

Building



Surveyors

建 量
築 測

December 1998 Issue No.4

FROM THE EDITOR

By Alan Sin

Happy New Year! Our AGM was convened on 24 November 1998. In this event, our new representatives in the BS Council were elected. For details, please see our announcement below. Moreover, the awards for the Distinguished Building Surveyors (卓越建築測量師) were also presented to eight senior members who are Mr. Raymond A Bates, Mr. Michael R Mann, Mr. Raymond W. M. Cheng, Mr. Daniel C. Lam, Mr. Barnabas H. K. Chung, Mr. C. K. Lau, Mr. David C. Lee and Mr. Peter B. Wong. Congratulations! We have a team of university students to conduct interviews with all the Distinguished Building Surveyors and prepare a (號外) for them. It is now published in this newsletter. Thanks for the Editor, Miss Candy WONG and her reporters for their hard works.

The Editorial Board is calling for editorial contribution from our members in the coming publications. If you wish to submit your article, please contact the editor directly. 📧

Editorial Board

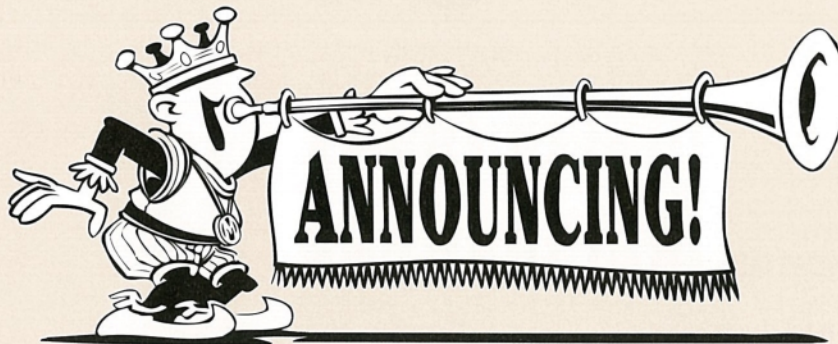
Alan Sin	(Editor)
Terence Lam	(Member)
Gordon Wong	(Member)
Wong Kam Wah	(Member)
Edgar Li	(Member)

ANNOUNCEMENT

OUR NEW BS COUNCIL FOR 1998/1999

Chairman	: Mr. Kenneth Chan
Vice-chairman	: Dr. Chan Man Wai
Hon. Secretary	: Mr. Nelson Ho
Hon. Treasurer	: Mr. Edwin Tang
Members	: Mr. T. C. Cheung Mr. Alex Wong Mr. Ben Chong Mr. Edgar Li Mr. Gordon Wong Mr. Andrew Ip Dr. S. M. LO Mr. Robin Leung Mr. Alan Sin Mr. Kenneth Yun
Co-opt Members	: Mr. Peter Wong Mr. Terence Lam Mr. Philip Tse Mr. Christopher Wong

ANNOUNCEMENT



ESTABLISHMENT OF A JOINT PROFESSIONAL CENTRE

The LDC is ready to hand over the premises at 'The Centre' to the Nine Professional Bodies and it will be renovated as the Joint Professional Centre. The NPBs are now in the process of finalizing the fitting-out and logistic of occupation.

NOMINATIONS TO VARIOUS OUTSIDE AND INSTITUTE COMMITTEES

Some of our BS members have been nominated to various committees and they are as follows:-

<i>Board of Education</i>	: Mr. Barnabas Chung, Mr. C. K. Lau and Mr. Peter Wong
<i>Membership Committee</i>	: Dr. Chan Man Wai and Mr. Augustine Chow
<i>Surveyors Registration Board</i>	: Dr. Chan Man Wai and Mr. Ben Chong
<i>Contractors' Registration Committee</i>	: Mr. Danny Kwok, Mr. K. K. Lau and Mr. Steve Wong
<i>Supervision Plan System, Construction Site Safety Award Scheme, Organization and Assessment Committee</i>	: Mr. Eddie Lee



Communication Network and Job Movement

The Newsletter will report job movements of members. If you wish your job movement be published, please fax or e-mail the details (e.g, name, previous company name, new company name, telephone no., fax no., and e-mail address) to Gordon Wong.

(fax: 2714-3328; e-mail: gsywong@hkstar.com)

BIRTH



News from Academic Institutes & Professional Bodies

THE BORN OF THE FM ORGANISATION IN THE CITY UNIVERSITY OF HONG KONG

By Kingston Sun

A few months ago, the Facilities Management Office was set up in the City University of Hong Kong. This is probably the first facilities management organisation amongst all tertiary institutions in Hong Kong.

The formation of the new office is the result of a series of thorough consultations with all University users and the efforts of the re-engineering task teams formed by staff from different servicing departments.

Through the consultations, it was very clear that there were high demands amongst the University Communities to have a 'turnkey' facilities service. For example, now an organiser of an University event will no longer need to run around between various functions such as venue booking, stage setting, moving, AV security etc in order to solicit and co-ordinate different services.

One of the major objectives of the office is to provide a 'One Stop Shop' service in which in-house process owner will lead and co-ordinate all the facility related services and have the final products as a whole package delivered to customers. The major advantage is that all in-house services will be co-ordinated before delivery and all resources can be balanced to achieve the best economy.

In order to achieve a dramatic improvement in the University facility services, the restructuring needs to be complemented with a new working culture.

At the early stage, a departmental senior staff retreat was organised in which the Vision, Mission and Values (VMV) were established as follows:-

VISION STATEMENT

To facilitate the City University achieving its

leadership position and to advance the Facility Management profession in the changing environment.

