



THE HONG KONG INSTITUTE OF

SURVEYORS

香港測量師學會

建築測量組 Building Surveying Division

BUILDING SURVEYORS CONFERENCE 2023



Impact on Built Assets: Proactive Maintenance and Rehabilitation



BUILDING SURVEYORS CONFERENCE 2023

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Programme Rundown

03

TIME	PROGRAMME	SPEAKER
0830 – 0900	Registration	
0900 – 0905	Welcome Speech	Sr WONG Kwok-leung, Paul President, The Hong Kong Institute of Surveyors
0905 – 0920	Opening Remarks	Sr CHEUNG Man-to, Arthur Chairman, The Hong Kong Institute of Surveyors – Building Surveying Division
0920 – 0945	Keynote Speech by Guest of Honour Success of Urban Renewal Hinges Upon Sufficiency of Building Rehabilitation	Ir WAI Chi-sing, GBS, JP, FHKEng Managing Director, Urban Renewal Authority
0945 – 0948	Souvenir Presentation to Guest of Honour	
0948 – 0950	Group Photo with Guest of Honour	

Morning Session

0950 – 1020	Elevating Facilities Upkeep: ArchSD's Approach and Innovative Ideas	Mr TSE Cheong-wo, Edward, JP Director of Architectural Services, Architectural Services Department, HKSARG
1020 – 1050	Promoting Proactive Maintenance and Rehabilitation for a Safe and Sustainable Built Environment	Mr HO Chun-hung, JP Deputy Director of Buildings, Buildings Department, HKSARG
1050 – 1115	Coffee Break	
1115 – 1125	Souvenir Presentation to Platinum & Gold Sponsors	
1125 – 1155	What are the NEXT strategies?	Sr HO Kui-yip, Vincent, MH, JP Past President, The Hong Kong Institute of Surveyors
1155 – 1210	Q&A Session	Moderator: Sr HO Kui-yip, Vincent, MH, JP
1210 – 1215	Souvenir Presentation to Speakers of Morning Session	
1215 – 1345	Lunch Break	

Afternoon Session

1345 – 1415	真真假假 - How "Real" is the Risk on Your Property Title by Reason of UBWs or Statutory Orders and Notices? Any Ways to Mitigate it in Conveyancing Transactions?	Mr Alan YIP Partner, Howse Williams
1415 – 1445	Introduction to the Competition Ordinance and Combating Bid-rigging in the Building Maintenance Market	Mr Lester LEE Acting Executive Director (Legal Services), Competition Commission
1445 – 1510	Coffee Break	
1510 – 1540	How Long do Buildings Last? A Survival Analysis of Buildings in Hong Kong	Sr Dr LAU Wai-kin, Elvis Assistant Professor, Faculty of Design and Environment, Technological and Higher Education Institute of Hong Kong
1540 – 1610	Assets Enhancement through Wholesale Conversion	Sr Samson WONG Vice-Chairman, Professional Building Surveying Consultants Association of Hong Kong
1610 – 1625	Q&A Session	Moderator: Sr LEE Hoi-tat, Nathan
1625 – 1630	Souvenir Presentation to Speakers of Afternoon Session	
1630 – 1635	Closing Remarks	Sr LAU Cheuk-kit, Paul Chairman, Organising Committee of the Building Surveyors Conference 2023

Message from the Guest of Honour



Ir WAI Chi-sing, GBS, JP, FHKEng

*Managing Director,
Urban Renewal Authority*

It is with great pleasure and honour that I stand before you as Guest of Honour at this remarkable conference hosted by the Building Surveying Division of The Hong Kong Institute of Surveyors. I extend my warmest greetings to all the distinguished members of this esteemed organization, as well as to the participants and attendees who gathered here.

As the Managing Director of the Urban Renewal Authority heading different teams of construction professionals and practitioners to rejuvenate our city for a better home to Hong Kong people, I can say that the theme of this conference, "Impact on Built Assets: Proactive Maintenance and Rehabilitation" is of utmost importance in the current era of urban development and renewal. Fellow practitioners, we bear the responsibility of ensuring the longevity and sustainability of our built environment. The challenges we face in maintaining and rehabilitating our assets are numerous, but so too are the opportunities for innovation and progress.

