

Building Surveyors

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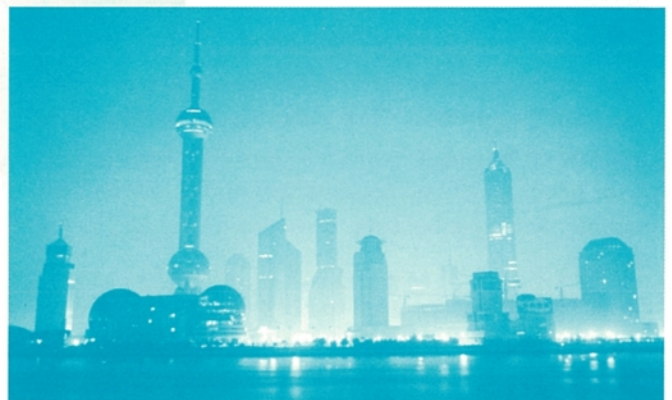
Message from the Editor

By Gary Yeung

This could possibly be the last "hard copy" issue of the "Building Surveyors". With the recent revamp of the HKIS website, various divisions have been furnished with more opportunity and virtually higher "speed" to communicate with our members. Essentially, to enable all BS members to receive up-to-date information to meet with the rapid-changing environment and to utilize our resources more effectively, it has been decided by the BSD Council that any future news and articles of BS Division will be published in the BSD corner of the new HKIS website. I do not mean the Editorial Board will such that be dissolved. Indeed, we were assigned with a tougher mission as we need to work even harder

than before in order to tally with the accelerated efficiency. Incidentally, this issue turned out to be the wealthiest edition that I have ever been edited. Hope this will leave our members with a more meaningful memory.

For any member who wishes to share with us your valuable articles in the future, please remains as usual emailing directly to the Editor at gmkyeung@netvigator.com.





Building Control in Shanghai

With the Compliment of Professor Barnabas Chung,
This article has been published in 9-12/2002 issue of WO BO News

By C. Lai, C. B. Leung, W. K. Ma, C. K. Mak, C. K. Poon, K. S. Siu
Department of Building and Real Estate, The Hong Kong Polytechnic University

Introduction

To broaden our international horizon, 37 of us, a group of Building Surveying final year undergraduates of the Department of Building and Real Estate of the Hong Kong Polytechnic University had organized a 5-day study tour to Shanghai in August 2002.

The bright city in the People's Republic of China (PRC) was chosen for the flourishing growth of its construction industry in the last decade. Being the most advanced region in the PRC, a planned economy, Shanghai attracts substantial overseas investment in the property market, as



well as demonstrates how the PRC authority has reformed its policy to connect with the international track.

Through visits to educational institutes, government bodies, design institutes and developers, we gained knowledge in various aspects of the construction and real estate sector in the PRC and particularly in Shanghai. Our studying areas included the building and planning control system, advancement of construction technology, heritage preservation and

safety control in development process. This report summarizes our findings in the Shanghai building control system during the fascinating tour.

Shanghai - An Innate City

Shanghai Municipality is located at the estuary of Chang Jiang and Yangtze River. On the east, it fronts the East China Sea; and on the west, it connects Jiangsu and Zhejiang. With these geographical preponderances and a heaven-born harbour, Shanghai becomes a window of the PRC to the world.

Some 13.27 million people live in the city with a total area of 6,340.5 km². The population scattered in 20 planning areas as designated by the municipal government. In the 90s, the municipality initiated a large-scale development in the

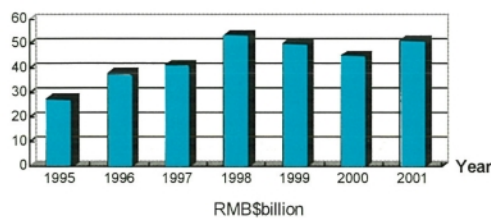




Pudong area aiming at transforming the region into a business and financial centre. Since then, the economy of Shanghai has grown drastically.

In the last decade, the Gross Domestic Product (GDP) of the city shot up with an average rate of 12%. Subsequent to the rapid economic growth, the demand for new construction also soared to a peak high. In the last 7 years, over RMB\$ 360 billion was invested in construction of infrastructures (Table 1). The contribution of the real estate sector to the GDP of Shanghai also surged to 6.2% in 2001.

Table 1 Amount of Investment on City Infrastructure



Source: Shanghai Statistical Yearbook 2002

Building Control System

Government Organs

The Ministry of Construction under the State Council is the highest state body that exercises powers over building control in the PRC. The roles of the ministry include drafting of national building laws and regulations for construction and formulation of policies.

Below the Ministry of Construction there are construction commissions in provinces and municipalities that perform enforcement operations. The Shanghai Construction and Management Commission is the corresponding organization at this level.

