



Building Surveyors

October 2002 Issue No. 16

Editorial Board

Gary Yeung	Editor
Kenneth Chan	Member
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Message from the Editor

By Gary Yeung

It is always a problem for me to keep this quarterly newsletter being published on time. The current economic downturn might have already required everybody working overtime, heavier job commitment, and conversely, less personal leisure. I must therefore appreciate the hard work of the writers who have devoted their diminishing leisure to support the continuous publication of this newsletter.

The essential event that I shall not forget to remind members in this issue is the upcoming AGM of the BSD which will be held on 29

November 2002. You should have received detail and registration form attached with the recent issue of Surveying but should you have not, please immediately approach the HKIS Office for detail. I must urge all BS members to support this meaningful event and cast your important vote for the incoming BSD Council.

To recognize the contribution made by our senior BS members, BSD Council is now inviting nomination for inclusion to the list of "Distinguished Building Surveyors". Details can be viewed from this newsletter.

AGM and Annual Dinner

Building Surveying Division will hold its 18th Annual General Meeting on 29 November 2002 at the Hong Kong Football Club, Happy Valley. As a tradition, annual dinner will follow. Please do come to join the annual event. You may win a prize in the lucky draw!

EDUCATION HIGHLIGHTS

(Prof. Barnabas H.K. Chung, Chairman, Divisional Education Committee)

Applications for Interim Assessment under APC 2001

A Reminder to Candidates having completed 12 months training

Candidates who commenced their approved period of professional training in July to October 2001 should have completed 12 months training. They are reminded to prepare an Interim Summary of Experience (ISoE) and submit it in duplicate together with the Interim Assessment Report (IAR) on Form APC4/BS to their counsellors directly for Interim Assessment. They should make sure that their counsellors complete the IAR, one copy of which and one copy of the ISoE should be submitted to the HKIS office immediately thereafter.

All candidates are reminded that the Interim Assessment should be conducted in month 13 of the approved period of professional training and the submission of the IAR will dictate their progress of the APC.

A Reminder to Counsellors conducting the Interim Assessment

Counsellors are reminded to refresh themselves of the requirements and procedure for conducting Interim Assessment, which are fully described in Part V of the Notes for Guidance of Employers, Supervisors and Counsellors (Amended December 2001) which may be downloaded from the HKIS web site at www.hkis.org.hk. Counsellors are also reminded and requested to respond promptly to any Application for Interim Assessment, as any delay will unduly affect their candidates' pursuit of professional qualification.

Training Courses offered by the Academy of Building Surveying

The Academy of Building Surveying (ABS), whose inception was sponsored by the BS Division of the HKIS, has been formally constituted and has offered the first Structured Learning Course (on Structural Appraisal, Design and Materials). The ABS training courses, which are generally structured in series of eight 3-hour lectures, will satisfy the requirements of Pre-Qualification Structured Learning (PQSL) of the APC. They may also qualify as Continuing Professional Development (CPD). News on forthcoming courses and application on-line may be browsed in the ABS web site at <http://www.bsacademy.org>.

Reciprocal Membership of the Association of Building Engineers (United Kingdom)

Corporate members of the BS Division are reminded of the privilege of obtaining reciprocal membership to the Association of Building Engineers (ABE) as reported in the August 2002 issue of Surveying. Members are encouraged to take up this privilege which has been offered on the basis of our rigorous qualifying mechanism and in recognition of the competence of professional building surveyors of the HKIS. This qualification (MBEng or FBEng) not only gives us added professional status but also enables us more ready access to the global market. Application forms are obtainable from the HKIS office. Completed applications should be submitted directly to the ABE. For further information, please browse their web site at <http://www.abe.org.uk>.

Control of Exempted Works

Kenneth J K Chan, FHKIS FRICS RPS(BS) AP(S)

It is glad to learn that the Buildings Department had finally initiated the law drafting process concerning the registration of minor works contractors and changes to the Buildings Ordinance in respect of certification of works by authorized persons and registered structural engineers and registered contractors. It is understood that there will be three categories of minor works. The details in respect of private certification are broadly as follow:

- Category I -Works to be certified by AP/RSE and carried out by RGBC/RMWC and filing of records.
- Category II -Works to be carried out by RGBC/RMWC and filing of records.
- Category III -Works to be carried out by RGBC/RMWC.