This conference serves as a platform for sharing knowledge, experiences, and best practices in the field of building surveying. It is a testament to our collective dedication to proactive maintenance and rehabilitation, acknowledging the invaluable contributions made by professionals like yourselves. Let us seize this opportunity to engage in meaningful discussions, exchange ideas, and foster collaborations that will shape the future of our built assets.

I extend my deepest gratitude to The Hong Kong Institute of Surveyors' Building Surveying Division for organizing this conference and for their commitment to advancing the field of building surveying. Your dedication and tireless efforts are truly commendable.

May this conference be a resounding success, inspiring us all to strive for excellence in our respective roles and to contribute to the sustainable development of our beloved city.



Message from the President of The Hong Kong Institute of Surveyors



Sr WONG Kwok-leung, Paul

*President,
The Hong Kong Institute of Surveyors*

I am thrilled to extend a warm welcome to all attendees of the HKIS Building Surveyors Conference 2023 organized by The Hong Kong Institute of Surveyors Building Surveying Division (HKIS-BSD). It is a privilege to join you in this significant gathering.

This year's conference revolves around the theme "Impact on Built Assets: Proactive Maintenance and Rehabilitation," which resonates deeply with the challenges we have witnessed in recent months. The surge in unfortunate incidents where people have suffered injuries due to dilapidated buildings underscores the urgent needs for a change in our approach to building maintenance and rehabilitation in Hong Kong and highlights the increasing importance of our Building Surveyors in ensuring the health and safety of our built assets. As the custodian of built environment, we understand that our role has never been so crucial.

I am genuinely delighted to witness experts from various fields converging in this conference. Collaborating with professionals from diverse domains to address societal issues has been one of my key aspirations as the President of HKIS. By fostering interdisciplinary cooperation and knowledge exchange, we can address the complex challenges we face more effectively, ultimately contributing to the betterment of our society.

While we continuously strive to foster interdisciplinary collaboration and communication, HKIS reaffirms its unwavering dedication to tirelessly promote the pivotal role of surveyors in Hong Kong's development. We will continue to collaborate closely with the government and the community, advocating for our profession and voicing out on various social issues. Through active engagement with stakeholders, participation in policy discussions, and provision of expert insights, we strive to shape a sustainable and resilient land and built environment that caters to the evolving needs of our community.

In conclusion, I am confident that the HKIS Building Surveyors Conference 2023 will be a platform for inspiration, knowledge sharing, and meaningful exchanges. Let us seize this opportunity to enhance our expertise, broaden our perspectives, and strengthen our professional network. Together, we can drive positive change, uplift the standards of our practice, and make a lasting impact on the built environment in Hong Kong.



Message from the Chairman of the Building Surveying Division

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Sr CHEUNG Man-to, Arthur

*Chairman,
The Hong Kong Institute of Surveyors – Building Surveying Division*

I am delighted to welcome you to the HKIS Building Surveyors Conference 2023.

This year's conference theme, "Impact on Built Asset: Proactive Maintenance and Rehabilitation," highlights the critical importance of maintaining and rehabilitating our built assets. In recent months, we have witnessed several incidents which have raised public concerns about the safety of our buildings. We have seen suspected unauthorized building works in private residential units and even luxury housing and falling of components from the old buildings. These incidents serve as a stark reminder of the pressing need for rigorous inspections and proactive maintenance measures to ensure the longevity and resilience of our built environment.

As "樓宇醫生", Building Surveyors possess the expertise in Building Control, Project Management and Maintenance Management. Which means we are able to assess and diagnose the condition of buildings, identify potential risks and issues, recommend appropriate maintenance and rehabilitation strategy, plan for any alteration and addition works and building enhancement, and oversee their implementation in a professional way. Our proactive approach helps preventing problems from escalating and protecting the long-term value and integrity of our built assets. I am pleased to announce that we have recently registered the trademark "樓宇醫生" officially as a symbol of our expertise and dedication. Last month, our members were invited to vote for their favorite "樓宇醫生" logo from the 4 given options and we have received around 150 responses. This trademark represents our commitment to being the trusted experts in building assessment, maintenance, and rehabilitation. Let us wear this title with pride as we continue to strive for excellence in our work.