MISSION STATEMENT

1. Enable the University's Ambiance and provide an outstanding learning environment.
2. Create and maintain a caring and safe working environment.
3. Maximise staff talent and potential through career development so that staff are proud to be one of our members.
4. Provide a peace of mind for customers using our service.
5. Develop FMO into a learning organization.

CORE VALUES

1. Responsive
2. Cost-effective
3. Professional manner

OTHER VALUES

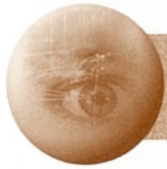
1. Customer satisfaction/fulfilling customer needs
2. Proactiveness: take initiatives
3. Quality/excellence
4. Value for money
5. Work smart/innovative
6. Timeliness
7. Safety
8. Okay and organized

The VMV were then communicated to all supervisory and workshop staff through a series of seminars and workshops to ensure that they understand the office's directions and targets.

From the human resource management point of view, all departmental VMV requirements were then transformed into measurable performance tasks which will be appraised by their supervisors annually.

Tremendous efforts from all members of the office are still required to make the new organisation successful and to achieve all preset goals in the future.





Feature

BUILDING FOR CUSTOMERS

By Trevor Mole

(A speech delivered by Mr. Trevor Mole in July 1998 to HKIS BSD)

Mr Chairman, Ladies and Gentlemen

- Good Evening.

It is good to be here.

Thank you Chairman for giving me the opportunity to speak to fellow Building Surveyors in Hong Kong.

The last thing I want to do is to try to impart pearls of wisdom or speak from a position of having the answers.

What I want to do is share my experience of what is happening in the UK and leave it for you to make sense of it or interpret it in the light of your experience here in Hong Kong.

Undoubtedly the world is becoming a smaller place. Communication is revolutionising the way we behave and removing many of the obstacles to World Trade. We also know that the World Trading Organisation through GATS (The General Agreement in Trade in Services) is seeking to harmonise qualifications and reach common international standards of practice and service delivery.

Perhaps more fundamentally many of our customers whether working in Manchester or Mong Kok are international and their expectations are the same wherever they operate.

You are aware the UK has over the last 10 years suffered a deep recession and times have been very difficult. The construction and property industries have been amongst the worst hit.

However things have improved significantly and there has been a 30% increase in construction activity over the last year and a half. However construction activity is still only about 50% what it was just over 10 years ago.

I think going through a recession has changed us and has changed the way we operate. Perhaps there is a revolution taking place which will leave the old ways behind.

It is true to say that many of our customers have got used to a very competitive environment and want the advantages they now have to continue.

They have certainly got used to paying low fees and there does not appear to be any signs that this is going to change soon. Our members in consultancy are facing new problems as employee expectations in rewards is increasing whilst fees are being held down.

At the start of my year as BS Divisional President I got a group of very senior Chartered Building Surveyors together and asked them what we should be doing to help our members. Their response was unequivocal - unless we can meet the needs of our customers, that is within a client organisation or outside it, we will not survive.

So I have been challenging our members by asking

What are you worth to the people who use your services?

Are you perceived as a GRUDGE purchase or one which provides real added value?

Some would argue that for many of us the writing is on the wall. "Professions are anti-competitive closed shops that seek to control the marketplace and have no place in society today".

Professions grew out of Britain and America in the 1800's. They provided through self regulation, assessing entrants, training and codes of conduct, etc. Quality Assurance.

The principle of professional people contracting with society to provide best advice, knowledge and expertise in exchange for trust is now being questioned. Many people today are suspicious of experts and their advice.

Professional judgment can and is being challenged at every level and professional attitudes are often seen as patronising, self serving and inward looking.

Even Governments that used to protect the public from the unqualified now seek to protect them from the qualified. We have seen fee scales abolished and the Office of Fair Trading is looking at the way the professions conduct themselves.

Sir Michael Latham's examination of the Construction Industry continues to shape Government and industry thinking towards partnership and team working. Many old ideas of how to procure buildings are being discarded as too old fashioned, too adversarial and too inefficient.

This appears to be the theme being adopted by the deputy Prime Minister Task force chaired by Sir John Egan. A group of us met him at the RICS with the President and clearly he is taking a customer perspective in wishing to drive the supply side towards 'Leaner Construction' through the effective use of Supply Chain Management, more efficient practices and team working.

Undoubtedly much of what we do as professionals is being questioned.

Some consider us as an unnecessary expense or a 'grudge' purchase. A 'necessary evil' in a system that is designed by an industry which should be giving more.

Often the tangible benefits of the builder are weighed against the intangible ones of professional advisers and the wrong conclusions are often drawn. This is particularly true at the lower levels of advice and service delivery.

Customer expectations are increasing particularly as informed clients become more active and demand greater levels of service. Many of our customers also have customers themselves demanding increased levels of satisfaction as they run airlines, retail outlets, banking services, leisure facilities and so on. Why shouldn't they in turn demand the same from those who provide services to them?

As well as greater customer expectations, we are all having to wrestle with greater competition from fellow professionals as the boundaries between Architects, Engineers, Surveyors and Builders, etc. blur. New people are also entering the marketplace giving greater choice to customers.

People such as Procurement Specialists, Accountants, Management Consultants, Contractors, Solicitors and

Overseas firms, etc. are entering the world of property and construction advisers.

The marketplace is changing rapidly as customers take on different profiles through Globalization, Polarisation of Companies, World class standards and bench marking, downsizing and out sourcing, etc.

So where does that leave us?