These new provisions would be able to cut down certain amount of building works which are not exempted works being carried out in Hong Kong. Building owners would be more willing to employ registered professionals and contractors to carry works which otherwise be ignored, as the current requirements for approval and consent are prohibitive. However, many "exempted works" would still be carried out without control in which safety of the public is put at risk.

By virtue of s.41(3) of the Buildings Ordinance, any building works not involving the structure of any building may be carried out in any building without application to or approval from the Building Authority, provided that no such building works are to be carried out in contravention of any regulation. Building owners, designers, decoration contractors, etc. may liberally interpreted this provision to include some works that when completed would be in contravention of the regulations. The way in which some of these works are carried out poses safety hazard.

The collapse of the decorative materials to an approved canopy is a case in mind. (Please refer to the article on recent building failures in this issue.) The method of construction and materials employed were totally unacceptable. Nevertheless, these works were interior designer's work and carried out by decoration contractors



without the employment of professionals to properly design the works. They, the building owners thought these were exempted works.

It is proposed that some form of control be introduced to cover certain exempted works such as changes to the finishes of the external wall including shop front decoration, works in the exterior of buildings, changes to the internal layout of offices, residential units that have implications on means of escape, fire resisting construction, demolition of internal walls and good amount of building debris and materials are transported within an occupied building. Of course, putting on a new coat of paint is not works in mind. Building owners are required to have the works certified and notify the authority of the intention of carrying out proposed works. Such notification could either be made by registered professionals or contractors. By doing so and coupling with the introduction of private certification and minor works contractors, most of the building works be it minor works or exempted works in and around our buildings are accounted for.



A Summary Account of and Reflection on Recent Building Failures in Hong Kong

Kenneth CHAN Jor Kin, FHKIS FBEng RPS(BS) AP(S)

The summer months of this year saw four major building failures in the quiet residential area of Robinson Road, the antiques street at Hollywood Road (Picture No. 1), busy Tsimshatsui area (Picture No. 2) and Kwun Tong (Picture No. 3). The first two incidents involved falling off of quarry wall tiles from the external walls of the residential and commercial buildings. These two happenings did not cause injury to human beings. The standard of preparing surfaces for rendering and final fixing of wall tiles were very much in focus. There were no widely accepted standard as these categories of work. Reference to other national specification did not help the situation. Workmanship and supervision of the works were questioned. In both cases, the wall tiles did not detach from the rendering but fell off the



Picture No. 2-Carnavon Road

external walls with the rendering being debonded from the reinforced concrete structure.

The thickness of the rendering as noted from the fallen materials was excessive by any standard. (Picture No. 4) It was also noted that the key to the reinforced concrete substrate was not adequately provided. The building was less than two years old. One of the concerns was also the increasing use of non-cementitious adhesives. Contractors had taken these adhesives as providing a magical solution to any adhesion requirement in the structural fixing of finishes and others. One advisor to the construction industry openly endorsed the use of these adhesives as a current industrial norm. The traditional wisdom and skill of cementitious fixing of wall tiles was

repudiated. This reflects the ignorance of the construction people and their advisor.

This prompts the need that local codes and specifications truly and fully taken into consideration local conditions be developed for use by all. The recent adoption of a topic for research on the



Picture No. 3-Yuet Wah Street

"Performance Specification and Testing and Acceptance Criteria of External Wall Finishes in High-rise Residential Buildings" by the Housing Authority reflected the general concern on this element of construction.