However, to protect the public health and safety in the built environment, we not only have to work together but also need more support from the public and the government at the policy level. Through more effective public education, public should understand their maintenance liability as a building owner, know who is the right professional capable to deal with the building maintenance matters. Policy wise, we will persist in advocating for initiatives such as establishing a "Building Repair Authority," implementing a mandatory repair sinking fund system, promoting the pre-purchase inspection of the 2nd hand residential properties, etc.

In conclusion, I hope that the Conference will inspire you and provide you with valuable insights into the theme of "Impact on Built Asset: Proactive Maintenance and Rehabilitation." Let us embrace our role as guardians of the built environment, working together to address the challenges we face.



Message from the Chairman of the Organising Committee



Sr LAU Cheuk-kit, Paul

*Chairman,
Organising Committee of the Building Surveyors Conference 2023*

It is with great pleasure and excitement that I extend a warm welcome to all of you on behalf of the organising committee of the HKIS Building Surveyors Conference 2023.

As the number of dilapidated buildings in Hong Kong continues to rise, there is an increasing awareness about the significance of building maintenance and rehabilitation in our community. This year's conference, centered around the theme "Impact on Built Assets: Proactive Maintenance and Rehabilitation," aims to serve as a platform that brings together all stakeholders of our built environment, including industry professionals, academics and government departments to share their ideas, experience, practice and expertise in achieving the common goal of promoting proactive building maintenance and rehabilitation in Hong Kong. The conference will assess the current regulatory framework and practice, identify challenges encountered and identify forward-looking building strategy, supports and programmes to foster proactive maintenance and rehabilitation.

To enrich our understanding and broaden our perspectives, we have curated an impressive lineup of seven distinguished speakers. Each speaker brings a wealth of expertise, covering a range of topics aligned with the conference theme. Their presentations will provide valuable knowledge and practical solutions to enhance the longevity and safety of our built assets.

As the Chairman of the Organising Committee, I would like to express my deepest appreciation to our esteemed Guest of Honour, Ir WAI Chi-sing, GBS, JP, FHKEng, the Managing Director of the Urban Renewal Authority, for sharing invaluable insights at the conference. Heartfelt thanks are also extended to all the speakers whose generous contributions have made this conference a resounding success. Additionally, sincere gratitude goes to the dedicated organising committee for their tireless efforts in bringing this conference to fruition.

I am thrilled to share that the registration for the conference has been fully booked two weeks ago. This overwhelming response underscores the relevance and significance of the conference's theme. We extend heartfelt thanks to all who secured their spots and expressed enthusiastic interest in joining us.

In conclusion, I invite you to actively engage in the sessions, network with professionals, and seize the opportunity to learn and grow. Together, let us pave the way for a future where proactive maintenance and rehabilitation are the norm, ensuring the longevity, safety, and sustainability of our built environment.



Speakers and Brief Introduction on Presentation Topics

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Ir WAI Chi-sing, GBS, JP, FHKEng

*Managing Director,
Urban Renewal Authority*



About the Keynote Speaker

Ir Wai Chi Sing has been appointed the Managing Director of the Urban Renewal Authority since 15 June 2016. By virtue of holding that office, he is also the Deputy Chairman of the Board. He has also been appointed a Director of the Board of Urban Renewal Fund since 13 July 2016 and the Chairman of the Independent Monitoring Panel of the MTR Corporation Limited since 23 December 2022 to oversee the comprehensive review on asset management and maintenance regime.

Ir Wai is an engineer by profession. He joined the Hong Kong Government in August 1980, and has since served in the Transport Department, the Highways Department, and the former Environment, Transport and Works Bureau. He was the Director of Highways from November 2006 to June 2010 and was Permanent Secretary for Development (Works) from June 2010 to April 2015 before retirement.

Ir Wai holds a master's degree in transportation engineering from Purdue University in the United States. He has professional experience in civil, structural and geotechnical engineering and is a fellow of the Hong Kong Academy of Engineering Sciences.

Link to website: <https://www.ura.org.hk/en/board-member/mr-wai-chi-sing>

Brief Introduction on Presentation Topic

Success of Urban Renewal Hinges Upon Sufficiency of Building Rehabilitation

Urban renewal in Hong Kong in the past decades was very much out-paced by the rate of urban decay. For efficient land and financial resource utilization, as well as minimizing unnecessary carbon emissions during redevelopment process, the speaker will share the initiatives developed by the Urban Renewal Authority (URA).

