

Building



Surveyors

February 1998 Issue No.1

FROM THE EDITOR

By Alan Sin

Happy New Year! This is a beginning of a year. In Chinese tradition, New Year marks a good start for everything. Perhaps, you are now planning what you are going to do in this year. Our Building Surveying Division (BSD) has also a new motion to provide a quarterly Building Surveyors Newsletter to every member in our Division. In this Newsletter, we provide information on our members' movement, news from our BSD, building surveying feature, current statutory requirements / codes of practice relevant to our daily work, latest publications, internet news, news from academic institutes and other professional bodies. Finally, I wish you have a happy new year, Kung hei fat choy!

Editorial Board

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

凝聚卓越

作者：陳佐堅

建築測量的專業在香港經過二十多年的發展，已從當初只單純受僱於建築監督及保養工作，不斷擴展至不同新的領域，特別是過去五年的發展；據今年統計，在香港受僱及執業的專業測量師共達 434 人，較九二年的 282 人增加了 57.25%，剛好受僱於政府及私人機構的各佔一半，並正意味著建築測量專業在私人機構方面正在迅速增長中。

今天我們有著前所未有的機會。

測量師，特別是建築測量師，已普遍被公眾認識和接受為能紓解其有關樓宇上問題的專業人仕，「樓宇維護專家」(Building Care Specialist) 的地位已漸被確立。但這並不足夠。縱觀過去的發展，我們均處被動的地位，少有長遠、策略性的企劃，積極塑造和促進行業的發展。

我個人認為我們首要的任務是先進一步加強我們的連繫；亦即是無論是資深的、中層的、初入行的，甚至是學員們，不同層次的會員應有不同程度和不同層面的貢獻。概括而言，資深的可鞏固及擴大其於社會中的影響力，積極

(轉下頁)

Announcement

A BSD Spring Dinner will be held on 20 February. This is an excellent social event and did attract a number of members last year. There will be a presentation of awards to the best three TPC practical task candidates of 97/98 and to the winner of the slogan competition. You are very welcome to come and join us. For details, please contact Mr. Terence Lam on Tel. no. : 2761 7188.

We are pleased to announce that the winner of the slogan competition for promotion of Building Surveying Services is Mr. LEE Wai Kay, Eric. Members are welcome to use this slogan in their company service brochures.

Professional Building Surveyor: Your Project Manager and Expert for Quality Buildings

專業建築測量師 卓越工程總理事 樓宇專才顯創思 務實忠誠眾所依

提攜後起的，為他們創造更多的機會。那些在行業內已開始建立地位的，可更多關注對初入行和學員的培訓工作，無懼的投進新的機會中，為自己創造未來，為後起的創造未來。

初入行的和學員們，可積極投入參與學會的事務，延續專業知識的積累，開拓學術研究領域，為專業的學術地位投入不可或缺的活力。

跟著在專業的層面，我們在過去已累積了不少的專業經驗，這從籌備97建築測量師週年研討會所收集到的文章內

容可見一斑，再加上從事學術研究出版及獲取更高學歷的人亦在增加中，這令致我們更加有信心循這方面進一步邁進，為行業的未來添注及增廣專業的地位。

為此，我們得以前所未有的形式，團結一致，加足馬力，鞏固現有的專業範疇，積極開拓，進駐和領導那我們最能帶入附加價值的領域。

總之...目標是凝聚我們不同而且多元化的專注與參與，浩浩蕩蕩的在卓越之途上更加進推一步。 🇬🇧



News from Academic Institutes & Professional Bodies

APPLICATIONS FOR MEMBERSHIP OF THE INSTITUTE OF BUILDING CONTROL

Entry Requirements

		Membership grade
Academic qualification	First Degree in Building Control / Construction/Building/Surveying/ Civil Engineering/Building Technology/ Construction Management As above with Honours	Incorporated Incorporated
plus		
Professional background	Full/Corporate membership of an approved professional body	
with		
Work experience	three years' post-qualification Building Control Experience	Corporate Status

Notes:

1. Details of the Institute available in the Web Site: <http://www.demon.co.uk/instabc>.
2. The Institute's year runs from January to December. Applicants joining between September and December 1997 make one payment which covers the period through to January 1999.
3. Subscription: £50.00
All applicants pay a once only joining fee of £10.00
4. Application forms available from Kenneth Chan on 2341 5261.