The latter two were fatal, causing casualties and injuries to six persons including members of the innocent public and ignorant workers. The finishes to the canopy at the shop front of a commercial building in one of the busy Tsimshatsui shopping streets fell

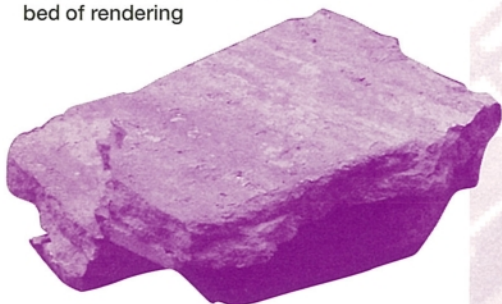


Picture No. 1

on to the pavement without any warning. That portion of the canopy finishes which did not fall off appeared to be very good in appearance. Who would know beforehand that the finishes were not constructed in the proper manner? The finishes were carried out by casual decoration contractors which otherwise should be properly designed detailed and constructed by the professionals and registered contractors. This was not just one individual case. Many of the commercial buildings and ground shops of other composite buildings were granted with occupation permits without any finishes on. Confirmed shop tenants would have their contractors decorated these elements to their liking without going through the approval and consent process under the Buildings Ordinance. This was indeed a pitfall in the provisions of the law. In most cases, these people would conveniently labeled these as exempted works. They might not have adversely affected the parent structure but their structural integrity and stability were very much in doubt.

As in this case, an angle iron frame was erected around a possibly approved canopy. Galvanized steel sheets were fixed to the outer surface to receive cement sand rendering which in turn hold the finishing panels of artificial materials. This fixing method

Picture No. 4-Tiles on thick bed of rendering



would not be a kind that was approvable under current requirements. The Buildings Department is urged to speed up the passing of Minor Works Categories and registration of Minor Works Contractors. A lesson from this incident should prompt the authority to require all works including exempted works in the exterior be carried out in our city under a notifiable scheme. This should ensure that all works carried out in an area of public safety concern were properly monitored. Details of such scheme could be further deliberated.

Finally, the fatal accident in Kwun Tong was of alarming dimension. The UBW, on a canopy over an approved balcony, collapsed during removal by workers. The collapsed UBW and canopy caused the balcony slab to be snapped from its supporting parent structure. The removal of the UBW effectively cut off the support to the canopy. There were two issues. The first one was the methods of demolition might have been wrong or the workers simply did not have the knowledge experience and skills to do the job. The second one could be that the alteration to the canopy had impaired on the stability of the same.

This accident reminded me of an accident that I was personally involved concerning a collapsed balcony situated at the twelfth floor of a residential building in the same area some 20 years ago. A three feet balcony was altered with a five feet slab added onto it. Masonry walls were put up at the outer perimeter of the add-on. According to the owner

of the subject unit, the contractor who was carrying decoration in the unit suggested that it was safe to construct the extended balcony. The contractor demonstrated the safety of the same by jumping up and down on the extended balcony. Unfortunately, the extended balcony collapsed with the two workers killed after falling to slope under the stilted platform supporting the building. The original three feet balcony was left hanging in the sky dangerously. As the area was not accessible by heavy machinery, it was decided that the hanging slab be first secured in position with steel wires and a china fir scaffold put up to provide a safe working platform for the removal of the slab. The lesson was never learnt!

The extensive existence of UBWs in this part of the territories posed a safety hazard not only to the occupants but also the general public. Owners with altered canopies and balconies should be asked to have the same inspected to check on their stability. (Picture No. 5)

Picture No. 5-Exterior conditions



Student Surveyors' Bulletin



James Kenneth Pong
BSc., MSc., LLB., PCLL., PCEd., DipArb.,
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Authorized Person
Barrister

Following the article in the last issue, I am now endeavoring to unfold the skeleton of the newly drafted Noise Control (Amendment) Bill which has just strived through its second reading in the Legco.

The objects of the proposed new legislation are :

- (a) To provide that where an offence under the Noise Control Ordinance (Cap.400) ("the NCO") has been committed by a body corporate, certain directors and officers of the body corporate shall be guilty of the like offence where the body corporate commits a further offence at the **same** site; and
- (b) To empower the Environmental Protection Department to issue codes of practice to provide industries with practical guidance of good management practice.