The primary responsibility for building repair rests with property owners. To equip their knowledge and confidence in coordinating building rehabilitation works, the URA has carried out a series of promotional strategies and maintenance programmes to extend the useable lifespan of aged buildings to safe and habitable conditions. Hence, redevelopment will be pursued as the last resort and targeted at those old buildings in dilapidated conditions.

The speaker will also share the use of durable construction materials and preventive maintenance initiatives developed by the URA to extend the service life of new buildings, contributing to a sustainable and effective roadmap to address the urban renewal problem. By prioritizing the efforts in building rehabilitation, Hong Kong can unleash its full potential of land resources to support the cityscape for more generations to come.

Speakers and Brief Introduction on Presentation Topics

Mr TSE Cheong-wo, Edward, JP

*Director of Architectural Services,
Architectural Services Department, HKSARG*



About the Speaker

Mr Edward TSE is currently the Director of the Architectural Services Department (ArchSD). In the past 30 years of his service in the Government, Mr Tse also served in the then Environment, Transport and Works Bureau and the Development Bureau from mid-2004 to end of 2009. During his tenure in the ArchSD, Mr Tse worked on a wide spectrum of projects covering the development and construction of leisure, recreational, sports, cultural, environmental and health care facilities.

Mr TSE now oversees a vast portfolio of new projects of different nature and the upkeep of government facilities, including the 10-year Hospital Development Plan, law court buildings, projects under the 'single site, multiple use' initiative at Tseung Kwan O town centre and the Anderson Road Quarry, automated car parking systems at mixed used development projects, etc. He also actively promotes the adoption of Modular Integrated Construction (MiC) and Multi-trade Integrated Mechanical, Electrical and Plumbing (MIMEP) techniques for offices, schools and government quarters to improve buildability, safety and speed of construction.

Mr TSE continues to steer his project teams in ArchSD to make improvement on public works through the application of new technologies and innovative solutions to provide a better living environment for public enjoyment in Hong Kong.

Brief Introduction on Presentation Topic

Elevating Facilities Upkeep: ArchSD's Approach and Innovative Ideas

The Architectural Services Department (ArchSD) provides efficient and cost-effective professional and project management services on developing and maintaining public facilities, actively search for innovative building solutions for constructing and maintaining a more sustainable, resilient and livable city, building a better living environment for public enjoyment through collaboration and experience sharing. Director of Architectural Services, Mr. Edward TSE, BBS, JP will share the current practices and approach adopted by ArchSD in upkeeping the government facilities across lifecycle from design and construction stage throughout the operation stage.

The speaker will share the holistic approach adopted by ArchSD on maintenance of Government buildings, not only by responsive one but also pro-active one with the embracement of innovative ideas to facilitate and improve the maintenance service delivery. The speaker will also share how ArchSD strives to improve the maintainability of buildings through different measures such as incorporation of maintenance consideration during early project design stage, maintaining robust central asset inventory in connection with Building Information Modeling (BIM) and implementation of smart building monitoring with Internet of Things (IoT) technology. Mr. Tse will also share ArchSD's endeavours to upgrade the building assets with adoption of Design for Manufacture and Assembly (DfMA) and to combat climate change with renewable energy technology. The presentation will give audience an overview of ArchSD's approach and innovative ideas to elevate facilities upkeep with forward looking mindset.

Speakers and Brief Introduction on Presentation Topics

Mr HO Chun-hung, JP

*Deputy Director of Buildings,
Buildings Department, HKSARG*



About the Speaker

Mr HO is a professional building surveyor. He holds a Bachelor of Science Degree in Building Surveying and a Master Degree in Public Administration. He has been working in the Buildings Department for 30 years and is well experienced in building control for both new developments and existing buildings in Hong Kong.

Brief Introduction on Presentation Topic

Promoting Proactive Maintenance and Rehabilitation for a Safe and Sustainable Built Environment

The Buildings Department (BD) is committed to promoting building safety and improving the quality and sustainability of the built environment. Currently, there are around 44 000 private buildings in Hong Kong (excluding village houses). Proper maintenance of this huge building stock is essential to uphold Hong Kong as a liveable city.