Nowhere unless we become more CUSTOMER focused.

This is why the theme for the RICS Building Surveyors Division this year and for some time yet is 'BUILDING FOR CUSTOMERS'.

Developing a customer focus is not easily achieved and is something we have to work on. I appreciate that some of you would prefer to call your customers, clients. However, providing you are giving the right service it does not really matter what you call them.

But for me calling your client a customer opens something up in the mind and I think Justin Pannell at the BS Annual Briefing '98 in Nottingham gave an interesting comparison of the perceived differences, i.e.

For Clients:	For Customers:
it is our knowledge that rules.	it is relationships that rule.
and they accept the process.	shape the process.
they are told what they need to do.	tell us what we need to do.
they are spoken to.	are listened to.
are a user.	are in partnership.
are tolerated.	are everything.

The important issue is that traditions are being challenged. If we do not serve our customers well, someone else can and will.

This is not a band wagon or something to pay lip service to. It is about creating a new way of thinking and a new way of delivering services to the people we serve.

Ken Millbanks, Construction Director at Bass Taverns, and a member of the BS Think Tank put some flesh

on the bones again at the Annual Briefing. He said customers want consultants to:

- care passionately about them.
- understand their needs.
- understand the fundamentals of their business.
- provide high quality people.
- be I.T. compatible.
- form strategic alliances (partnering).
- provide consistent service.
- add value.
- share risks (win win).

In short we have to be real team players delivering innovative, leaner, snag-free and more cost effective products that are world class. A service full of the WOW! Factor.

If you think that a quality service is what is required then you are part way there. But this often reaches the minimum expectations of customers.

They expect you will do your job well. It is more than providing a quality product. It is about ensuring that product fully meet the needs and expectations of the customer.

It is about changing a grudge purchase into one which is recognised as having 'value-added'. How many of you feel you have delivered a quality service, nay perfect service, yet your customer remains unconvinced or unsatisfied.

Our products (services) provide little unless they satisfy specific customer needs which can by definition be quite different to ours.

We provide surveys for customers. They want to know whether a property is worth purchasing. We provide drawings and specifications. They want a home or a factory.

We must be constantly looking for ways to give our customers a better service and this requires some fairly detailed analysis of customer expectation and need. However I do feel often that we do suffer from poor customer perceptions and we do not do enough to present ourselves well in the market place. Perhaps we need to re-package or re-brand what we do so

that our customers more easily recognise the benefit from our products.

Re-packaging is not about papering over cracks but about being more customer focused by defining and delivering what we do in terms of the customer needs being satisfied.

It is therefore delivering a better quality service because it is customer focused, because it stems from a desire to satisfy their needs and their expectations. It is not what we think or what tradition says it should be.

Look at some of the examples

- Johnson's Baby Powder changed from simply protecting a baby's skin to a product for everyone. "Are you a Johnson's Baby?"
- Lucozade' moved from marketing an energy drink for the sick and elderly to a healthy drink to re-energise the young and athletic as well.
- The Automobile Association (AA) moved from advertising a break down service to the 'Fourth Emergency Service'. A possible grudge purchase to one demonstrating adding value.

Clearly our business is a PEOPLE business and we must turn them on if we are going to succeed.

Perhaps we can learn something - perhaps Building Surveying has now grown up - It has come of age.

Perhaps we need to re-brand ourselves according to the needs we satisfy.

In other words present our services, not as we perceive them but as our customers do. Presenting our particular products in terms of the 'value' they provide to our customers.

I believe strongly/passionately that the market today and for the future - is made for Building Surveyors.

I know times are more difficult than they were in Hong Kong because of the economy. However the underlying trend in the UK, Europe and I suspect globally is moving the industry towards a more CUSTOMER focused product. Could you have imagined as little as ten years ago that there would be so much emphasis on issues to which we have always related.

For example:

- whole life costs - construction + in use, Capital & Revenue.
- long term commitment - sharing risks
- safer Construction and property
- energy efficiency into world pressures
- greener - more environmentally construction
- more Sustainable - a reusable, extendible product
- user friendly - disabled, non-handicapping environments
- maintainable - easy, cost effective, defect free - right first time
- conservation and re-use of old buildings

In short the emphasis is on what the product gives to its owners and users.

In this new era Building Surveyors have a great deal to contribute.

Our background is in the area of building performance. Looking after buildings, putting right defective construction and design faults - getting buildings to deliver more than they were designed or constructed to do.

We know the technical issues and with our broad knowledge of construction and the legal and economic issues we are a valuable contributor to any team related to construction or property. We have a unique position spanning the two.

If we get the formula right the market will use us. It will take everything we have to offer. Getting the right formula is difficult and there is an underlying sense of 'magic' in the process.

However we should not be under any illusion.

Markets are Selfish

They look for a quick win, for guaranteed returns with minimum risk.

Market forces free up initiative and punish the inefficient but we are in for a dangerous time if we allow ourselves to be controlled entirely by market forces.

- Markets find it hard to work with distant horizons.
- Markets take benefit from but do not necessarily encourage us to prepare for our long term future, security and prosperity.
- Markets do not necessarily uphold professional standards and ethics;

They do not educate us or train us or help us to promote ourselves.

The market receives, absorbs and buys. It assumes all these other things will be done by someone else.

This Mr Chairman is why I believe there is a fundamental necessity for Professional Institutions.

In the need for professional people who deliver a professional service to belong to a professional body that offers the support, wisdom and collective knowledge of equals.


People like us. People who know what we do and how we do what we do. People who know full well if we are doing what we ought to do, maintaining standards of professional people -
IN A WORD QUALITY.