By enacting the two new provisions s.28A and s.28B into the NCO, NCO will be brought into a contrivance capable to pierce through a corporation veil, in alignment with the WPCO, APCO and WDO.

s.28A provides that where an offence under the NCO ("the Noise Control

Ordinance") has been committed by a body corporate, any person who at the time of the offence was :

- (a) a director concerned in the management of the body corporate;
- (b) a director who has delegated his authority for the management of the body corporate to an officer;
- (c) an officer mentioned in paragraph (b); or
- (d) an officer concerned in the management of the body corporate and acting under the immediate authority of a director shall be guilty of the like offences.

Under the new Section 28B of the amendment bill, before invoking s.28A, the Authority must serve a written warning notice to the directors and officers concerned after the body corporate itself has been prosecuted for an offence under the Ordinance. It is only when the body corporate continues to commit a **further offence** at the **same site** after the aforesaid warning notice will s.28A be triggered off.

The person charged under the new section 28A(1) will have a general defence of having taken reasonable precautions and/or exercised due diligence to prevent

the commission of the offence.

Under the amended NCO, the penalty for an offence in respect of noise from construction work is \$100,000 on first conviction, \$200,000 on second or subsequent conviction, and \$20,000 for each day during which the offence continues. The whole rationale behind this amendment is to capture those directors who hide themselves behind the shield of a company, which is a recalcitrant offender of the environmental law. On the positive side, the amendment bill, if implemented, helps to increase the environmental awareness of the controlling persons of a body corporate. Any repetitive fragrant breaches of the NCO in the same site by the company which they control will render their personal criminal liability at stake.

I am still waiting for this new amendment to come into effect. Before it sublimes into the law, any comment on it is premature as there might be some changes in its third reading. I shall keep you informed once there is any further development.

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.

Nomination form may be obtained from the HKIS Office directly.

General Problems of Curtain Walling Systems

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ABSTRACT

This article aims to discuss concisely the general problems (and remedies, in later series) of curtain walling systems in Hong Kong, with a wider perspective from general design, engineering principles, construction, to maintenance issues; trying to minimize the potential problems, and hence could help mitigate subsequent remedial measures.

KEYWORDS

Curtain walls, design, spandrel panels, construction, cladding fixing, defects, failure & remedies, corrosion, maintenance.

INTRODUCTION

Curtain walls normally consist of a combination of metal mullions, transom, subframes, sheeting, glass, stone, glass reinforced concrete, vapour barriers, opacifier, structural sealants, weather sealants etc. Curtain walling is a vertical non-load bearing external enclosure of a building, normally in unitized system, grid system or unit & panelized system. Aluminium sheet, stone, or glass could be fixed as spandrel panels individually and mechanically fixed to a metal secondary frame, with filled joints. An alternative could be factory-fitted stone on strongback system. Metal cladding could be adopted to enclose parapet walls and spandrel panels using:

- profiled metal cladding that is fixed on site to sheeting rails, as a single metal sheet.
- a double skin of profiled sheets with insulation and spacers inserted and assembled in-situ.
- Composite metal panels (sandwich panels) that are fixed on site to sheeting rails. They have an inner and

outer profiled sheet skin, with factory-filled insulation between them and act as a composite structural element.

- Flat composite panels, which may be fixed either to sheeting rails or to secondary metal framing.

Cladding fixings can be classified as:

- Fixings attached to the structure (primary fixings)
- Fixings attached to the cladding (secondary fixings)
- Components attaching the cladding to the structure (secondary structure)

Below are some examples of the components and secondary fixings used within each cladding system:

- Curtain wall support brackets with bolted connections, angle cleats
- Stone-corbels, restraint cramps, restraint dowels, various types of anchors, supports brackets, corbel plates, nibs
- Sheet metal horizontal sheeting rails, liner trays, various types of either self-drilling or self-tapping fasteners for pre-drilled holes.

