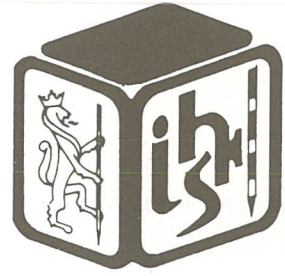


# HongKong Building Surveyors



NEWSLETTER

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Members are welcome to make use of this Newsletter to express their views on any matters relating to the Division and/or the profession. These may take the form of written articles, photos or cartoons. Please send your contributions to the Editor: Daniel Ho c/o Department of Surveying, University of Hong Kong, Pokfulam Road, H.K.

\* \* \*

Advertising spaces are available to any member and income will be used to finance the publication costs. Details from the Editor.

\* \* \*

Articles contained in this Newsletter do not necessarily reflect the views of the Editor or that of the Division.

EDITOR: DANIEL HO

TEL. NO. 859 2128  
FAX NO. 559 9457

JAN 1992

7. The RICS Project Management Association, U.K. has been established to develop and promote the role and function of project managers both externally and within the RICS. Its membership is open to all holders of the RICS Diploma in Project Management and also to Chartered Surveyors who have an equivalent academic qualification. The Chairman of the Association Mr. S.D. Goodenough has expressed interest in setting up of a sister organisation in Hong Kong. The council will follow up matters in respect of this.
8. The H.K.B.S. Directory has at last finalised and got printed. Copies will be distributed to all B.S. members free of charge. It is hoped that with the publication of this Directory, the link between members will be closer (at least we know the whereabouts of our colleagues). In addition, it will be much more easier for the public to locate B.S. firms for consultancy services, thus the Directory can serve as a promotion tool. Any comments on the Directory are welcomed.

*With Compliments  
of*

**MICHAEL LAM**

*AND*

**CANACIFIC LIMITED**

## ABOUT THE RICS(HKB) BSDC AGM

The 9th AGM held on 18th October 1991 in the Ladies Recreation Club has proved to be a success. A total of 72 members (11 fellows, 35 Professional Associates and 26 Probationers/Students) were present.

Divisional Committee office bearers and committee members elected for the coming year are:-

		<b>Phone No.</b>	<b>Fax. No.</b>
Chairman	— Mr. Graeme BALDWIN	788 7645	788 7612
Vice Chairman	— Mr. Wai CHAN	766 5813	764 2572
Hon Secretary	— Mr. Tony LO	766 5832	764 2572
Hon Treasurer	— Mr. Albert CHAN	810 1100	810 1571
Members	— Mr. Alan GRANT	840 1177	840 0600
	— Mr. Andrew C.M. HO	828 1520	827 2921
	— Mr. Kenny KONG	576 6728	577 2534
	— Mr. G.Y. LAU	751 2564	798 8822
	— Mr. Patrick LAU	890 0934	577 5026
	— Mr. Benny MOK	480 7575	481 4663
	— Mr. Edwin TANG	848 2368	524 3291
	— Mr. Kenneth YUN	801 4252	524 4148
Immediate Past Chairman	— Mr. David W.W. CHAN	810 8123	845 0649

The 1990-1991 Hon. Auditor Mr. David LAWRENCE could not perform his duty due to leave away from the Colony. Mr. Thomas CHOI, the HKIS BSD Hon. Auditor has to perform Mr. Lawrence's duty in his absence in order the Hon. Treasurer's audited account could be presented during the AGM for members approval. In order to permit Mr. Lawrence to fulfil his un-completed obligation, it has been nominated (by Mr. Paul CORSER) and accepted by the floor unaminously that Mr. Lawrence will be the Hon. Auditor for the year 1991-1992.

The Chairman's Report for 1990-1991 is reproduced here-after for reference by those members who were unable to attend the AGM.

The CPD talk by Dr. Peter PUN, Director of Town Planning Office, has also proved to be stimulating in view of the controversial issues being proposed in the Comprehensive Review of the Town Planning Ordinance. Time ran out before questions from the floor were fully answers. In view of this major review of the Town Planning Ordinance which may affect (or re-shape) the development process here in Hong Kong, members are being encouraged to study the Consultative Documents and submit their comments to the Town Planning Ordinance Review Unit by 30th November 1991. (P.S.: In late October 1991, the Government has announced that the deadline for submission of comment is to be postponed to mid of January 1992.)

The buffet dinner which followed was attended by some 50 members. Every one enjoyed the food, may be except our guest Speaker Dr. Pun who has lots of odd questions as his side dish.