Professional Institutions are still about assuring quality not controlling the market place. Customers are best served by the self regulation of professional institutions and we need to get this message across.

Building Surveying is still a young profession we have great opportunities ahead of us. We need to work together locally, nationally and globally.

I hope you feel you are part of an international community of people who possess and treasure the unique mix of skills and expertise which we happen to call Building Surveying.

Long may Building Surveying prosper in Hong Kong.

Long may the Hong Kong Institute of Surveyors Assure Quality 



Distinguished Building Surveyors 卓越建築測量師

The following interviews are extracted from the (號外) published by a team of university students.

Editor	: Candy Wong	(PolyU)
Reporter	: Fiona Cheung	(HKU)
	Carmen Chan	(HKU)
	Camus Cheung	(CityU)
	Arthur Cheung	(CityU)
	Martin Tsang	(CityU)
	Candy Wong	(PolyU)
	Fatima Chow	(PolyU)
	Jessie Kong	(PolyU)
Coordinator	: Wong Kam Wah	

Mr. Raymond A. Bates

Respect your job and Enjoy it! This was the only six words I wanted to say after the interview with Mr. Bates, the Distinguished Building Surveyor of 1998.

Everyone knows these few words, however it is not easy to do it. However, in the interview with Mr. Bates, I not only found a person who does what these few words says, but also had a deeper understanding of these few words.


Mr. Bates studied Building Surveying in the United Kingdom and he is the first full-time Building Surveying student in his College! He had worked in London and Spain for a few years and then he came to Hong Kong. He though the working excitement is much greater in HK than in the UK, as the housing development growing is fast in HK and hence the result of the work done can be seen quickly and get the satisfaction earlier. So, in 1973, he had make up his choice to come to Hong Kong.

In his nearly thirty years career life, he enjoyed every bit of the job, no matter working in the London

Council in the UK, Architectural Services Department in HK or even now the Housing Department. Besides, he has many contributions to the professional. He is also actively participated in the Institute and put many effort in promoting Building Surveying and training the young building surveyors. He thinks Building Surveyors are adaptable and flexible because he thinks BS not only have knowledge in building technology, but also in management, building law and building economics, so he chose Building Surveying instead of Architecture in the very beginning.

To describe Building Surveyors, he has used the words "Problem Solver". He think the main concern of BS is to solve the problem. So, he has given us some important advice. First, he thinks the problem-solving skill of BS is very important. Before we solve the problem, try to think of the end result first because the solution we have chosen is very often not the best solution, so think about the end result is very important. Secondly, as BS, we should know more about the building technology. Technology is something always changes, so we should keep on learning about the technology. Besides, we should be interested in what we are learning and what we are doing, especially on the technology side. Thirdly, he also thinks the self-confidence is very important, so he reminds us not to under-estimate ourselves and don't be afraid of the challenges.

Throughout the interview, I found that Mr. Bates enjoys his career so much. He said, "Exciting or not depends greatly on persons and not the jobs." After listening to these few words, I understand that why doing the same job, some people thinks it is boring but some people thinks that is is very exciting, all depends on the person and not other. So through this interview, I really understand what is "Respect your job and enjoy it!" 敬業樂業

Candy, Fatima & Jessie 

Mr. Michael R. Mann

"You must maintain yourself, you must maintain building". Being with buildings for tens of years, Mr. Mann enjoys his work as a Building Surveyor, enjoys working for the institute. I'm honor to be nominated as Distinguished Building Surveyor. Concerning what makes me to become a Distinguished Building Surveyor, I think it is for people to judge why I was nominated, rather than I give the reason."

Life as a Building Surveyor

"From small, I liked architecture. I loved drawing plans. However, it was quite a long course for studying architecture. Knowing that the profession of building survey demanded a shorter period of training, I chose study this subject. In fact, Architects are those who draw plans, while Building Surveyor are those who check plans and make them work".

"Being a Building Surveyor, I could still work with plans and that is what I enjoyed." This is how Mr. Mann became a Building Surveyor. He came from London, and worked for Vigers. Sent by his company, he came to Hong Kong by his own and set the Hong Kong by his own and set the Hong Kong branch. The company looked at full range of surveying, and his job was to check on all buildings that were affected by engineering works.

Work as a Building Surveyor

"To maintain building, we should first inspect the building. Inspection includes not only visual ones, but also by physical means. We Building Surveyors need to go everywhere, from huts to big houses in Central, to inspect houses. I remember that one time we received a complaint from some residents living in the squatters in Diamond Hill who are affected by the shaking effect from a pile driving nearby. Our team went there to inspect. We stood on the first floor, and the whole floor shook so badly that we got out of there immediately. Afterwards, we asked the

person in charge to change and use another type of pile. In another incident, I was locked on the roof and guess how I got down? I just climb down from the scaffoldings!" We must really keep our body fit to work as a Building Surveyor.

Building Surveyor, doctor of the building

In Mr. Mann's eyes, Building Surveyor is the one who finds and cures problems in buildings. "It is a mixture of knowledge, rather than a specialist at any particular area. You got to know a bit of anything, and deal with many different problems. Building Surveyor is a mixture of architect, lawyer and engineer. From large matters to minute ones, like leakage in window, Building Surveyors have to look into it."

Building Surveyor in public's eyes.

"This is quite disappointing that the general public does not know much about this profession. People usually misunderstand Building Surveyor as people conducting survey on land. Some even regards us as property manager, property professional. It is time for HKIS to push more on this division."