Defects are normally arised from inadequate design, construction, maintenance and sometimes poor remedial measures are adopted. There should be good practice guidance on the design, selection and specification of fixings; and also prevention of corrosion mechanisms to minimize the risk of corrosion.

Principal failures:

1. Design failures

Fixings may be inadequate for the load conditions, incorrectly installed. All fixings should be specified to fulfill the required criteria, e.g. British Standards, PNAP 59, PNAP106, etc.

2. Location failures

These result from wrong location and/or poor preparation of holes, and correctly specified fixings may not achieve their full performance, if locations are incorrectly positioned.

3. Installation and tolerance problems leading to failure

Fixing may be over-stressed by installer attempting to overcome tolerance problems, especially for inaccurate structural frame positioning, inaccuracies in cladding manufacture, or inappropriate tolerances allowance, say between cladding and structural frame. An example of inaccurate fixing is shown in Fig.1.



Fig.1 An example of inaccurate fixing.

4. Fixing component failures

Bending, pull-out or even fracture may result from exceeding load-bearing capacity. Fixings may be damaged during installation, or being omitted for convenience, or increase of forces or moments by misalignment or excessive use of packing.

5. In-service failure

Fixings may fail or reduce their load-bearing capacity in-service conditions. Corrosion avoidance is essential upon initial specification of fixings. Disturbance to fixings by settlement, wind forces, lateral forces etc should be well considered at the design stage. An example of corroded subframe without protection is shown in Fig.2.



Fig.2 An example of corroded subframe without protection.

6. Design and planning

The numerical and geometrical calculations must be backed by assessment of buildability including:

- To achieve the specified fixings installation and tolerance requirements.
- Reassess the sequence of assembly, should there be alteration of erection sequence and changes in construction programme required.
- Rationalization of variety of sizes and types of fittings to minimize the risk of errors.
- Comprehension of drawings and specifications minimize ambiguity in the ordering of fixings and installations.
- Safety in installation, replacement and removal.

7. Installation

It's vital to ensure adequate training and briefing of installers and effective quality assurance.

Besides the above general issues applied to most cladding systems, the following problems in designers' layout would be specific concern for typical curtain walling systems.

- Inadequate movement allowance in the walling at locations where the expansion joints in the building may have larger movement
- Inadequate allowance for vertical and horizontal movements
- Inadequate allowance for shrinkage of the structure
- Re-entrant angles where one face would adversely affect the other
- Coping caps to roof parapets may divert water into mullions, if not properly waterproofed
- Passages for water being swept upwards over the glass by wind
- Failure in dealing with progressive increasing thickness of rain water draining down from tall buildings
- Absence of damp proof courses at junctions of curtain walling with possible masonry works nearby
- Aluminium panels may be too large to deform under strong wind force, thus water get in
- Certain mullion and transom type for one cladding system may not be suitable for another
- Too inferior a method for controlling condensation. An example of adverse effects from condensation and moisture attack is shown in Fig. 3.
- No proper access for maintenance or cleaning
- Fire resistant materials not fully incorporated



Fig. 3 An example of adverse effects from condensation and moisture attack.



Fig. 4 An example of damaged internal condition of a hotel room.

- A mere adequate system adopted for underestimated severe condition. An example of damaged internal condition of a hotel room is shown in Fig. 4.

Corrosion

Corrosion is an unwanted, destructive chemical or electrochemical reaction between a metal and its environment as follows:

- Using electrochemically dissimilar metals in contact with each other
- Chemicals used on site during construction e.g. acid solution used as cleaning agent and perhaps subsequent maintenance
- The environment experienced by fixing system in-service, typically exposure to atmosphere and frequently to water, as condensation or rainwater runoff

General corrosion involves the near-uniform loss of section with time as in unprotected steelwork. Localized corrosion results from breakdown of small areas of a corrosion protection system from galvanic action. A fixing may be corroded by changing internal & external environment, design details material selection, materials incompatibilities and the installation method.