Figure 1: Hierarchy of governing organs in the PRC



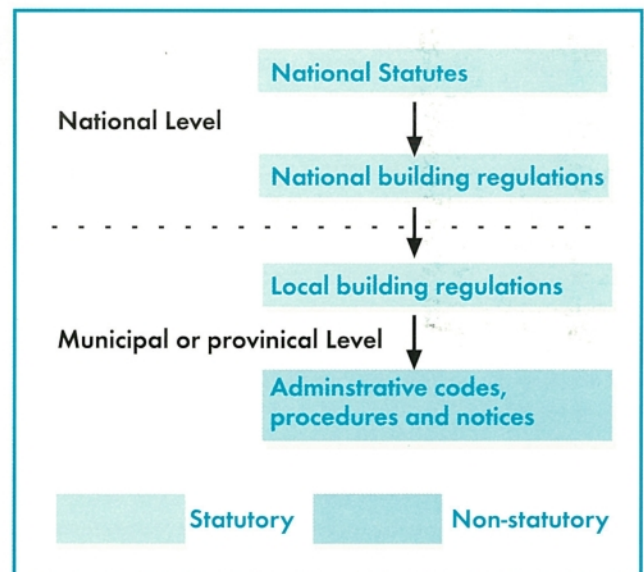
Building Legislation

In the PRC, a number of national laws, such as the Construction Law, set out the general principles of building control. Made thereunder are national regulations which further specifies the rules and procedures of enforcement of the national laws.

Apart from the national level control provided by national laws and regulations, the Ministry of Construction, in view of the different local habits, authorizes provincial and municipal government bodies to promulgate their own local regulations under the framework of national laws. In Shanghai, the Shanghai Construction and Management Commission and the Municipal Government are responsible for the enactment of such legislation.

In addition to statutory laws and regulations, the Shanghai Municipal Government and the Shanghai Construction and Management Commission also promulgate the non-statutory administrative codes, procedures or notices to impose control over the design and construction of buildings.

Figure 2 presents a simplified hierarchy of building legislation in the PRC.



Submission Procedures and Construction Supervision

In Shanghai, the development process can be divided into four stages, namely planning stage, design stage, construction stage and inspection stage.

In planning stage, the developer has to employ a registered design institute to formulate a planning scheme. The Planning Bureau under the Shanghai Construction and Management Commission will check the scheme against a number of indices, such as the designated use, permitted plot ratio and site coverage of the lot. If the scheme satisfies all these requirements, a planning permit will be issued by the Planning Bureau.

After issuance of a planning permit, the design stage can begin. The developer has to employ a registered supervision company to monitor the design process on his behalf. Based

on the design brief provided by the supervision company, the design institute prepare a preliminary design which comprises site plan, building drawings, structural scheme and design specifications for sanction. Since Shanghai does not adopt a centralized plan submission system, the design institute has to submit the preliminary plan to the different relevant departments for approval separately.

With reference to the comments given by the different departments on the preliminary design, a detailed design comprising detailed site plan, construction drawings, services work drawings can be drawn by the design institute. If the detailed design complies with all statutory requirements, the Shanghai Construction and Management Commission will issue a construction permit to the developer.

The project then enters into construction stage. In this stage, the supervision company shoulders the responsibilities of actively overseeing the works of the construction company, to ensure that building laws and quality standards are complied with.

Upon completion, the Shanghai Construction and Management Commission will inspect the construction. If it conforms to the approved design plans and preset standards, a certificate of satisfaction will be issued to the developer.

Professional Licensing

As many other countries, the PRC government has implemented a licensing system of building professionals and institutes. Major participants of construction projects, such as architects, design institutes, contractors, construction supervision companies and supervisory engineers, must register before practicing in Shanghai. The Shanghai Construction and Management Commission is responsible for maintaining the register in Shanghai.

Under the system, building professionals are classified according to their results of registration examination, academic qualifications and working experience. Similarly, construction organizations are evaluated based on their registered capital, number of registered building professionals employed and practice credits.

For instance, architects are classified into Class I and Class II and supervision companies rank from Class A to Class C. There are statutory restrictions on the size and type of projects that different class of building professionals and institutions may involve in.

Conclusion

The study tour provided a valuable opportunity for us to explore the building control system in Shanghai. Findings of

the tour show that the Hong Kong and Shanghai systems are similar in the structure of government bodies and their roles, hierarchy of legislation and the general procedures of building control operations. But they also differ in some aspects like plan submission system and professional licensing system.

The Shanghai system is less efficient than the Hong Kong system. As mentioned, the Shanghai authority does not adopt a centralized plan submission system. Consequently, the design institutes have to send design plans to relevant departments separately. In addition, while there is a statutory time limit for the Building Authority in Hong Kong to make approval or rejection of applications, only a few of the Shanghai authorities have made non-statutory performance pledges of process time of submissions. These characteristics make property development in Shanghai an expensive and inefficient exercise in terms of time and administrative cost.

However, advantages of the Shanghai system are also found in areas such as the licensing system. With classification of building professionals and limitation of scope of works that professionals of different levels may undertake, the Shanghai system is considered to be more effective in assuring quality of professional services.