Our future

"Buildings need maintenance. Buildings are getting old, and more Building Surveyors are needed. So, the area on building maintenance and building management will enlarge. We are all now facing a difficult time, but it will pass."

A few words to students

"Enjoy your study, and get yourself equipped. Working experience would help you a lot, as you will learn more than from textbooks. Maybe the HKIS should encourage firms to employ students for some summer jobs."

Candy, Fatima & Jessie



Mr. Raymond W.M. Cheng

入行的背景

67年於 Hong Kong Technical College 完成 Higher Diploma in Surveying and Building Technology 畢業，雖然正面對暴動帶來的建築業低迷，但仍加入了當時的 Architectural Office，當 Q.S. Assistant，一年後調往保養維修部，69年成為第一屆的 Student Maintenance Surveyor，71年考獲 RICS 的會員資格，72年正式成為政府的 Maintenance Surveyor，負責除公屋外所有的政府建築物的維修與改建工作，78年離開政府，加入了歷史悠久的建築測量師行，任職 Structural Surveyor，負責地下鐵路沿線兩旁的建築物的測量師工作，一年後，加入了地下鐵路剛成立的物業管理部，親手成立 Maintenance Section，負責地下鐵路物業所有的維修工作，六年後，被調職負責 Project Management 的工作，負責處理峻峰花園的工程，直到87年，被調回保養維修部，並同時處理一些 Property Management 的事項，當時已身為 Senior Estate Manager，90年再被升為 Chief Estate Manager，94年離開地下鐵路，與 Daniel C. Lam 合作成立了 DCL，一年後，即 95 年成立了現在的鄭偉文測量師行。

作為一個建築測量師應該：

做一個建築測量師必須要投入，知道香港所發生的事，本地建築測量師的工作，及一些影響到建築測量師的事件，如強制驗樓計劃便是一個好例子。建築測量師亦要注意新聞，多搜集資料。除此之外，因為於實際工作時，各項工作並不會得到明顯的區分，所以應對周圍都有一個基本認識，如供水、供電和消防系統等，由了解自己所居住的樓宇開始，一個好的建築測量師對自己所居住的樓宇的一切也應知道及認識，而且亦要不斷更新及改進，把握觀看的機會，了解實際工作時是怎樣的。

訓練建築測量師的目標是希望減少樓宇的缺點，因此亦要懂得怎樣將細節改善得更好，更要知道香港常見的問題，常用的結構等。

難忘的經歷

於政府工作時，曾被派往橫欄島的燈塔作視察，坐船是不能直接埋岸的，因此要派人先在岸上吊下一個籬去幫助埋岸，十分刺激。除此之外，有時亦會被派往醫院或

監獄工作，改建殮房，可真不是味兒。

至於於地下鐵路工作時，最難忘的可說是其複雜的人士關係了，令管理工作變得十分困難。而負責物業管理時，更要面對政黨，工作就變得更困難了，但從這些經驗中，卻能學習到很多東西，他亦於當時順利成為了認可人士。

最喜歡的工作

當 Project Manager 是最開心的、最有滿足感。由打樁至取得入伙紙都有機會參與，另方面，做改建亦很有趣，如德福花園商場改建，經過從新安排後，就大大提高了商場的租值，十分 rewarding。而出來自己開公司就較為辛苦了，但卻可獲得一個重溫一些技術性的工作的機會，有別於以往祇注重行政的工作。

被選為 Distinguished Building Surveyor

從沒有想到會當選的，雖然這幾年內所曾做的並不多，但總算為會做了不少。尤其最近參與籌備政務署的樓宇資源中心，為有問題的業主提供意見及資料，有機會讓政府知道建築測量師是有所貢獻的，像一些當值律師及醫生，現在終出現了當值的建築測量師，每星期在該中心為市民解答問題，實在是一件好事。另外很多市民對於怎樣檢查標書及合約都並不清楚，因此過往亦曾多次於不同的政務署為他們提供講座。至於其他的公職則包括參與 APRSE Committee 去進行法例修改，出 Practice Notes 及給予意見，該等公職已進行了多年，至少令到有些人認識到有建築測量師的存在，於樓宇資源中心當值的亦並非建築師及工程師，而是我們建築測量師，證明建築測量師終於得到了政府的認同。

除此之外，他亦認為現在是為建築測量師這行做一些事情的適當時候，以往可能經驗不足，導致說服力不夠，但經過了多年來工作，參與過那麼多的樓及村的工程，手上已擁有一套對維修樓宇及進行投標程序等工作的正統做法，現正是宣傳這套做法的好時候。

目標

作為一個專業人士，要與則師及工程師競爭，因此建築測量師最緊要保持一個高的水準，讓香港人知道有建築測量師的存在。而他更希望可進一步宣傳建築測量師，提高建築測量師的地位，寫作一些相關的書籍。

Mr. Daniel C. Lam

某週末早上，我們一行二人，抱著既興奮又緊張的心情，到林濬先生位於上環文咸西街的辦公室進行訪問。訪問期間，我們問了林先生被選為 Distinguished Building Surveyor 的感想、他的入行經過以及對 Building Surveyor 的一些提點。

林濬先生為英國皇家特許建築測量師及香港建築物條例下之認可人士，此外，林先生亦為香港測量師學會資深會員及英國仲裁學會資深會員。於一九九五年林先生被委任為非官守太平紳士。現為林濬測量師行有限公司主席。