Reference:

- Cladding fixings-good practice guidance, Harrison P Masat J and Peric-Matthews A, CIRIA
- BSI BS 5427 Part 1 1996 Code of practice for the use of profiled sheet for roof and wall cladding on buildings
- The Steel Construction Institute: Design of stainless steel fixings and ancillary components
- Curtain walling : Existing faults and inspection to reveal potential weaknesses, Champion, Stewart. London: Surveyors
- BSI BS7371 Coatings on metal fasteners
- The National Federation of Roofing Contractors: Profiled sheet metal roofing and cladding, a guide to good practice
- The Steel Construction Institute: Curtain wall connections to steel frames
- BRE Information Papers IP12/90 and 13/90 Corrosion of steel wall ties
- Standard and guide to good practice for curtain walling, Claverton Down, Bath : University of Bath,
- BS EN ISO 3506-1 1998 Mechanical properties of corrosion-resistant stainless steel fasteners
- BSI PD 6484 Commentary on corrosion at bimetallic contacts and its alleviation

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NEW PRACTICE NOTE FOR AUTHORIZED PERSONS AND REGISTERED STRUCTURAL ENGINEERS (PNAP)

PNAP 272

Re-engineering the Building Approval Process

First issue July 2002

This Practice Note announces the principals adopted in the re-engineering of the Building Approval Process and includes the following aspects:-

- (a) Pre-submission enquiry and conference. Determination of Buildings Department (BD) will be issued in a form of "letter of assurance" normally with 45 days upon receipt of enquiry.
- (b) Curtailed check system of formal submission. Only fundamental issues will be checked.
- (c) Enquiry service on compliance or interpretation of building regulations and codes of practice is available from BD.
- (d) Submission of concept drawings from the authorized person (AP) is recommended.
- (e) Use of computer for mathematical calculations is permitted provided that the document is submitted in a format acceptable by BD.
- (f) Prior approval and consent to certain type of minor amendments would not be required when modification under Building (Administration) Regulation B(A)R 33(1) has been granted and the first consent has already been given. Nevertheless, the amendments should be clearly documented and deposited in the site offices and the AP/ Registered Structural Engineer (RSE) should ensure that approval and consent for all the amendments are obtained prior to the application of an occupation permit/ temporary occupation permit or notification of completion of works.
- (g) Fast track processing mechanism for minor alteration & addition works remains unchanged.

The revised system is effective on 16 August 2002 and will subject to review in a year time. PNAP 99 will cease to have effect simultaneously upon the implementation of this Practice Note.

REVISIONS TO EXISTING PNAP

PNAP 268

Resident Supervision and Debris Management System for Demolition Works

The revision June 2002

This revision further specifies that when a site involving demolition of cantilevered structure, resident supervision is only required if the cantilevered structure is having a span greater than 1.2m and is over street. Besides, the site engineer shall be a registered professional engineer in civil, building or structural discipline.

PNAP 53

Application for Occupation Permit (OP) and Submission of Record Plans and Information

This revision July 2002

This revision revamps the content on the issue of simultaneous submission of amended building plans and application for OP. The first two paragraphs have been combined and summarized that the simultaneous submission is not acceptable to BD. Such simultaneous submission implies false declaration on Form BA12/13 that the new building has been erected in accordance with the plans approved.

**PNAP 14*****Nomination of an Authorized Person or Registered Structural Engineer to act in stead******The revision August 2002***

This revision further elaborates the criteria in nomination of temporary replacement of AP/RSE. The AP/RSE should advise the nominee that he cannot further nominate another AP/RSE to act in his stead and the AP/RSE should advise BD that the arrangement covered by Form BA21 have ceased if he recovers from illness or return from overseas before the expiry date of the temporary replacement given in the form. The revision also clarifies that BA may not accept an acting period exceeding 3 months or at frequent intervals.

PNAP 143***Procedure for Payment of Fees on Submission of Plans Building (Administration) Regulation 42******This revision August 2002***

This revision clarifies the procedure for payment of supplementary fees. Building Authority (BA) will disapprove the plans under BO s.16(1)(f) as if the fee payable is not enclosed with the plan submission.