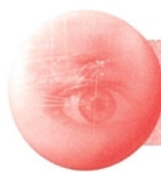


Communication Network and Members Movement

The Communication Network established in the past few years has proved to be very useful. A phone call or a fax to the company representative will spread the rumour, increase the attendance of charitable events. However, it needs to be updated to ensure that it continues to work. The BSD Council is going to issue the 1998 Communication Network. Representatives on the enclosed communication list are requested to update their information and fax it to Gordon Wong at 27604284 or e-mail to gsywong@hkstar.com by 28 February 1998. If you

have an e-mail address, please also let us know. If you do not find your company on the list, please do nominate a representative.

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



FEATURE

TOTAL PARTICIPATION

By Wong Bay

I would like to congratulate the new BS Divisional Council in establishing the 1997-1998 BSD Objective - Involving the Total Membership in Building a Profession of Excellence (全員投入建立卓越的專業團隊).

I am in total support to this new commitment of the council and "Building a Profession of Excellence" is, in fact, the aspiration of each member in the Institute. "Involving the Total Membership" is probably the greatest challenge to us in the new year.

Below are some suggestions to get more members involved.

(1) Communication, communication and communication

We have to update our membership database, establish focal points, build on the communication network and strengthen our communication with

members through more social contacts. Consider establishing a group of Council Ambassadors to make phone calls to members who are indifferent in institutional affairs and encourage their participation. Communicate a minimum of three times until they come.

(2) Open, articulate and integrate

We planted the seeds last year by inviting JO members to sit in our council meetings. This has achieved very good results. Our BS Annual Dinner and Conference 97 are very good examples. Don't forget the seniors. Our objective is to integrate their efforts (老中青三結合).

(3) Review critical success/failure factors

Last year we organized a fair number of functions, some are highly successful but some are very poorly attended! I suggest we should study these cases and review the critical success and failure factors. We should build on the experience gained in these functions.

(4) Maintain the spirit

In a number of occasions we asked our membership for voluntary helpers to take part in working groups, support panels and APC assessment etc. We were able to receive very favourable support. Similar exercise should be conducted again. We managed to recruit a fair number of new bloods in 1997 and we should secure their continued participation and support.

(5) Be more customer focus

Treat our members as customers as we are providing a service to them. We should understand our members' needs more before we request their support. Initiate some surveys and find out activities with good potential.

Be selective and focus our energy on events with potential support and participation. Monitor the responses and review successfulness after each event. On Policy and technical issue, we should consult the membership more.

(6) Hierarchical marketing and cascading down

The establishment of focal points and dissemination of message through these points have proved to be quite successful in organizing social events and forums. We should further develop the potential of these concepts.

I wish the above ideas will help involve the members more. If more members are participating in our activities, I am sure we will build a profession of excellence. With the dedication and commitment of the new Council, I am confident that we will achieve our objective in 1998. 🍀

PARTNERSHIP – PROFESSIONALISM AND EXCELLENCE IN THE BUILDING INDUSTRY

By David C Lee

Before 1st July 1997, there were certain reservations about the future of Hong Kong when the territory reverted back to China. The changeover has come and gone and has Hong Kong changed? In my view, it certainly has, and for the better.

I have noticed that, for the first time, the government is placing more emphasis on long-term planning and has now become far more result orientated. The Honourable Tung Chee-Hwa's aim to build 85,000 units per annum, and increased concerns regarding the maintenance of existing buildings, has created tremendous opportunities for professionals in the building industry - particularly building surveyors. Never before have surveying companies been faced with such opportunities and never before have building surveyors in the Government and the private sector been faced with such responsibilities.

Building surveyors, both in the private and public sectors should work together to enhance the image of the profession and not adopt an "us" and "them" approach. All building surveyors should work together, in partnership, to create a better living environment for the people of Hong Kong.

Following the presentation of my paper entitled "The government and legal framework. An incentive or deterrent to the maintenance of building?", at the BS Conference, I would be prepared to draft a paper, for submission by the HKIS to the Government, urging the Government to establish separate submission and premium assessment rules, regarding maintenance and alteration work. 🍀

CHALLENGES AHEAD

By Raymond Cheng

Changes after changes! 1998 and the subsequent years will be lots of changes affecting the building professions. The Building Safety Inspection Scheme (BSIS), The Site Supervision Plans, 85,000 flats to be built annually, etc. will affect us building surveyors. Are we all equipped to meet all these changes? Do we have weaknesses in our skills that we need to rectify? Are we well equipped to seize new opportunities that turn up? Are we being threatened by other professions who are competing for our jobs? Do we need to develop new skills?

First, we must critically examine our existing skills. Structural survey or building survey was once claimed to be the expertise of building surveyors. Such surveys were previously done by visual inspections or "counting the number of cracks". With the proposed BSIS and the Investigation Orders, the emphasis has now been shifted to obtaining concrete cores, measuring concrete covers and carrying out structural assessment in addition to identifying loose plaster, dilapidated drainage and other building defects. Are we now all equipped to carry out such tasks instead of referring every time to a structural consultant?