In conclusion, we feel that the Shanghai system is comparable to or even better than the Hong Kong system, despite the relatively inefficient procedures which signifies a need for reform. The inefficiencies are understandable given Shanghai's short history of modernization. But as the Shanghai government in recent years devoted continuous effort to connect itself with international tracks, work practices have been significantly improved. To illustrate, the Planning Bureau under the Shanghai Construction and Management Commission has put up performance pledge of replying or issuing construction permit within 30 days of receiving of application. Given increasing exposure to international practices, it is believed that Shanghai would eventually develop a mature building control system.

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The Twins

By Professor Barnabas Chung, Candy Wong & Joanne Wan

Apparently, the Twins are among the hottest idols of the teens these days. Among the APC candidates who attempted the Practical Task 2002, we also have twins. Candy WONG Kam-ling and Joanne WAN Chung-yan have the same birthday. They are both girls and they scored the two highest marks of 77 and 75 in the assessment exercise. They were both PolyU graduates with first class honours in 2000. They both commenced their professional training in the Buildings Department. They were respectively under the supervision of Anny LAW and Pelene NG who were also top graduates of the HKPoly in their respective years. Here are their stories.

Candy wrote about Joanne. -

In my understanding, under the philosophy of Astrology, those who were born in the same day may have a similar destiny. I started to believe this philosophy when I first met Joanne Wan five years ago. We were classmates in the Hong Kong Polytechnic University. After graduation, we became colleagues in the Buildings Department where we were both assigned with female building surveyors as supervisors. Now we have both passed the Practical Task in the same year.

Joanne is a cheerful and outgoing girl, fully occupied in many different indoor and outdoor activities. I was really surprised that she has learnt so many activities, e.g. skin diving, rock climbing, sailing, etc. I was even more astonished when she told me that she has joined Tarkwondo for 2 years! Therefore, I always tell others, "never look down on female!".

Many people think that "building related career" is not suitable for girls. However, Joanne has put all her aspirations in building related courses when she was choosing her university courses during the matriculation year. Her passion for buildings is so great that she thinks buildings are the most long lasting sculptures in a city.

Joanne is enthusiastic to develop her career in the building industry. She is now working as a Research Assistant in the Department of Building and Real Estate of Hong Kong Polytechnic University and she has also started her continual study in Master of Science in Facility Management from 2001. We can see that she is determined to achieve her goal as a building surveyor.

Joanne wrote about Candy. -

Candy Wong is graduated from the Hong Kong Polytechnic University with BSc in Building Surveying. She is now working in English Schools Foundation as an Assistant Building Surveyor. Before that, she was working in the Buildings Department as a Building Surveying Graduate.

Candy enjoys her current job very much. As a member within the building management team of an education organization, her main responsibilities are to maintain and enhance a good study environment for the students. She said that her job satisfaction comes when she watched the students coming back to school after holidays, enjoying in the school with all the new and improved facilities.

Candy told me that she chose building professional as her career because she thinks working in the construction industry is a challenging and at the same time also a very interesting task. She said "It isn't easy to find two identical projects of which you can use identical method to handle." Through the above statement, we can feel her enthusiasm and interest in developing her career as a building surveyor.

Both of them aspire to be professional building surveyors, so do the other 65 candidates who passed the Practical Task 2002. Below are the statistics.

All candidates	154	100%	100%	65	First attempt
Total pass	67	43.5%	58.5%	38	1st time pass
70+	9	5.8%	10.8%	7	70+
60-69	26	16.9%	21.5%	14	60-69
50-59	32	20.8%	26.2%	17	50-59
40-49	46	29.9%	18.5%	12	40-49
30-39	37	24.0%	21.5%	14	30-39
<30	4	2.6%	1.5%	1	<30

BUILDING SURVEYORS PROFILE

By Kenneth Chan, FHKIS FRICS FBEng MCIArb RPS(BS) AP(S)

The Building Surveying Division experienced another year of moderate increase of 4.7% in the corporate membership in the year 2002 as against the phenomenal increase of 18% in 1999 and 6.2% in 2000. The net addition is 28 (26 in 2001). Membership growth was noted in the Government (12;4.1%), Developers (8;10.3%), Others (5;33.3%), Management Companies (4;15.4%) and Construction Companies (2;11.1%) sectors.