感受是很特別

能夠當選為 Distinguished Building Surveyor，林先生稱他的感受是很特別。一方面他感到十分高興，另一方面他認為自己距離成為一個真的 Distinguished Building Surveyor 還有一段很長的路要走。因為他心目中的 Distinguished Building Surveyor 是要做很多超越本份的事情，例如將整個測量行業發揚光大到全世界都接受這行業，或對整個社會甚至全世界都有貢獻。

入行經過

完成中學課程後，林先生於香港工專(即現在香港理工大學前身)修讀 Higher Diploma of Surveying。他說因為成績不大理想，year one 後轉讀了二年制的 Ordinary Diploma of Building。畢業後就了社會做事。他第一位工作是在政府中當繪圖員學徒，跟著續後不斷進修，於 73 年考獲 RICS 的資格。後來房屋署成立，他便與其他 Junior professional 調派到那裡工作。不久之後，他就到了私人機構辦事。84-85 年間在匯豐集團總公司擔任物業顧問。因為集團總公司是全球性的，所以當時經常要出外，見識了不同國家的工作制度、法律及合約條款等。之後他在不同的私人集團工作，直至 93 年尾成立了自己的公司。

當看見那群小孩子玩得興高彩烈的模樣時，不禁感動起來

當林先生被問及入行後有那些比較難忘的事情，他思索片刻後，娓娓地道出來。他說於 1975 年，還於房


屋署工作時，眼見當時安置區的生活十分惡劣，當地的小孩談不上會有甚麼東西可以玩樂。有見及此，他第一個提議在何文田的安置區中申請撥款興建遊樂設施給予那些小孩玩樂。當時他只是用了一些便宜的物資，加上簡單的設計，就造了幾座可供小孩玩耍的設施。他說雖然那些設計談不上怎樣特別，但是當看見那群小孩子玩得興高彩烈的模樣時，不禁感動起來。他認為這總比他們走到街外結識到壞人好，而且既安全又可令父母放心。這件事他至今仍然沒有忘記。

強項是揉合了法律與建築的知識

林先生認為 Building Surveyor 的強項是揉合了法律與建築的知識，因此作為一個 Building Surveyor，必須將這兩方面的知識做好，否則做起事來事倍功半。而且中英文也要達到一定水準，這與香港保留了英國的普通法有關，英文不好的話，法律知識也不會達到應有的水平了。

生存貼士

最後林先生給現在 Building Surveyor 生存貼士就是不斷充實自己，以配合不斷變遷的社會。此外，林先生指出近年 Building Surveyor 這行業漸被外界認同，除了政府及大發展商外，現在連一些根本與建築地產沒有直接關係的機構也有聘請 Building Surveyor。因此只要我們能展示實力，根本不愁出路。

Arthur, Camus & Martin 

Distinguished Building
Surveyors

卓越建築測量師

Mr. Barnabas H.K. Chung

On 6th November, 98, we, Fiona and Carmen, have had an interview with one of the Distinguished Building Surveyors 1998, Mr. Barnabas Chung.

When we asked for his feeling while he knew he has been selected as a Distinguished Building Surveyor, he humourously answered it is greatly because he is "old" enough for it and also for the achievements on promoting Building Surveying.

In fact, Barnabas Chung has been very devoted to the promotion of Building Surveying. In 1983, Barnabas Chung has started to teach Building Law until now. On the followed year, he has then become the founding member of HKIS. In 1985, he was invited to join the Overseas B.S. Conference where he was the first person who was from oversea. He is also a serving council member till now. He has been the governor of the World Organization of Building Officials. He is also interested and has contributed a lot in the welfare of the junior members. He plays a vital role in the APC of Building Surveyors.


Later during one of the following days, we have had an interview with one of his former fellow colleagues, Mr. K.K. Ho, when he was working in the Buildings Department.

"...He trusts his colleagues....and willing to take the responsibilities and risks..." said Mr. Ho. He has also mentioned that Barnabas Chung does very much worth to earn the prize since he is well known by everyone in the Building Surveying field with public recognition.

Mr. Ho thinks that it is a real shame to the Building Department for the leaving of Barnabus Chung. "We need you," said Mr. Ho. Colleagues in the Department have always missed him, however, they also wish him every success and do what he wishes to do.

Barnabas Chung is a very talkative person. What he talks about do not only restricted to surveying. He is not only a distinguished building surveyor but also a highly-experienced and distinguished conductor! He says it would be wonderful if a choir of building surveyors can be set up. Furthermore, he is interested in sports, religions, etc.

He is a kind person who can make you feel comfortable while you are talking to him. We are impressed by his friendliness. Also, we admire the achievement and success of him, who has been so dedicated for the profession of Building Surveying.

Fiona Cheung and Carmen Chan 

Mr. C.K. Lau

劉智強先生畢業於香港工業學院，現為恒基兆業地產策劃部總經理，在測量界工作了很多個年頭，是一位資深的屋宇測量師。

當問及為何選擇 **BS** 這一科時，劉先生笑稱：「其實當時選擇工業學院，一方面是家裡環境不容許我到外國升學，而自己的成績又不能符合港大的要求，於是便選了一科講求技術，又實用的科目，那時也沒有一科叫屋宇測量，而是一科叫 **Surveying &**

Technology，就是這樣我便選了這科。」之後到過建築師行、政府的 **Buildings Ordinance Office** (即現在的屋宇署)、及一些私人機構等地方工作。

至於一個傑出的屋宇測量師須具備甚麼條件，劉先生說：「其實最重要是年紀要大(一笑)認真來說，我們做每一件工作的目的不是要得到獎項，而是盡自己所能去做，回饋社會我們對社會都有一份承擔，也應該多參與社會事務；例如我已當上了專業評核試的秘書達十年之久。簡單點來說，就是英文諺語：**"To be the society look for"**。」

Mr David C Lee

David Lee has worked in various government departments and private firms and gained invaluable experience before establishing the David C Lee Surveyors Ltd. David Lee is experienced as being a project manager and project director. He has been the project director for some major developments like the Central Plaza.