DAVID CHAN  
Immediate Past Chairman

**RICS (HK BRANCH) B.S. DIVISIONAL COMMITTEE  
CHAIRMAN'S REPORT FOR THE YEAR 1990-1991**

Since duties of the RICS(HKB) B.S. Divisional Committee are being carried out jointly with the HKIS B.S. Division in the format of a Joint Council, this Chairman's Report for the past 12 months shall take the form of a status update of my Chairman's Report presented during the last HKIS BSD AGM on 10th May 1991.

**1) CPD Events**

Numerous CPD Events had been organised through the dedicated effort of the CPD Co-ordinator Mr. Kenneth YUN. The activity level is expected to remain high.

**2) Social Events**

Nothing much happened except the long forgotten Dim Sum Lunch. Most unfortunately the event had been cancelled due to poor response by members.

**3) TPC Practical Task**

Scheduled in mid November 1991. Approximately 55 candidates will be sitting for the Task. 12 additional Assessors already approved by B.S. Joint Council in order to cope with such assessment exercise. Thanks to Mr. Mike MANN and Mr. C.K. LAU for their dedications in maintaining the smooth implementation of the Task.

**4) B.S. Conference 1992 (Efficiency of Buildings)**

Scheduled on 11th January 1992 in the Marriott Hotel. Mr. Graeme BALDWIN, Mr. Wai CHAN and the working party are all working hard to deliver this 6th B.S. annual conference.

**5) TPC Student Exchange Scheme**

Results promising! For sure B.O.O. and Private Practice Firms would continue to "exchange" for the benefits of the students. If considered to be necessary, A.S.D. and Housing Department would no doubt join into the scheme via co-ordination by the B.S. Joint Council.

**6) Building Safety Matters**

After long last, the Chinese booklet of "How Much Do You Know About Building Defects" was published and released in June 1991. Considerable coverages were made in several of the popular chinese newspapers. In conjunction with the BLD leaflet on "Building Safety — First Priority", an interview by TVB "Good Morning HK" was made in September 1991. The next aspect we should now advocate is to "prevent" rather than to "cure".

**7) Standard B.S. Fee Scale**

The Standard Fee Scale for Building Surveying Services has recently been approved by both the HKIS General Council and the RICS HK Branch Committee. Subject to "compatibility checks" with the "G.P. Fee Scale", publication will be handled by Joint Office in RICS(HKB)/HKIS standardised format.

**8) HKBS Manpower Survey 1991**

Survey completed. However due to change of the "political" and "economical" situation encountered in mid 1991, the Joint Council has directed the Working Party to further review/update the status before end of 1991.

**9) HKBS Directory 1991**

Printing in progress. Hopefully the first HKBS Directory could be made available to B.S. members before end of October 1991.

**10) HKBS Newsletter**

Periodic publication resumed as a result of some arm twisting actions. Future aim of the Newsletter would be to report recent news in abbreviated forms instead of historic statements of lengthy description.

#### **11) B.S. Service Pamphlet Update**

Both the contents and layout format are being reviewed, hopefully to be completed before the Career Expo in February 1992.

#### **12) Other Matters**

The following matters have been taken care of by B.S. members wearing the HKIS BSD hat:-

- a) HKIS Standard Form of Flat Inspection Report;
- b) HKIS Recommended Format for Fire and Mortgage Insurance Valuation; and
- c) HKIS Recommended Format for DMC Survey.

#### **13) RICS and HKIS Relationship**

Considerations by RICS (HK) Branch Committee and HKIS General Council are being instituted where-by the Branch Committee would concentrate on International affairs (Pacific Region in particular), leaving HKIS to represent interest of surveyors locally here in Hong Kong. Until a clear instruction has emerged, this Branch Committee will continue to operate jointly with the HKIS B.S. Division with a view to serving members on matters of common interest.

#### **14) Building Surveyors in Society**

The name "Building Surveyors" have been well received in the U.K. and recently here in Hong Kong. Individual members managed to make a start in Singapore with a head count of 2 Professional Associates and some 10 students. Outside these 3 territories, our professional designation is almost unknown.

There are some 250s qualified Building Surveyors working in Hong Kong. With this size of membership and our involved role in the construction industry, there is no reason why we should not receive a better reputation than what we are getting right now. One of the thought-about approach is that we should demonstrate our capabilities and expertise to the public, rather than simply to tell them our professional designation.

In order we could maintain and enhance our status in society, positive participation in general public concern matters would become unavoidable.