Employment of Professional Building Surveyors

The Government sector was employing 308 professional building surveyors as at the end of 2002. This accounted for 49.4% of all corporate members in the Building Surveying Division of the Institute. The net increase of 12 professional building surveyors employed in Government in 2002 was less than the net addition of 23 in 2001. (Table 1)

Table 1 - Employment of Professional Building Surveyors in Hong Kong

Employers	2002		2001		Growth/ Decline
Government	308	49.4%	296	49.7%	4.1%
Surveying Firms	100	16.1%	102	17.1%	-2.0%
Developers	86	13.8%	78	13.1%	10.3%
Management Companies	30	4.8%	26	4.4%	15.4%
Public Corporations	27	4.3%	26	4.4%	3.8%
Others	20	3.2%	15	2.5%	33.3%
Universities and Educational	16	2.6%	16	2.7%	0%
Construction Companies	20	3.2%	18	3.0%	11.1%
Architectural Firms	8	1.3%	10	1.7%	-20.0%
Hospitals	8	1.3%	8	1.3%	0%
Total	623		595		4.7%

There was a slight decrease of two professional building surveyors respectively in the Surveying Firms and Architectural Firms sectors.

Employment of Student Building Surveyors

The employment of student building surveyors in the traditional sectors such Government, Developers and Surveying Firms had slightly declined. The share of employment of students in Government decreased to 21.7% as against 23% in 2001. The growth in the employment of students in 2002 was a small 1.9%. However, the number of student building surveyors in Management Companies increased by 25.9% from 58 in 2001 to 73 in 2002. The number of student building surveyors employed in Surveying Firms as recorded in 1999, 2000, 2001 and 2002 were 153, 138, 162 and 158 respectively. (Table 2)

Table 2 - Employment of Student Building Surveyors in Hong Kong

Employers	2002		2001		Growth/ Decline
Government	126	21.7%	131	23.0%	-3.8%
Surveying Firms	158	27.2%	162	28.5%	-2.5%
Developers	44	7.6%	46	8.1%	-4.3%
Others	46	7.9%	44	7.8%	4.5%
Management Companies	73	12.6%	58	10.2%	25.9%
Public Corporations	31	5.3%	28	4.9%	10.7%
Universities and Educational	13	2.2%	12	2.1%	8.3%
Construction Companies	54	9.3%	56	9.8%	-3.6%
Architectural Firms	34	5.9%	32	5.6%	6.3%
Hospitals	1	0.2%	0	0.0%	-
Total	580		569		1.9%

Overall Employment Profile

The total number of firms or organisations employing building surveyors had jumped from 214 in 2001 to 243 in 2002. There were 18 organisations that employed more than 10 building surveyors that account for 59.2% (60.7% in 2001) of employed 712 number of professional building surveyors (404) and students (308). 148 (136 in 2001) numbers of all firms or organisations employed only 1 building surveyor and 73 (56 in 2001) of which employed qualified building surveyors. There were a total of 95 (85 in 2001) organisations employing 136 (90 in 2001) students that did not have qualified building surveyors. It was also noted that there were a total of 74 (69 in 2001) employers that only employed qualified building surveyors.

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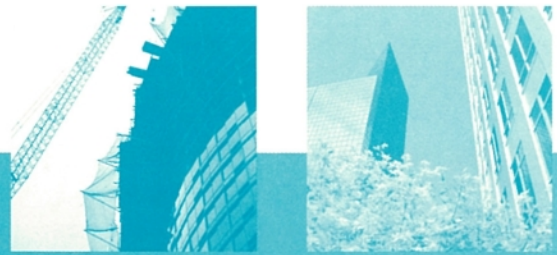


Table 3 - Employment of all classes of building surveyors in Hong Kong

Employers	2002		2001		Growth/ Decline
	Count	%	Count	%	
Government (11/9)Note	434	36.1%	427	36.7%	1.6%
Surveying Firms (49/40)	258	21.4%	264	22.7%	-2.3%
Developers (36/37)	130	10.8%	124	10.7%	4.8%
Others (15/13)	66	5.5%	59	5.1%	11.9%
Management Companies (34/26)	103	8.6%	84	7.2%	22.6%
Public Corporations (14/13)	58	4.8%	54	4.6%	7.4%
Universities and Educational (7/7)	29	2.4%	28	2.4%	3.6%
Construction Companies (53/48)	74	6.2%	74	6.4%	0%
Architectural Firms (18/19)	42	3.5%	42	3.6%	0%
Hospitals (2/2)	9	0.7%	8	0.7%	12.5%
Total	1203		1164		3.4%

Note: The figures indicate the number of employers in the sectors in the year 2002 and 2001.

Employers Profile

The four major sectors employing building surveyors are Government, Surveying firms, Developers and Management Companies. They in total employed 76.9% (77.3% in 2001) of the population of building surveyors.

Government

The number of building surveyors in Buildings Department, Housing Department and Architectural Services Department are 232 (220 in 2001), 107 (104 in 2001) and 82 (79 in 2001) respectively. Others only employed 1 to 4 building surveyors. Their employment of building surveyors accounted for 36.1%

of all those employed.

Surveying Firms

There are a total of 9 surveying firms employing more than 10 building surveyors each. The number of building surveyors employed were 169 that accounted for 65.5% of all those employed in this sector. The three surveying firms employed most building surveyors are David C Lee Surveyors, Multiple Surveyors and Raymond Chan Surveyors.