He is actively involved in the profession of surveying that he has been the chairperson for the HKIS. He also serves the community by being a management board member of the LDC only for nominal rewards. There he finds great interests because he can view the problem in different aspect like society, environment, investment, etc.

The concept of establishing a surveyor firm came to his mind when he was making a wish in his 40th birthday party. He made a trip to Southeast Asia to study the market there before establishing the firm. In the first year, there were only two jobs. The earning could just cover the annual rental of the office rented. "But luckily, with the help of my ex-subordinates and the dedication of my present subordinates, the business has become better and better." He is humble to attribute the success of his company to his friends

and subordinates without mentioning the great effort he has made.

Despite the tremendous amount of work and challenge he is facing, he remains surprisingly composed and energetic. As he points out, 'If you do something that you enjoy doing, you won't find it hard and stressful but lot of fun in it.' He humorously compares working with playing mahjong that both involved problem solving and decision making. David Lee is so devoted to his career that he rarely leaves his office before 9:00 p.m. He was asked to give some advice or tips to students, "if you don't have good English, you are not qualified to be successful." David Lee emphasizes the importance of English. Also, he advises that good communication skills in writing and presentation is also crucial. We should be able to give precise answer to question. Lastly, he advises us that we should have the ambition to do our best in order to be successful.

During the interview, a subordinate of David Lee ringed him up for dinner. We feel that rapport is developed among the staff of his company. We are strongly impressed by the enthusiasm and achievement of him. More than that, he is surely a friendly boss!


Carmen Chan and Fiona Cheung 

身為一個 **Project Manager**，他又認為怎樣才是一個好的 **PM** 呢？「首先是做每種事也比人先行一步，看多一些、學多一些，不需要懂全部，但至少懂一點。因為作為一個 **PM**，你的合作伙伴包括各類專業人士，如建築師、工程師等，你一定要對他們的工作有一點認識，才可以和他們溝通。」

談到今日的年青人時，他就顯得有點失望。劉先生說：「俗語說長江後浪推前浪，但問題是後浪又是否真的能接上前浪呢？現在的年青人不知是否因為學校教育令學生只著重考試成績，忽略了學習一些做人處

事的道理，令他們的思路比較狹窄，思考能力也相應降低。另外，青年人的語文表達能力下降也是一個不爭的事實，這對他們學習或工作也會帶來影響。」

最後劉先生對年青一輩的 **BS** 有一些寶貴的意見。他認為年青人應多留意身邊的事情，多閱讀書本和報紙，留意市道地產發展，多充實自己和擴闊自己的眼界。

Candy, Fatima & Jessie 

Mr. Peter Wong Bay

個人背景及難忘經驗

Peter Wong 現任於房屋署為AD。於60年代入讀 Hong Kong Technical College 測量學高級文憑，其後於政府各部門接受訓練。

他入讀測量學的主要原因是當年的朋友推薦。當時他剛剛中五畢業便入讀了HKTC的測量學課程了。修畢這課程後，他便在公務局當 Maintenance Surveyor Trainee。其後亦於建築署及地政署接受訓練。據他說他大部份的知識都是在這段訓練期間學習的。他亦趁這機會多謝在這段期間幫助他的師兄，如Daniel Lam 和 Raymond Cheng。還有當時的一班外籍測量師。

他說當他於ASD工作時，由於他已經是合資格的測量師，便得到了一個到英國公幹六個月的機會。這段期間被他認為是最能發揮書本知識和最具挑戰的時期。

他指出這段期間有兩件難忘的經歷，分別是一個抽油站的裝修工程及一個室內屋頂的查驗。


抽油站工程是一個戶外的工程。當地天氣寒冷，而這工程的首要工作是把抽油站的圖繪出來。於是他便與一班外籍學生咬緊牙關在寒冷的天氣低下工作了。

其次便是一次在醫院內的屋頂查驗工作。在屋頂，環境分黑暗，當時他亦只得一個電筒作為照明工具，工作時的行動被他形容得尤如一步一驚心。他說因當時的一下小心，踏進了假天花的範圍，命也差點沒了。由此他說 Building Surveyor 其實是一行危險的職業。如打大風時到山坡及天台查察都是十分危險的，故呼籲新一輩應小心工作，注意安全。

感想

「我覺得作為一個 Building Surveyor，在社會的地位已逐漸提升。從前很多的前輩已做了很多有貢獻的事，而現在這個獎項就正好讓他們知道一直以來所累積的成果現已得到認同。今次亦趁這機會呼籲新一代的接班人，繼續努力及參與多些學會的服務和社會的服務。使我們在社會的地位和就業的機會更能提高。

而我亦希望這個獎項能給予多些新一輩。因現在的接班人有很大，而中層的一輩亦已有很多的貢獻，青年一輩也開始幫我們手。希望他們再接再勵努力工作。當然今次的獎項給予些師兄或前輩亦是對的。這樣一個獎項能產生出一種凝聚的力量，能使老中青三代可團結一致做到最好。」

Authur, Camus & Martin 

RECENT PUBLICATION

By Edgar Li

Hong Kong Planning Standards and Guidelines Chapter 3 Community Facilities (Aug 1998)

This latest publication gives a useful guidance on the provision of community facilities which are basic to the maintenance of an appropriate standard of living. A wide range of community facilities is covered, such as education facilities, medical and health facilities, cultural complexes, community centres and social welfare facilities.