#### **15) Concern for the Future**

No doubt, workload to be confronted by this Branch Committee would continue to increase due to the increasing size of our membership and the social expectation thus imposed upon us. The numbers of probationers going through the TPC process will also require huge input by the Branch Committee and individual Senior members in order to ensure a continuous production of professionally qualified young surveyors. We all come to what we are as a result of nursing by the Institution/Division. Some where down the line, we should pay back (with interest) to the Institute/Division for the contributions our fore-runners. In view of the increasing demand for working members in the B.S. Joint Council, I really would appreciate that individual members could step forward to repay their "debt".

Before I close this Report, I must express my sincerest thanks to all Committee members for their dedicated support. Last but not the least, I must record my thankfulness to my Secretary Miss Wynne TSE for all the clerical and administrative efforts rendered in respect of my up-keeping of the B.S. Divisional matters.

My debt to the Institution/Division would not be over upon conclusion of this Report. As a matter of personal value judgement, I would see such as a life long obligation, probably spanning beyond 2047.

Thank you.

DAVID CHAN

Chairman of RICS(HKB) BSDC

October 1990 - October 1991

Date of Report: 18th October 1991

**HKBS MOVEMENT**

**DICKSON AU K.W.** BSc., MBIAT, ARICS, AHKIS has joined Raine Horne & Lau/Francis Lau & Co. (Surveyor) Ltd. as Associate Director of Project Consultancy in December 1991.

Tel: 730 6212

**KWOK SEK TUNG** BSc., ARICS, AHKIS has joined the Maintenance Division of the Housing Department as Maintenance Surveyor.

Tel: 694 4431

**STEVE LEE S.W.** AHKIS, ARICS formerly Property Services Manager of the Property Services Branch, Arch. S. D. has left Hong Kong for good.

**ANDERSON CHAN C.B.** LLB (Hons), Dip Proj Man, ARICS, AHKIS, MAIBS, MAPM, MAIPM has left Hong Kong for good. His future correspondence address will be: c/o Anderson Chan & Associates, Unit 4, BG2 Angas Street, Addaide, South Australia 5000.

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TO : HKBS Newsletter Editor

Mr. Daniel Ho

(Tel No.: 859 2128)

c/o Department of Surveying

(Fax No.: 559 9457)

University of Hong Kong

Pokfulam Road

HONG KONG

Re: *Entry for "HKBS Movement" Column*

Please edit and publish the following announcement in the next issue of HKBS Newsletter:-

(Please write clearly to avoid mis-reproduction)
<hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>

Photo is/is not enclosed. (Delete where inappropriate)

Member's Name : \_\_\_\_\_

Contact Tel. No. : \_\_\_\_\_

Date : \_\_\_\_\_

## HISTORY OF THE HONG KONG BUILDING SURVEYORS NEWSLETTER

The RICS(HKB) Chartered Building Surveyors Newsletter was first launched in July 1984. The Divisional Chairman was Mr. Robin HOWES and the Editor was Mr. Raymond BATES. Intended to be a quarterly publication, the very first Newsletter was produced in 4 x A5 size with printings on double sides.

The HKIS first BSD Council was elected on 1st April 1985. Under the joint names of RICS(HKB) BSD and HKIS BSD, the Hong Kong Building Surveyors Newsletter then took a new format in its June 1985 issue. The Divisional Chairman was Mr. Raymond BATES and the Editor was Mr. Raymond CHENG. The RICS/HKIS dice like logo jointly designed by Mr. Samson WONG and Mr. Banjimin FUNG was used. Appearance and layout of the cover page has remained unchanged up till now with the exception that the "RICS lion" had changed from facing right to face left.

With (or Without?) agreement from the joint BSD, the RICS/HKIS dice like logo was "borrowed" by the Editor of the RICS(HKB)/HKIS Newsletter in the July 1989 issue. No complaint on this point as we Building Surveyors have always been the fore-runner of almost all events amongst the 4 Divisions in Hong Kong.

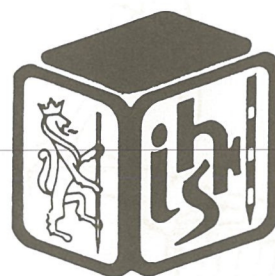
With the provisions of advertising pages in the HKBS Newsletter, productions (and mailing) have, so far, been self-financing.

In 1990, the HKBS Newsletter suffered a total black out in terms of production. The prevailing issue was dated December 1989 where-as the succeeding issue was dated February 1991. Remedial measures have been taken by the joint B.S. Council and details have been published in the February 1991 issue.