The Government has been adopting a multi-pronged approach through legislation, enforcement, assistance and support to owners, and publicity and education to promote the safety and well-being of buildings. While the BD is making every effort to ensure and promote the safety of our built environment, property owners have the ultimate responsibility to upkeep the safety of their buildings and ensure that they are free from unauthorised building works (UBWs). Faced with the challenges of multiple ownership, lack of technical knowledge and coordination capability, it calls for the wisdom and efforts of all stakeholders, notably building professionals, contractors and property managers to render effective solutions in supporting property owners to fulfill their basic responsibility.

In addition to taking enforcement actions under the Buildings Ordinance against dilapidated buildings and UBWs, upholding the principle of prevention is better than cure, the BD implements the Mandatory Building Inspection Scheme and Mandatory Window Inspection Scheme requiring owners of target buildings to arrange preventive inspection and repair to their buildings. While stepped up enforcement actions are being implemented in various fronts, to facilitate owners to appoint qualified persons (QP) to check the condition of their windows, the BD has launched the mobile APP "WINSAFE" matching the services of QPs with owners' need of window inspection. Furthering the use of technologies, the BD has been piloting the use of drones for inspections of buildings for defects and UBWs. Lidar and AI technologies are being tested for assisting the identification of defective signboards. The Special Drainage Inspection Scheme is proactively tackling the defective external drains in residential and composite buildings. To ensure that "maintainability" is integrated in the design of new buildings, provision of adequate means of access for external maintenance has also been incorporated as a statutory requirement.

Speakers and Brief Introduction on Presentation Topics

Sr HO Kui-yip, Vincent, MH, JP

*Past President,
The Hong Kong Institute of Surveyors*



About the Speaker

Sr Vincent Ho Kui-yip was appointed by the Hong Kong Special Administrative Region as a Justice of the Peace in 2016. He was also awarded the Medal of Honour by the government in 2021. Sr Ho was qualified in 1991 as a Professional Building Surveyor with more than 30 years of relevant experience. He was the President of The Hong Kong Institute of Surveyors (2014 to 2015) and the Chairman of the Building Surveying Division of HKIS (2010 to 2012). He is the founder and Managing Director of Freevision Limited, established in 2005 to provide property-related consultancy services. Sr Ho is currently a member of the Town Planning Board and the Antiquities Advisory Board of the HKSAR. He is also the Chairman of the Advisory Board on Licensing of Plumbers and a member of the Drinking Water Safety Advisory Committee.

Sr Ho specializes in property development, project management, development planning and study, feasibility study and administration of plans submission under the Buildings Ordinance and land lease of Hong Kong.

He is experienced in the interpretation and application of the Buildings Ordinance and allied legislation. He is also an expert in building surveying, maintenance, building upgrading and contract dispute resolution. Sr Ho is a prominent opinion leader on building safety, design, planning and property development matters with wide coverage by the media.

In recent years, Sr Ho has participated actively in the promotion and implementation of various transitional housing projects. He has assisted the Hong Kong Council of Social Service in implementing the pioneer transitional housing projects at Nam Cheong Street providing 89 household units in steel construction and at Yen Chow Street providing 281 household units in reinforced concrete construction by way of modular integrated construction method. The projects have provided those underprivileged families with decent living accommodations.

Brief Introduction on Presentation Topic

What are the NEXT strategies?

The topic of building safety has appeared in media headlines almost daily over the past few months. Over the years, I have received countless media enquiries on various incidences relating to falling objects from building facades due to spalled concrete, debonded rendering and external wall tiles, window disrepair, aged and unauthorised canopies, cracked walls, leaking and loosened drainage pipes, dilapidated signboards and fixtures, etc. The issues drew the public attention because it is a matter of life and limb and public safety.

I believe the society should be fully aware of the consequences of unsafe buildings, given the enormous amount of public education done by the government and media reporting over the past decades. It is unreasonable to say the government has overlooked the building safety problems, or we are not told how critical they are.

There is already a range of legislative control over building safety standards, improvement and repair works to buildings, and enforcement power relating to building safety. We have all kinds of subsidies and support for building owners to assist them in maintaining their homes in a safe condition and to prevent posing risks to the public. However, it seems the great effort rendered by the government, related public bodies, many building professionals and some of the building owners in the past cannot achieve what we would have expected in promoting a safe built environment. What are the reasons behind this? Is it a problem with the law? Is it the administration fault? Does something go wrong with the owner's mindset? Is it a financial issue? Or is the market still not ready to take up the tasks?