Developers

There are three companies in the Developers Sector that employed more than 10 building surveyors. They are Swire Properties, Henderson Land Development and Sun Hung Kai Properties and account for 47.6% of the building surveyors employed in this sector. The Sung Hung Kai and Swire Group of companies employed 47 and 40 building surveyors respectively in this sector and Management Companies sector.

Management Companies

There were only two groups of companies in this sector that employed more than 10 building surveyors. Hong Yip Services and Kai Shing had 31 building surveyors in their employ. The Swire Group was employing 15 building surveyors. The number Management Companies employing building surveyors was increasing. There was a net addition of 9 new companies. The Management Companies sector became the fourth largest group that was employing building surveyors.



Legal Update



IS MUDDY WATER DISCHARGED FROM A CONSTRUCTION SITE A POLLUTANT UNDER THE WATER POLLUTION CONTROL ORDINANCE CAP. 358

By James Kenneth Pong BSc., MSc., LLB., PCLL., PCEd., DipArb., FHKIS., MRICS., FCI Arb., MAIBS., F.PFM., Chartered Project Management Surveyor, Authorized Person, Barrister

1.0 INTRODUCTION

Muddy water discharging from construction sites into water streams has been attracting substantial public concerns. The mud suspended in the water not

only stains the water, but also renders the animal and plant lives at peril because fish gills and invertebrates' breathing mechanisms would be clogged and green plants would have insufficient light for photosynthesis. The recent magistracy appeal case **Secretary for Justice v Flame Construction Co Ltd & Others** (Magistracy Appeal No. 942 of 2001) does shed some light on whether muddy water is a pollutant or not.

2.0 THE FOUR CATEGORIES OF MATTER CAUGHT UNDER S.8(1)(a) AND S.8(1A) OF THE WPCO

Before I launch on the amplification of the judgment of **Flame Construction**, let us scrutinize s.8 of the WPCO in detail. s.8(1)(a) of WPCO stipulates :-

"...a person commits an offence who discharges **any waste or polluting matter** into the waters of Hong Kong in a water control zone..."

Furthermore, s. 8(1A) of WPCO stipulates :-

"...a person commits an offence who discharges any **poisonous or noxious matter** into the waters of Hong Kong..."

In the premises, the 4 categories of matter caught under s.8(1)(a) and s.8(1A) of WPCO are :

- (a) waste matter;
- (b) polluting matter;
- (c) poisonous matter; and
- (d) noxious matter

3.0 UNDER WPCO, THERE IS NO NEED TO PROVE THE SUBSTANCE DISCHARGED DOES CAUSE HARM TO THE WATER BODY

It was held in **Flame Construction** that under WPCO, whether

a matter is prohibited from discharging into waterway depends on the **nature** of such substance, there is no need to prove that the substance discharged does have effect or cause harm to the water body :

*"In my judgment the matter is resolved by an examination of the terms and purpose of the legislation itself. So far as section 8(1)(a) and section 8(1A) are concerned, they address the prohibited discharges of a **stated nature**, i.e. **waste matter, polluting matter**, so far as section 8(1)(a) is concerned, and **poisonous and noxious matters**, so far as section 8(1A) is concerned."*

*"Some matter may, with proof of its composition only, be able to be established as waste, or polluting, or noxious or poisonous by nature. Some, perhaps extreme, examples would be amounts of a highly toxic substance such as cyanide or radioactive materials discharged into a protected waterway. Proof of such matter, upon **proof of its physical or chemical properties only**, may as a matter of fact be sufficient to establish it as noxious, or poisonous or polluting matter."*

"...waste matter which is in its nature wholly defined by its composition and perhaps by origin and which is no way in meaning defined by its effect on the environment is and can be included in section 8(1)(a) together with polluting matter."

*"Nevertheless, in my judgment **what the legislation requires to be established is only the nature of the matter discharged. No actual effect or likely effect or possible effect upon the waterway needs to be proven as an element of the offence.**"*

*"Accordingly if the discharged matter is in fact proven to be waste matter or polluting matter or a noxious or poisonous matter **in its nature** then that is all that has to be established pursuant to section 8(1)(a) or, in my judgment, section 8(1A)."*



IN SITE A POLLUTANT UNDER S.8 OF WPCO ("WPCO") ?

"...the legislation of Hong Kong is constructed simply so as to prohibit certain sorts of matter being discharged into protected waterways. It does not, in its terms, expressly require that the prohibited matter discharged be proven to have had in fact a polluting, poisonous or noxious effect. **Its language is addressed to the nature of the discharged matter rather than the effect of the discharged matter upon the waterways.**"

4.0 IN INTERPRETING THE WORD "POLLUTING MATTER" UNDER WPCO, THE HIGH COURT OF HONG KONG ADOPTED THE DICTUM OF R V DOVERMOSS LTD (1995) ENV LR 285

"Pollute', 'pollutant' and 'pollution' are ordinary English words. The relevant definition of 'pollute' in the Oxford English Dictionary is 'to make physically impure, foul or filthy, to dirty, stain, taint, befoul.'"