Today, we are living in a fast track world where-by information and communication play a major role in the upkeep of our business. Building Surveyors in Hong Kong are few in numbers. Information exchange and inter-communication should not be that difficult to achieve *provided member would care and share*.

Try to make your Divisional Newsletter worthy of reading, as a vehicle to convey "NEWS" and not "OLDIES". With the valued assistance from respective members, I'm sure we, the Building Surveyors, could continue to take the lead as the fore-runner amongst other Divisions of the Institute.

**DAVID W.W. CHAN**  
October 1991



**HKIS/RICS DICE LOGO**  
**BORN IN JUNE 1985**



THE ROYAL INSTITUTION OF CHARTERED SURVEYORS

HONG KONG BRANCH

**The Chartered Building Surveyor** 皇家特許測量師學會 (香港分會)

CHAIRMAN : ROBIN HOWES  
EDITOR : RAYMOND BATES

TELEPHONE : 5-26702359  
TELEPHONE : 3-7155058

## NEWSLETTER JULY 1984

### GREETINGS FROM THE BRANCH CHAIRMAN

by Denis Levett

May I congratulate the Building Surveyors Division on the launching of a Quarterly Newsletter. Improved communications is an area I am very keen on developing, and I am particularly pleased that you have taken this initiative. I wish you every success in the future.

### YOUR NEW TAIWAN



Robin Howes is the new B.S. BOSS. Born 36 years ago, he was raised in the Northern Suburbs of London. After attending Grammar school, he had ideas of joining the Army but finally decided to become a Surveyor. He was to spend 2 months driving a bread delivery van before joining the Greater London Council in 1966. Robin qualified in 1970 having worked in the Building Regulations Department and the District Surveyors Service.

In 1972, Robin headed for Gibraltar where he aspired to the high office of Day Manager of the only hamburger establishment in the place. Returning to London in 1973, which was in the midst of an oil crisis, he decided to work using his qualifications, and in January 1975 he arrived in Hong Kong having been recruited by the Crown Agents.

Since arriving, Robin has worked in most Divisions of the Buildings Ordinance Office, where he is now a Senior Building Surveyor. His listed hobbies are travelling, sailing, running and the R.I.C.S., his unlisted hobby is the "social life of a determined bachelor".

COVER PAGE OF THE  
FIRST B.S. NEWSLETTER



### **Early Controls**

Legislation relating to the control of buildings in South Australia was first enacted in the Ordinances No. 11 and No. 13 of 1849. The Ordinance No. 11 provided for the constitution of a municipal corporation of the City of Adelaide and the Ordinance No. 13 provided for the control of the affairs of the city by a board of commissioners pending the institution of the system of municipal government created by Ordinance No. 11. These enactments provided that no person was to begin the erection of any building abutting on any street within the City of Adelaide without first giving notice to the commissioners or council, as the case may be. No provision was made as to the regulation of the building construction.

In 1858 an Act, No. 17 of 1857 and 58, was passed which prohibited the erection of wooden houses within the City of Adelaide and gave the Council power to require the removal of dangerous buildings.

The Municipal Corporation Act 1861 gave power to municipal councils to make by-laws for regulating party-walls and the height and thickness of parapets, external walls, flues and fire places.

The Building Act 1881 was the first South Australian legislation to provide specifically for the general control of building construction. This Act applied within the limits of every municipality and laid down rules which were to be observed in the erection of buildings.

### **The Building Act 1970-1982**

It is an act to regulate the construction, alteration and demolition of buildings; to establish standards to which buildings must conform, and repealed the Building Act 1923-1965.

### **Definitions**

Section 6 contains various definitions of which the following are the most important to note:—

“Building” includes a portion of a building.

“Building work” means work in the nature of:

- (1) the erection, construction, underpinning, alteration of, addition to, or demolition of, any building or structure;
- (2) the making of any excavation, or filling for, or incidental to, the erection, construction, underpinning, alteration of addition to, or demolition of, any building or structure; or
- (3) any other work that may be prescribed.

### **Approval of Proposed Building Work**

#### **1. Application for Approval**

Before any building work is commenced, the owner of the land upon which the building work is proposed must apply in writing to the council of the area for approval. Such application must be accompanied by plans, specifications and any other documents as prescribed and signed by the owner, architect, engineer, or builder as appropriate. (Section 8)

#### **2. Penalties for Non-compliance**

Penalties are prescribed in the Act for the following:

- a. A person who proceeds with any building work prior to approval. Penalty \$400 plus \$50 per day for each day that the offence continues.
- b. A person proceeding with any building work other than in accordance with the plans and specifications approved in accordance with the Act, Penalty \$400 plus \$50 per day for each day the offence continues.
- c. A person who does not comply with the provisions of the Act, or does not ensure that the building work complies with the requirements of the Act whilst performing that building work. Penalty \$400 plus \$50 per day for each day that the offence continues.