PNAP 79***Computer Programs for Use in Structural Design and Geotechnical Design******The revision September 2002***

The revision revises the requirement in the submission of plans for approval when computer programme is used to support structural or geotechnical design. Instead of a statement, the AP/RSE is required to provide information in the first part of the structural calculation as stipulated in PNAP 121.

PNAP 84***Lift and Escalator Installations******This revision September 2002***

This revision elaborates the requirement on the access to lift pit under the Code of Practice (COP) on Building Works for Lifts and Escalators. The position of at least one handhold in the lift well should be approximately 1.3m above the sill and not more than 0.9m from the landing entrance opening.

This revision also specifies the permanent illumination provided to the lift lobby. It should not be affected by any decoration/ false ceiling to be installed in the lift lobby after permission to use the lift has been granted.

PNAP 121***Structural Design Information******This revision September 2002***

This revision provides guidelines on the use of computerized calculations for structural submissions. A list of essential information on the computerized calculation such as scope of application of the programme, list of limitations in application etc...should be included in the first part of the structural calculations.

OBSOLETE PNAP**PNAP 99*****Checking New Building Plans******This practice deem to be revoked on 16 August 2002***

Visit to Beijing

by Bishop Chung

Our divisional chairman, Mr. Raymond Chan, organized a visit to Beijing in mid of June this year. The purpose of the visit is to promote the Building Surveying Profession in the mainland China.

A team of five members was formed. They introduced the Building Surveying Profession to two government Bureaux namely the Beijing Municipal Administrative Bureau of State Land, Resources & Housing (ABSL, R&H), and the Beijing Municipal Planning Bureau (PB). Officials of ABSL, R&H showed great interest in the concept of maintenance management and the control of unauthorized building works, whereas officials of PB exchanged with the members on the development control before, on and after the development period. It is a general impression of the members that officials in Beijing are having the eagerness and alertness in up-keeping the quality of buildings.



The members also met the President of Beijing Construction Consultant Association, one of the potential counter-parties of building surveying, to explore the opportunities in having joint functions. In fact, the discussion was quite in depth. Some events are formulating at the moment.

Members also visited some private consultant firms and contacted some professionals from Hong Kong including property management, project management, architectural design and finance aspects. One of the problems that the practitioners should confront was that they did not get adequate human resource to cater for the opportunities. Therefore, you are encouraged to think about Beijing if you are extending your surveying business.

BSD Council Affairs

Date	Event
25-30 July	As part of the joint research programme requirements, representatives from Tongji University visited Hong Kong. The Corporate Development Panel has arranged for the representatives to visit ASD, BD, Housing Department, HKIS Office and several private practices.
22-27 August	Chairman have attended the Dalian Conference between 25-27 August and HKIS has arranged a pre-conference visit to Guangzhou between 22-24 August.
28 September and 5 October	The CPD Panel has organized a two-days APC Workshop for the Building Surveying Students. The Workshop intends to cover wide variety of topics so as to reinforce candidates' skill to deal with presentation and assessment questions. The response was satisfactory. BSD Council would, however, welcome feedback from the students who have attended the Workshop for planning of the future APC Workshop. Please address your comments to the Editor, if any.
12 October	BS Conference 2002 : "Revitalization of Built Environment", has been successfully held in JW Marriott Hotel. Mr. John Tsang, the Permanent Secretary for Housing, Planning and Lands (Planning and Lands) has been invited as Keynote Speaker. There were more than 200 participants. Let's thank for the hard work of the Organizing Committee.
21-23 October	Chairman, Alex Wong and Ben Chong attended the Nanjing Conference : "The Reform Development of Construction Industry and Property". The Conference was organized by the Environment, Transport and Works Bureau of HKSAR and the Ministry of Construction of PRC.
29 November	AGM 2002 of the BSD will be held at 6:30p.m. in the Ballroom of the Hong Kong Football Club. The Annual Dinner will be held immediately after the AGM. Please support your Council by attending this meaningful event and cast your important vote to the incoming Council.