After a decade's trial on the Mandatory Building Inspection Scheme, I see it is the right time to review and figure out the **Next Strategies** for securing adequate building safety in Hong Kong.

Speakers and Brief Introduction on Presentation Topics

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Mr Alan YIP

Partner,
Howse Williams



About the Speaker

Alan is a partner of Howse Williams. He aims to provide "one stop" services on all real estate legal matters. He advises on land compulsory sale applications, residential first-hand sale legislation compliance, project conveyancing, strategic acquisitions for redevelopment purpose, commercial real estate (M&A and joint venture), building plans and town planning legal issues, property-related litigation (judicial review, building appeals, planning appeals), Government lease advices (lease modification and land exchange applications), large-scale leasing projects, complicated stamp duty legal advice and PRC real estate projects and acquisitions.

'Alan Yip is dynamic, knowledgeable, with strong business acumen.' - The Legal 500 Asia Pacific (2019)

Brief Introduction on Presentation Topic

真真假假 - How "real" is the risk on your property title by reason of UBWs or statutory orders and notices? Any ways to mitigate it in conveyancing transactions?"

In Alan's presentation (真真假假 – How "Real" is the Risk on Your Property Title by Reason of UBWs or Statutory Orders and Notices? Any Ways to Mitigate it in Conveyancing Transactions?), he will start with a warm-up by sharing some hot topics in town in relation to unauthorised building works (UBW) such as Redhill Peninsula (紅山半島) and Lohas Park (日出康城).

He will then introduce basic legal principles on the meaning of UBW and how a property may be risk of contravention of the Buildings Ordinance by reason of UBW. Alan has selected some interesting Court cases to elaborate how the existence of UBW would have an impact on the title to real estate properties in conveyancing transactions.

The presentation will also discuss which party in a conveyancing transaction shall bear the cost of UBW/ building orders and introduce some commonly used standard clauses/ provisions in sale and purchase agreements to clarify the responsibility towards UBW and building orders.

Some practical tips will be shared on some basic/ standard steps and procedures a purchaser should take to avoid purchasing a property which is subject to UBW and building orders.

As a concluding remark, Alan will discuss the importance to tackle UBW due to the significant increase of aging buildings in town and possible ways which may help to tackle such problem from a legal perspective.

Speakers and Brief Introduction on Presentation Topics

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Mr Lester LEE

*Acting Executive Director (Legal Services),
Competition Commission*



About the Speaker

Lester is the Acting Executive Director (Legal Services) of the Competition Commission. In that capacity, Lester oversees the conduct of numerous enforcement actions before the Competition Tribunal as well as appears as advocate for the Commission in its search warrant applications before the High Court. Prior to joining the Commission, Lester was a barrister in private practice. He holds a bachelor degree in law from Durham University, a Masters of Laws in Human Rights from HKU, and a Postgraduate Diploma in Economics for Competition Law from Kings College London.

Brief Introduction on Presentation Topic

Introduction to the Competition Ordinance and combating bid-rigging in the building maintenance market

Bid-rigging in the building maintenance market has been a matter of grave public concern. The Competition Ordinance (cap. 619) which came into full force in December 2015 is the first comprehensive competition related legislation that prohibits agreements / practices that are harmful to competition in Hong Kong. Under the Ordinance, bid-rigging is expressly stated to constitute a Serious Anti-Competitive Conduct that is prosecutable under the law, and combating bid-rigging is an enforcement priority for the Competition Commission.

The purpose of today's presentation is to give a brief introduction of the key provisions of the Ordinance and how it may apply to building maintenance practices – especially in the context of tendering.

Practical tips and advice with reference to real life examples will also be given to facilitate and assist members in detecting potential bid-rigging activities and how to avoid being a victim of such practices.

The session is designed to be as interactive as possible and participants are encouraged to raise any questions they may have throughout / at the end of the presentation.

Speakers and Brief Introduction on Presentation Topics

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Sr Dr LAU Wai-kin, Elvis

*Assistant Professor,
Faculty of Design and Environment,
Technological and Higher Education Institute of Hong Kong*



About the Speaker

Sr Dr Elvis Lau is currently an Assistant Professor and Programme Leader of the Surveying programme at the Technological and Higher Education Institute of Hong Kong (THEi), where he has been working since 2015. Dr Lau received his academic training in surveying and completed his doctoral studies at the University of Hong Kong. Prior to working in the academia, he worked in the Architectural Services Department of the Hong Kong Government and gained valuable experience there. Dr Lau's research interests encompass several areas, including disability inclusion in buildings, building rehabilitation and maintenance, and the topic of today's presentation, studying the survival of buildings. In addition to his research pursuits, he envisions that more new and innovative technologies will be applied in the industry. Driven by this vision, he actively promotes the integration of technologies in surveying education to nurture future professional surveyors.