- d. A person shall not without approval of the council sell, lease or otherwise dispose of any land comprised within the site (not being the whole of the site) of a building if, in consequence, the remainder of the site would not constitute an appropriate site for that building in conformity with the requirements of the regulations; penalty \$400.

Where any building work is being performed (a) without council approval, or (b) not in accordance with the approved plans and specifications, the council or the clerk may serve a written notice upon the owner of the land upon which the building work is being performed, or upon any person engaged in the performance of the building work requiring him to desist from the work.

If any person upon whom such a notice has been served fails to comply with the requirements he shall be guilty of an offence and liable to a penalty of \$100 per day for each day that the work continues after the service of the notice.

### **Approval or Disapproval by Council**

The Council is required to deliver the plans, drawings and specifications to the surveyor for a report as to whether the proposed building work complies with the Act.

Council must then consider the report and if satisfied that all matters comply with the Act it shall approve in writing the building work.

If the council refuses to approve the building work because it does not comply with the Act, it shall give notice in writing to the owner stating the reasons for refusal.

Building work must be commenced within 12 months of approval otherwise the approval is void.

The owner may at any time submit alterations or modifications for consideration by council.

If proposed building work does not conform with the Act, but the council is of the opinion that it fails so to conform only in minor respects the council may upon the recommendation of the building surveyor approve the building work. (section 9)

### **Building Surveyor**

#### **1. Appointment and Conditions**

The council of each area must appoint a building surveyor. They may appoint building inspectors and other officers as required. The surveyor, inspectors and officers shall be under the direction of the council and shall be paid such salaries and fees as the council determines. The council shall provide and maintain an office or reasonable accommodation for the building surveyor. (section 14)

#### **2. Private Interest**

The building surveyor or building inspector shall not act if he has any private interest in the performance of any building work and must inform the council of his interest. The council shall appoint some suitable person to act as building surveyor or building inspector in respect of that work.

#### **3. Surveyors Duties**

All building work within an area shall be subject to the supervision of the surveyor.

#### **4. Power of Entry**

The surveyor and inspectors may at all reasonable times during the progress and within 1 year after the completion of any building work enter and inspect any land or premises. (section 16)

### **Dangerous and Defective Excavations, Buildings and Structures**

If the surveyor has reasonable cause to suspect that any excavation, building or structure is in a dangerous, ruinous, dilapidated or neglected condition, he may make a survey or inspection of the excavation, building or structure, and for this purpose he may enter any land or buildings at any reasonable time.

If on completion of his survey the surveyor is satisfied that the building is in a dangerous, ruinous or dilapidated condition, the council may serve a notice on the owner of the building or structure or the land on which it is situated, requiring him to carry out any building work specified in the notice to the satisfaction of the council within the time specified in the notice.

Any person who fails to comply with such a notice is guilty of an offence and liable to a penalty of \$200 plus \$20 per day for each day that the offence continues.

If in the opinion of the surveyor and excavation, building or structure is in a dangerous condition, the council may, whether notice has been served or not, cause such building work to be carried out as it deems necessary to render the excavation, building or structure safe.

Any expenses incurred by the council in this regard may be recovered from the owner of the building, or structure, or the land upon which the excavation, building or structure is situated, in any court of competent jurisdiction.

### **Unhealthy and unsightly Buildings and Structures**

If the council is of the opinion that any building or structure affects seriously and adversely the health or amenity of the local environment within which it is located, the council may apply to the referees for a determination.

Notice of such application must be served upon the owner of the land at least 14 days prior to the hearing by the referees. If the referees are satisfied that the building or structure affects seriously and adversely the health or amenity of the particular local environment, they may determine the building work which is necessary to be carried out. Where the owner fails to carry out the building work specified in the determination within the time specified, the council may carry out the work and recover the expenses incurred from the owner of the land in any court of competent jurisdiction. (section 34 to 39)

### **Building Act Amendment Act 1990**

A Building Act Amendment Act was assented to in December 1990 allowed the introduction of the Building Code of Australia and Building Regulation 1991 in South Australia.

### **Conclusion**

As the British Building Act was taken as the legislative model and the South Australian Building Act in many respects closely follows the British Act, readers will find that the building control systems in South Australia and Hong Kong adopt the similar approach.

*With Compliments  
of*

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