Building maintenance and renovation is also claimed to be another skill of building surveyors. Are all these skills properly documented and embodied in codes of good practices? Do we feel confident that our members can properly specify and supervise remedial works without worrying being sued by clients for negligence?

Many members are now acting as project managers. To be successful, many years of job experience are

necessary. The job also requires a good working knowledge of other professional skills such as architectural design, building services and structural engineering. Are our new graduates adequately equipped on the basic knowledge? Again, we also need to formulate these skills in practice notes for our members.

Having pointed out the worries and threats of our profession, I must say we do have many senior and experienced members among us who can be requested to spare some of their precious time to churn out practice notes and guidelines for our members. A numbers of Skills Panels can be formed to co-ordinate the production of these practice notes and guidelines. We need solidarity and action among all members in order to meet the challenges ahead! 🙌

BUILDING SURVEYORS PROFILE 1997

By Kenneth Chan

I have conducted a desktop study of the membership information on the employment profile of chartered, professional building surveyors and graduates in Hong Kong and compared the results with those of the report "Hong Kong Building Surveyors Profile 1992". Some interesting observations could be made and I wish to share the same as follow.

It was reported in 1992 that there were a total of 276 professional building surveyors in Hong Kong. The total number of qualified building surveyors in 1997 are 434 which is an increase of 57.25%. The Buildings Department, Housing Department and Architectural Services Department employed 175 qualified building surveyors which accounted for over 63% of all building surveyors in Hong Kong. As at the end of 1997, these Government

departments are employing 217 qualified building surveyors which accounts for exactly 50% of total employed building surveyors in Hong Kong. The growth rate recorded for this period of time is 24% in this sector. The major growth sectors are Building Surveying firms, Public Corporations, Developers, etc. We can also see that building surveyors are moving into new areas which were not reported in the 'Profile 92'. They are Property Management companies, Hospitals, Contractors and Architectural firms. These are illustrated in Table 1.

Employers	Fellows and Associates				
	1992		1997		Growth
Government	175	63%	217	50%	24%
Building Surveying Firms	36	13%	84	19%	133%
Developers	26	9%	40	9%	54%
Property Management Co.			23	5%	
Others	23	8%	15	3%	
Public Corporations	5	2%	14	3%	180%
Universities	11	4%	13	3%	18%
Contractors			12	3%	
Hospitals				8	2%
Architectural Firms			8	2%	
Total	276	100%	434	100%	
			158		57.25%

Table 1 - Employment of Building Surveyors in Hong Kong 1992-1997

The pattern of employment of graduates has significantly changed the pattern of employment of all building surveyors. A third of the graduates are currently employed by BS Firms. Taking into consideration of the employment of graduates in the overall pattern, the Government sector employs only 37% of all BSs. Whilst the BS Firms employ just a quarter of all BSs. These are illustrated in Table 2.

It has also been observed that there are currently over 150 firms or organizations which are employing building surveyors. Only 14 numbers of these organizations are employing more than 10 BSs. 64% of the professional associates and 47% of the graduates are employed in these organizations which account for 57% of all of those employed. 88 numbers of all firms and organizations employ only 1 building surveyor and 42 of which are having only non-qualified surveyors. It means that these graduates (13% of the total numbers of graduates) are not directly supervised by qualified building surveyors. It is also noted that there are 32 numbers of student members of the Institute who has not reported their employers. This makes the total numbers of non-supervised graduates to be 22% of the graduates enrolled with the Institute. The Division will have to think hard and take some actions to help these students in their struggle to qualifying as professional surveyors. 🍀

Employers	F&A		Graduates		F,A&G	
Government	217	50%	64	19%	281	37%
Building Surveying Firms	84	19%	111	33%	195	25%
Developers	40	9%	38	11%	78	10%
Property Management Co.	23	5%	29	9%	52	7%
Others	15	3%	32	10%	47	6%
Public Corporations	14	3%	12	4%	26	3%
Universities	13	3%	8	2%	21	3%
Contractors	12	3%	25	7%	37	5%
Hospitals	8	2%	1	0%	9	1%
Architectural Firms	8	2%	14	4%	22	3%
Total	434	100%	334	100%	768	100%

Table 2 - Employment of All class of Building Surveyors in Hong Kong in 1997



UPDATE

By Miss Wong Kam Wah

A BRIEF SUMMARY TO PRACTICE NOTES FOR AUTHORIZED PERSONS AND REGISTERED STRUCTURAL ENGINEERS ISSUED FROM 7 NOVEMBER, 1997 TO 9 JANUARY, 1998

30 Centralized Processing of Building Plans Building (Administration) Regulations

- Revision November 1997

- AP or RSE may enquire and expect to know whether the submission is fundamentally acceptable on the 45th day of new Submission of general building plans, drainage plans, alteration and addition plans and types of structural plans.

