1998*

BA is to keep 2 registers for

- the general building contractors.
- the specialist contractors (4 categories of work, ventilation, demolition, foundation, & site formation) Requirements, application procedures and transitional arrangement are described.

### **218 Facilities for External Maintenance of Buildings**

*First Issue April 1998*

APs and RSEs are advised to consider the access facilities for future external maintenance of buildings at the design stage.

### **222 Structural Plans of Glass Reinforced Polyester (GRP) Water Tanks**

*First Issue March 1998*

Guidelines on preparation of plans showing structural details of the GRP water tanks and the related test requirements are given.

### **Lands Department Practice Notes**

#### **APSS 1/98 Application for Land Exchanges and Modifications of lease Conditions and Land Registry Trading Fund**

Documents attach when applying for the captioned can be certified correct either by the applicant's solicitors or by the Land Registry in order to streamline the application system.

#### **APRSE 1/98 Accountable and Non-Accountable GFA under Lease**

LD operate under the lease and BA operate under the Buildings Ordinance, results in different definition of accountable and non-accountable GFA. If a right is reserved in the lease for the Director to exempt certain facilities from GFA calculations, LD are normally prepared to follow the BA's ruling.

### **Environmental Protection Department Practice Notes**

#### **ProPECC PN 3/97 A Revised Streamlined Approach for Vetting of Drainage Plans Referred to EPD for Comments**

- Under the new streamline approach, EPD will vet only those important or special cases which have potential to cause serious adverse effects on the environment or cause problems which would take long time to rectify.
- It is always the AP and the owners' duties and responsibility to ensure that the effluents discharges from the drainage/wastewater treatment facilities will be able to comply with any current statutory environmental requirements.

*A typing error in Issue No.1: Summary on PNAP 207 should be "...including hotels over and above 2.5% of the total GFA".*

### **Editorial Contributions**

"Building Surveyors" encourages article queries and submission. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributors should contact the editor, Mr. Alan Sin at Tel. 2773-2501 or Fax. 2765-8423.

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