Brief Introduction on Presentation Topic

How long do buildings last? A survival analysis of buildings in Hong Kong

Ageing of building stock is taking place in Hong Kong and other developed regions. This transition is characterised by a decrease in new constructions and demolitions. To navigate through this transition, it is fundamental to understand the current lifespan of buildings and the factors contributing to their mortality. It is also worth investigating the existence of short building life syndrome and the prevalence of premature demolitions.

Drawing insights from survival analysis conducted in other fields, a comprehensive investigation was undertaken using data from the 1950s to the present day. The study initially focused on analysing the age composition and survival of public rental housing blocks in Hong Kong. In the second stage of the research, data from the 1960s to the present day was gathered and analysed to study the survival of private residential and composite buildings. The Kaplan-Meier method and the Life Table method were used, revealing several important and interesting observations: (1) public rental housing blocks completed in 1950s to 1960s were often demolished at the age of 30 to 40, and those completed from the late 1970s onwards are expected to have significantly longer lifespans; and (2) premature demolitions were more common in the past, but the overall demolition rate is lower than anticipated. This suggests that many buildings are expected to last for 75 years or longer. Building rehabilitation, rather than redevelopment, is considered a more practical approach to maintaining the quality of our built environment.

These findings represent only a portion of the extensive research conducted. Moving forward, the examination of survival patterns in commercial and office buildings and industrial buildings will be completed soon. Machine learning techniques will be applied to further analyse and project datasets, enabling us to draw conclusions regarding the factors that promote or inhibit building demolition.

Speakers and Brief Introduction on Presentation Topics

Sr Samson WONG

*Vice-Chairman,
Professional Building Surveying Consultants
Association of Hong Kong*



About the Speaker

Sr Wong San, Samson is a Registered Professional Building Surveyor, who holds a Master Degree of Science in International Real Estate. He is the founder of, and the Managing Director of Samson Wong & Associates Property Consultancy Ltd. Sr Wong has over 40 years' experience in providing integrated property consultancy including architectural design, building surveying, quantity surveying, project management and building maintenance services. Sr Wong is an Authorised Person and is a fellow member of The Hong Kong Institute of Surveyors, the Hong Kong Institute of Facility Management and The Royal Institution of Chartered Surveyors.

Samson has always been a strong advocate and active supporter contributing insight and foresight for improvement of building health and safety in Hong Kong. He was the Chairman of Building Surveying Division of the HKIS & RICS (Hong Kong Branch) in 1992. He was elected as the President of the Hong Kong Institute of Surveyors in 1998-1999 and was awarded the Distinguished Building Surveyor in 2000. Currently, he is the President of the Association of Hong Kong Professionals and the Vice-chairman of Professional Building Surveying Consultants Association of Hong Kong. He has led several important research projects in Hong Kong relating to BS knowledgebase, such as 'Building Maintenance Guidebook', 'Technical Guidelines for Water Seepage Investigation', 'Water Seepage and Leakage problems in Aged Residential Buildings' and 'Design Manual on Barrier Free Access and Facilities for Persons with a Disability and for the Elderly'.

Brief Introduction on Presentation Topic

Assets Enhancement through Wholesale Conversion

In light of the phasing-out of traditional manufacturing industry in Hong Kong and the promotion of re-industrialization in the Policy Address by the Government since 2016, it is high time for building surveyors to play an active role in reviewing the asset value of the existing industrial buildings and studying the feasibility of revitalization. From our experience, the existing industrial buildings commonly come across issues such as substandard fire safety provision, unauthorized alteration of units to non-industrial use, surging building upkeep costs, aging building elements threatening occupant and public safety, and lack of proper facility management. Through undergoing a well-planned and strategic wholesale conversion, we are confident that the building life cycle can be further extended, and hence the assets can be value-added and fully utilized.