Available for sale at Government Publication Office.

Author: Planning Department

Hong Kong Planning Standards and Guidelines Chapter 9 Environment (Jun 1998)

Environmental considerations in the planning of project development has been highlighted throughout the society of Hong Kong. This revised guideline deals with different aspects of environmental quality including (1)

Air Quality; (2) Noise; (3) Water Quality; and (4) Waste Management. It also lists the relevant environmental protection legislation and regulations presently in force or under preparation.


Available for sale at Government Publication Office.

Author: Planning Department

LPG Installations for Catering Purposes in Commercial Premises (1998)

This Code sets out the requirements for installation of liquefied petroleum gas (LPG vapour) for catering purposes in commercial premises, for example, restaurants and food preparation establishments. These requirements incorporate aspects of fire safety which have been agreed with the Fire Services Department. The testing and commissioning of new installation works are also covered by this Code.

Available for sale at Government Publication Office.

Author: The Gas Authority 



Update

A BRIEF SUMMARY TO PRACTICE NOTES AND CIRCULAR LETTERS ISSUED FROM 1 AUGUST 1998 TO 15 NOVEMBER 1998

Wong Kam Wah

PRACTICE NOTE FOR AP AND RSE BUILDING DEPARTMENT

88 Hong Kong Airport (Control of Obstructions) Ordinance, Cap 301

This revision July 1998

As the Kai Tak Airport was relocated to Chek Lap Kok, the Hong Kong Airport (Control of Obstructions) Order 1997 was repealed on 10.7.98. The height restrictions of buildings around the Kai Tak Airport have been lifted, but height restrictions will still apply in respect of the new airport at Chek Lap Kok.

112 Buildings to be Planned for Use by Persons with Disabilities

Building (Planning) Regulation 72

This revision August 1998

Pursuant to section 84 of the Disabled Discrimination Ordinance, the Building Authority shall not approve plans for any new building or for the alterations/ additions to an existing building unless the building proposal is provided with reasonable access for persons with disabilities up to BS's satisfaction.

Further practical guidance shall refer to the Design Manual: Barrier Free Access 1997.

Exemption/ deviation from the Building (Planning) Regulation 72 will be considered by the BA on individual merits of each case. The BA has established the Advisory Committee on Barrier Free Access (ACBFA) to provide forum for the deliberation and discussion of the

proposals. Terms of reference and membership of ACBFA are attached in appendix of the practice note.

174 Submission of Development Progress

This revision September 1998

Instead of submitting a development programmes for each project in hand to the Commissioner of Rating and Valuation, AP are requested to submit a form reporting the details and progress of all the projects in hand to the Director of Buildings in early March and early September each year. Revised form is attached in the appendix of the practice note.

198 Access to Records of Certain Advisory and Statutory Committees

This revision August 1998

Starting from 1 August 1998, other than minutes of the meetings of the Buildings Committee and the Advisory Committee on Barrier Free Access (Previously known as Access for the Disabled Committee), the minutes of the meetings of the Fire Safety Committee and the Authorized Persons and Registered Structural Engineers Committee, which held after 1 January 1997, will also be made available to the public for the inspection.

228 Noise Annoyance Prevention Design of Pump Room and Ventilation System

First issue September 1998

This practice notes sets out guidelines regarding measures to be adopted and installed when designing pump rooms and ventilation systems in a building to prevent possible noise problem to residents of the same or nearby building.

CIRCULAR LETTERS

BUILDINGS DEPARTMENT

1 September 1998

Building Safety Inspection Scheme

Since April 1997, the voluntary Building Safety Inspection Scheme (BSIS) calls for voluntary participation of the building owners to engage APs and/or RSEs to carry out inspections and prepare inspection reports on their buildings.

The interim technical guidelines have been drafted by BD which sets out the scope and details of inspection required under the scheme.

17 September 1998

Investigation of Complaints or Allegations about Possible Defects in Foundation Works

BD from time to time receives complaints or allegations about possible defects in building works including foundation works. The letter states the action Buildings Department normally would take and require the RSE appointed for the foundation works to take in response to the compliant or allegation.

PRACTICE NOTES FOR AP AND RSE

LANDS DEPARTMENT

Issue No. APSS 2/98

Applications for Land Exchanges and Modifications of Lease Conditions Land Registry Trading Fund

Practice Notes No. 1/1993, APSS 2/96 and APSS 1/98 are withdrawn.

Applicants are requested to accompany all the captioned applications to the DLO of Lands Department by two sets of the following:

1. a computer print out containing ownership particulars of the property; and
2. a complete copy of the Government Land Grant affecting the property.

One of the set to be certified either by the Land Registry or by the solicitor acting for the applicant.

CIRCULAR LETTERS

OFFICE OF THE WATER AUTHORITY

WSD Circular Letter 1/98

Enquiries Related to Applications for New Water Supply

Target response time of services provided by the Water Supplies Department in respect of the application for new water supply is laid down in the circular letter.

WSD Circular Letter 2/98

Amendments to the Hong Kong Waterworks Standard Requirements (HKWSR)

Amendments are made to the HKWSR which will be effective on all first submission of plumbing proposals on or after 1 October 1998.

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.

The office of The Hong Kong Institute of Surveyors
Suite 510, Jardine House, Central, Hong Kong
Tel: 2526-3679 Fax: 2868-4612
<http://www.hkis.org.hk>