The Court further amplified the meaning of polluting matter as :

"In my view all that has to be proven is that so far as a protected waterway or Hong Kong waters are concerned the matter alleged to be polluting has the intrinsic property of dirtying or befouling other substances in the term of the definition (i.e. the *Dovermoss* Dictum) of polluting I have referred..."

5.0 CAN A NATURAL SUBSTANCE BE CAUGHT UNDER WPCO ?

One may think that mud being a natural substance cannot by itself become a pollutant. In the judgment, the High Court affirms that even a natural substance can be a pollutant under WPCO :

"...it seems to me that matter may be polluting matter whether or not it consists of a natural or a man made substance. **Many natural substances are pollutants.** Crude oil is an unfortunately common example."

"Many natural substances may become pollutants as the result of human intervention. Sawdust residue from a wooden mill may well be a pollutant, whereas the timber from which it came

may not be. The question is whether the matter, whether natural or not, is a pollutant, i.e. whether it is a substance, which has the intrinsic property of making other substances with which it is intermingled "physically impure, foul or filthy, dirty, stained, tainted or befouled" in terms of the dictionary definition adopted in the *Dovermoss* case."

6.0 CAN MUD BE CAUGHT UNDER s.8(1)(a) AND s.8(1A) OF WPCO ?

The Court regards mud as a kind of **ambiguous substance** which is capable of being caught under s.8(1)(a) and s.8(1A) of WPCO.

"Some matter may be more **ambiguous** in its characteristics and be able to be established as poisonous or noxious or **polluting** in its nature only upon proof of further matter such as the quantity of matter involved. It may well be that in the majority of cases brought under this legislation **the prosecution will lead evidence that the waterway was in fact harmed, or life in it was poisoned, or that its natural quality was degraded in some way.** Such proof would be **one factor**, often perhaps the **most important factor**, bearing on the question **whether the nature of the matter or substances discharged was in fact poisonous, noxious or polluting.**"

7.0 CONCLUSION

Muddy water is capable of being caught by WPCO. Whether the muddy water in question is a pollutant under WPCO is a fact finding exercise for the magistrate and will depend on the circumstances and merits of each individual case. Having said that, the legislation is not designed to excuse the discharge of mud, be it proved to be a polluting matter, simply because the receiving water has already been polluted, poisoned or rendered noxious by previous offences.

Facility Management- a very brief visit

By Kenny Chan Master PM, PGDip. MRICS, MCI OB, MCI Arb, AHKIS, AAIQS, AHKIArb, RPS, CFM (USA), PFM (HK), CFM (Japan), MBIFM, MHKICM

Facility management could be classified as a comparatively new business and management profession (or somebody called a new discipline), which was developed since 1979 via The Facility Management Institute, a non-profit education and research organization established by Herman Miller Inc..

The multiple disciplines embraced by facility management have long been practised by large organizations such as research, educational, health care institutions and government, using such names as operations and maintenance, public works, base engineering, and plant administration. Traditional professional knowledge from a single profession alone would be inadequate to tackle the increasing demanding needs of the society, or nation

at large. Like in USA, they have adopted FM concepts and practices since the 1970s already, to manage complex facilities e.g. NASA.

Facility management is defined as "The practice of coordinating the physical workplace with the people and work of the organization; integrates the principles of business administration, architecture, and the behavioral and engineering sciences." (Cotts and Lee, 1992). It integrates an organization's people with its process (work) into its place (facilities) and is a continuous and extending process represented by three spheres and three orbiting functions: planning and analysis, providing and managing, with also creativity, as indicated below.

The Universe of Facility Management



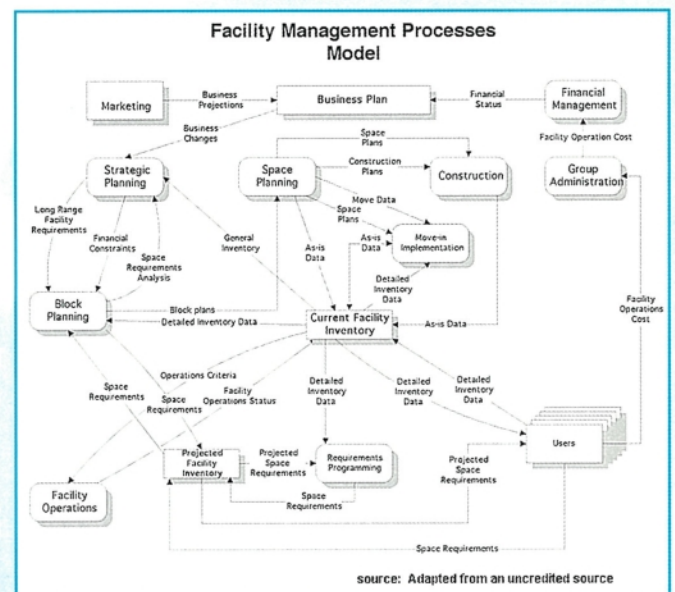
Source: Adapted from various sources

Facility management could encompass various disciplines e.g. architecture, engineering, business administration, human resources as reflected through the following major (but not exhaustive) functional areas:

- Long-range facility planning;
- Annual facility planning (tactical planning);
- Facility financial forecasting and management;
- Real estate acquisition and/or disposal;
- Space planning and management;
- Architectural and engineering planning and design;
- Maintenance and operational management;
- Telecommunications integration, security, and general administrative services (food services, records management, reprographics, transportation, mail services, etc.). (Rondeau, Brown, Lapides, 1996)

The IFMA specify 127 competencies, BIFM specify 20, and HKIFM specify 11 core competency areas. Various FM institutes may have different focus, where detailed information could be tracked from their respective web sites.

Every facility has a life cycle, which is designed, built, occupied, maintained and finally disposed, as demonstrated by the Facility Management Processes Model shown below.



source: Adapted from an uncredited source

FM could be very wide and if you would endeavor to attempt a wider/deeper spectrum of knowledge and skills to meet increasing challenges, try FM.

©Kenny Chan

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

By Anny Law. AHKIS, MRICS, RPS, AP, LL.B

PNAP 273

Contractor's Sheds

First issue November 2002

This practice note (PN) introduces new guidelines on erection of contractor's sheds (CS) within a building site. The Building Authority (BA) is prepared to issue a permit for the erection of a CS within a building site based on the certification by a registered general building contractor (RGBC), registered specialist contractor (RSC) or by an authorized person (AP) and a registered structural engineer (RSE), as to compliance with the requirements of the Buildings Ordinance (BO), according to the circumstances of the case. The criteria for CS that could be certified by a RGBC/RSC are listed out in the Appendix A of the PN.

If the CS is sited at a location with geotechnical concern, geotechnical documents prepared by a qualified geotechnical engineer should also be submitted to the BA.

The PN also specifies the requirements on the renewal of the permit as well as the fire safety requirements for CS. Previous requirements of the CS under paragraph 18 of the PNAP 75 are still applicable and are transferred to this new PN as general advices.

PNAP 270

Improvement of Visual Appearance and Landscape Treatment for Man-made slopes and Retaining Walls

First issue December 2002

This PN provides advice and technical guidelines to promote good practice in landscape treatment and bio-engineering for man-made slopes and retaining walls. It advises that in the formation, upgrading and maintenance of slopes and retaining walls, due consideration should be given to incorporate landscape measures to improve the visual appearance of these features

It mentions that large slopes should be avoided or reduced in size wherever possible and endeavours should be made to preserve and protect any existing healthy trees. Proper maintenance of these features are also important. Maintenance requirements for landscape treatment measures should be specified in the slope maintenance manual. The PN also introduces a number of publications for technical guidance and use of the general public.

REVISIONS TO EXISTING PNAP

PNAP 1

Practice Notes in Force

The revision November 2002

This revision updates the list of PN in force with more details and provides the alphabetical indices of the PN.

PNAP 59

Cladding

This revision November 2002

This revision revises the requirements on cladding such that apart from strength and durability, it should comply with the performance requirements stipulated in Building (Construction) Regulations 39 in respect of material type and fixings.

Where cladding is to be affixed to any part of a building above 6m from street level, details such as thickness, material of fixing and sequence of support etc. should be submitted for approval by the BA. Failure to do so may render delay or refusal to give approval to cladding submission. This revision also specifies that sand/cement bedding and/or epoxy bonding alone is not a suitable and permanent fixing of stone cladding.

Details on testing of anchors and stone cladding panels are also provided in this PN.

PNAP 75

Hoardings, Covered Walkways and Gantries (including Temporary Access for Construction Traffic)

Building (Planning) Regulations Part IX

The revision November 2002

This revision transfers the requirements on contractor's shed to the new PNAP 273. Those requirements are no longer shown in this revised

PN. Apart from this, the word "walkways's is replaced by" overed walkways' throughout the PN.

PNAP 111

Hotel Development

This revision November 2002

This revision revamps the criteria which the BA will take into consideration for the purpose of Building (Planning) Regulation 23A in deciding whether a hotel proposal will be accorded with the favourable treatment detailed in the identified regulation. Besides, when considering whether a site is suitable for hotel development, an additional criterion on provision of suitable transport facilities has been added.

Regarding the floor space used for provisions of supporting facilities under B(P)R23A(3)(b), the BA would not expect the gross floor area (GFA) of such facilities to exceed 5% of the total GFA for hotel unless there are strong justifications. Office for administration and management of the hotel are not considered as a unique supporting facilities for the purpose of B(P)R 23A(3)(b)(iv).

A monitoring system has been put in place by the BA and the Licensing Authority, enforcement action will be taken if any unauthorized change of use is identified.