In addition to the revitalization schemes announced in these past ten years, Lands Department (LandsD) has promulgated new LAO Practice Notes to the industry with more initiatives in 2019. In connection with the wholesale conversion of existing industrial buildings, some of the measures are introduced including: -

- To promote a wider definition for 'Godown Purposes' under lease provision by covering "cargo handling and forwarding facility" and "recyclable collection centre",
- To accept Special Waiver application for conversion of an entire existing industrial building aged more than 15 years at nil waiver fee, and
- To accept waiver application for the conversion of an existing industrial building for transitional housing purposes for a term of not more than five years.

In general, the owners interested in revitalization schemes will require complying with waiver provisions and carrying out necessary upgrading works to fulfil current up-to-date statutory requirements. Yet, it is an ambitious task and contributions from building surveyors are always crucial. Other than making an effort to achieve sustainability of the buildings by incorporating green ideas, building surveyors should also advise the client on foreseeable deterioration of buildings and take a balanced approach on planned maintenance, A&A, and revitalisation.

This presentation of "Assets Enhancement through Wholesale Conversion" will focus on the potentials and challenges of wholesale conversion projects and explain how the projects may effectively enhance the asset value in broad terms.



Year 2023 is the 25th Anniversary of Hong Kong International Airport. Over the past 25 years, Hong Kong International Airport has developed into one of the world's busiest aviation hubs, with an extensive aviation network. Some 120 airlines connect to about 220 destinations worldwide, including around 50 destinations in the Mainland. The Airport is also the global leader in terms of air cargo volume.

HKIA is transforming from a city airport into an Airport City. The Airport City vision involves rigorous development in many aspects – core passenger and cargo services, multimodal regional connectivity, retail, hospitality and entertainment. The Airport City will be a destination in itself, a driver for local and regional business growth, a centre of technovation and a high-value cargo hub which turbocharges HKIA's role as a growth engine for Hong Kong.

A NEW
TAKE-OFF





2023年是香港國際機場啟用25周年。在這25年間，機場積極發展成為其中一個全球最繁忙的航空樞紐，擁有的環球航空網絡，約120家航空公司在機場營運，連繫世界約220個目的地，包括約50個中國內地航點，亦是全球空運貨物吞吐量最高的機場。

香港國際機場現正逐漸從城市機場發展為機場城市。機場城市願景涵蓋機場多方面的大型發展，包括核心的客、貨運服務、多式聯運地區連繫、零售、酒店及娛樂等業務。機場城市將會是矚目的地標，促進本港及地區商業發展，並成為創科中心和高價值貨運樞紐，從而提升機場作為推進香港及粵港澳大灣區發展的動力。

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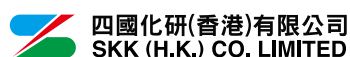
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About HKIS

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Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 3 October 2023, the number of members reached 10,829, of which 7,742 were corporate members, 55 were associate members and 3,032 were probationers and students.

HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

HKIS has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as building safety and unauthorized building works, problems of property management, town planning and development strategies, construction quality, construction costs and housing problems. We have also issued guidance notes on floor area measurement, real estate valuation and land boundary survey, etc.

HKIS has established and continues to expand its presence in the international scene through participation in various international platforms as well as reciprocal relationship with other national surveying bodies and through membership in relevant world bodies and international organisations to maintain its professional edge at international level. The Institute is one of the three founding members, apart from the Singapore Institute of Surveyors and the Institution of Surveyors, Malaysia, of the Surveyors' Alliance Asia which inaugurated in November 2004.

HKIS continues to increase its importance and standing both locally and internationally. Through maintaining both a high professional standard of the Institute and the members locally and keeping in pace with the professional levels internationally, the Institute is marching towards another step ahead of the summit.



About BSD

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The Hong Kong Institute of Surveyors Building Surveying Division (BSD) was set up in 1985. The total number of professional Building Surveyors as of 3 October 2023 has increased to 1,645 from 119 since its establishment. The Division has organised a considerable number of conferences and visits and issued many publications to promote the service and image of Building Surveying profession.

Professional building surveyors are versatile in the built environment and provide professional services in all stages of the development process from inception to completion, inspection, maintenance and repair, and housing management. Professional building surveyors provide tailor-made services to meet clients' need in the development process and property in use.

Professional building surveyors are qualified by professional assessment with prescribed practical training to uphold the stringent professional standards of The Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.





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