66 Pile Foundations

- Revision November 1997

- consent procedure as stated in PNAP 215
- BD will consider giving approval of plans and consent for foundation works at the same time
- Applications may be made for consent to commence excavation works for substructures prior to the final completion of foundation works.

99 Checking New Building Plans

- Revision November 1997

- 8 fundamental aspects that BA will be checked and raised as disapproval items in general building plans submissions are redefined into the following 4 aspects:
 - a) Density
 - b) Safety
 - c) Health and environment
 - d) Fundamental issues under allied legislation

115 Legislation and Publications Affecting the Building Industry

- Revision November 1997

- The following documents are added to the list:

- * 470 builders' Lifts and Tower Working Platforms (Safety) Ordinance
- * 487 Disability Discrimination Ordinance
- * Fire Safety (Commercial Premises) Ordinance
- * COP for Avoiding Danger from Gas Pipes
- * Design Manual - Barrier Free Access

173 Safe Design and Construction of Cantilevered Projecting Structures

- Revision December 1997

- Guidance on safety measures on the design and construction of all cantilevered projecting structures including canopies, balconies, bay, windows, air-conditioner platforms, windows flower boxes and other similar features (instead of cantilevered canopy structure only in the June 1995 revision)

201 Telecommunications and Broadcasting Equipment (TBE) Room

- Revision November 1997

- Building Authority will give consideration to an application for modification of Building (Planning) Regulation 23(3)(a) to exempt the TBE rooms from GFA calculations if criteria stated in "Code of Practice for Access Facilities of Buildings for the Provisions of Telecommunications and Broadcasting Services" are met and to the satisfaction of TA.

207 Provision of Better Lift Service

- Revision November 1997

- Building Authority will give consideration to an application for modification of Building (Planning) Regulation 23(3)(a) to exempt the area of life shaft in domestic and composite buildings including hotels over and above 25% of the total GFA from GFA calculations if criteria are met.

214 New Contractor Registration System and the Contractors Registration Committee

- First issue November 1997

215 Consent Procedures for Building Works

- First issue November 1997

- "Type I works"
 - works BA had not given a first consent or works considered as major revision
 - Normal consent procedure (separate applications to be made for approval and consent)
 - BA 8 = specified form for application for consent
- "Type II works"
 - works BA had given approval and a first consent
 - Fast-track consent procedure (same applications to be made for approval and consent)
 - Procedure follows
 - Statement II on plan = specified form for application for consent

- Allow technical and minor adjustments to be made on site without causing the works in progress on site to be stopped

219 Lighting and Ventilation for Bathrooms in Domestic Buildings

- First issue December 1997

- Building Authority will give consideration to an application for modification of Building (Planning) Regulation 36 regarding the captioned in domestic part of new buildings.

RECENT PUBLICATION

By Edgar Li

Rejuvenation of Building Surveying Skills - Towards a Better Built Environment (Nov 1997)

Addresses the current issue of professional skill in building surveying. Contains numerous BS conference papers covering the topics of Law related to Buildings, Building Maintenance and Improvement, Project Management, Facilities Management and Information Technology.

Available for sale at HKIS Secretariat Office.

An English-Chinese Glossary of Terms Commonly Used in Hong Kong Construction Industry (1997)

This is the first Glossary applicable for the construction industry in Hong Kong.

Available for sale at Government Publication Office.

Author: Construction Standard Committee of Construction Advisory Board

Screening Structures and Building Design Against Transportation Noise in Hong Kong (1997)

This folder contains many practical cases in dealing with the effect of transportation noise to buildings. The performance and application of each technical option is stated and illustrated with photos respectively.

Available for sale at Government Publication Office.

Author: Environmental Protection Department

Hong Kong Planning Standard & Guideline Chapter 5 - Industry

This chapter sets out the industrial land use typology, provision standards and locational guidelines for industrial developments. It has been revised and included the findings based on a "Study on the Provision of Industrial Premises and the Development of Planning Guidelines and Design Parameters for New Industrial Areas and Business Parks".

Available for sale at Government Publication Office.

Author: Planning Department

Editorial Contributions

"Building Surveyors" encourages article queries and submission. Article submissions should include both hard (printed) copy and a diskette in Word format. Contributors should contact the editor, Mr. Alan Sin at Tel. 2773-2607 or Fax. 2765-7153.

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