PNAP 159

Buildings Ordinance, Cap. 123 Specified Forms

The revision November 2002

The revision updates the latest version of all specified forms. Form BA18 and BA21 have been revised and the specified forms can be obtained by downloading from the website of the BD i.e. www.info.gov.hk/bd.

PNAP 267

Felling or Transplanting of Trees

This revision November 2002

This revision updates the requirements on application of felling or transplanting of trees. For trees on private land subject to lease control or on government land, they should not be felled, transplant and/or replaced without prior consent from the Government.

The applicant should follow the requirements as stated in the Land Administration Office Practice Note for Authorized Persons, Surveyors and Registered Structural Engineers No. 8/2002 *pplication for Tree Felling or Transplanting for Private Projects* which is available in the website of the Lands Department.

PNAP 233

Dedication of Land/Area for Use as Public Passage

This revision December 2002

This revision explains more precisely the guidelines for granting building concessions in relation to dedication of land/ areas for use as public passage.

The revision clarifies that dedication of area within a building can also be considered for granting building concession. It also specifies the maximum additional plot ratio approvable for situations of dedication of set back area at street level and dedication of area within or through a building at ground or upper floor level.

This revision lists out an additional factor which the BA will consider for dedication of land/area within a building for public passage. It also spells out that depending on the merits of the case, the dedicated area of those proposal originated from the developer may be allowed to be exempted from accountable GFA with or without bonus plot ratio and site coverage. It also lists out the new factors which the BA will consider in assessing the merits of the dedication proposal originated from the developer.

This revision adds the party responsible for the management of the dedicated areas should, among the other information, also be displayed in the notice to the public. It also clarifies that temporary occupation permit, in addition to occupation permit, will not be issued before the execution of a Deed of Dedication and until all the terms and conditions of the Deed have been fulfilled.

CPD Event of the Teahnique of Hot Dip Galvanizing Treatment

By Bishop Chung

On 2 December 2002, HKIS BS Division jointly with the Galvanizers Association of Hong Kong (GAHK) organized a CPD event to introduce the technique of hot dip galvanizing treatment. The technique is now commonly using in Hong Kong especially in some infer-structure projects, and members of BS division and QS division showed great interest in this topic. In this connection, we are looking for opportunities to visit some galvanizing depots in the near future. Here are some photos of the CPD event.



Mr. Yicent Choi
Chairman of the GAHK



Mr. Sam Cheung
Secretary of GAHK



Dr. W. K. Lo
Consultant of GAHK



Mr. Billy Wong
Secretary of GAHK



Dr. T. T. Kam
Consultant of GAHK

BSD Council Affairs

29 November 2002

AGM and Annual Dinner 2002 have been held in the Ballroom of the Hong Kong Football Club. The new BSD Council for year 2002/2003 has been elected and members are as follow.

Chairman	: Mr. Raymond Chan
Vice-Chairman	: Mr. Edwin Tang
Honorary Secretary	: Mr. Kenneth Yun
Honorary Treasurer	: Mr. Edgar Li
Immediate Past-Chairman	: Mr. Richard Cheung
Members	: Mr. Kenny Chan
	: Mr. Nelson Ho
	: Mr. Vincent Ho
	: Mr. Phillip Kam
	: Mr. Robin Leung
	: Mr. Philip Tse
	: Mr. Alex Wong
	: Ms Cecilia Wong
	: Ms Wong Kam-wah
	: Mr. Gary Yeung
J.O. Representatives	: Mr. Nathan Lee
	: Ms Rebecca Lo
Co-opt Members	: Mr. Ben Chong
	: Mr. Augustine Chow
	: Mr. Bishop Chung
	: Mr. Andrew Ip
	: Mr. Gordon Lee
	: Mr. Benson Wong
	: Ms Catherine Yiu

The BSD Council has approved the following nominations of Distinguished Building Surveyors and trophy presentation has also been held in the Annual Dinner.

Mr. Raymond Chan Yuk-ming
Mr. David M. Connell
Mr. Jeffrey R. Dobbing
Mr. Mike Wong Chik-wing

2 December 2002

The CPD Panel has organized a CPD event jointly with the Galvanizers Association of Hong Kong. Detail can be viewed in this Newsletter.

4 December 2002

A few council members lead by the Chairman has met with the Institution of Fire Engineers to discuss the possibility of future cooperation.

9 December 2002

Mr. Gary Yeung has represented BSD to attend the meeting of the Expert Panel on Automated Refuse Collection System organized by the Buildings Department.

December 2002

BSD has offered comments on the Draft Guidelines on Subcontracting proposed by the PCICB.

23 January 2003

BSD has met with the lecturers of the Hong Kong Polytechnic University with an aim to establish closer links between the profession and academic institutions.

20-23 February 2003

Education and Career Expo 2003 will be held in the Hong Kong Convention and Exhibition Centre. Council member Ms. Wong Kam-wah is now recruiting BS members to assist on attending the HKIS booth on this period.