



# Building Surveyors Conference 2004

Organized by  
Building Surveying  
Division  
The Hong Kong  
Institute of Surveyors  
<http://www.hkis.org.hk>



## Commercial Premises: Participation and Contribution of Building Professionals

**Date**  
16 October 2004 (Saturday)

**Venue**  
Level 3, JW Marriott Hotel, Hong Kong



## Main Theme

Hong Kong's economy has shown signs of recovery since the 4th quarter of 2003. Retail spending is growing as a result of the recovering global economy and more importantly, of the boost from individual visits of Mainlanders to Hong Kong. Businessmen are spending increasing amounts of money in renting new premises, opening new shops or face-lifting the existing, maximizing usable floor space or improving circulation, all with the common objective to making more profit from more business.

We may agree that the environment for retail shopping varies in standard from stuffy, smelly, poorly lit, narrow lanes of arcade corridors to inspirational, invigorating, welcoming and entertaining shopping mall complexes; all originally intended to be designed to seduce shoppers of different kinds and tastes into spending their money. Commercial buildings may vary in standard and have also to be renovated to meet the new demand and users' aspirations. As building professionals, we have our part to play in the planning and design, construction and renovation, marketing and management of these commercial premises. We can all participate and contribute to build better environments which could not only deliver maximum value to business investment but also enhance users' comfort and enjoyment in their business activities.



Speakers for this Conference have extensive experience and skills in planning, design marketing and management of commercial projects of various scales and nature and will share their knowledge and vision for making better built environments to the users.





## Speakers



### **Mr. David C. Lee, BBS, JP**

Mr. David C. Lee BBS, JP is the Chairman of Hong Kong Housing Society. As a Chartered Surveyor and Authorised Person, Mr. Lee is also the Chairman of David C. Lee Group. Mr. Lee has served in both the public and private sectors and was the Project Director of Sun Hung Kai Properties Ltd. for 15 years. Mr. Lee has managed more than 200 projects with a total floor area of over 150 million sq. ft. One of his most significant projects is the Central Plaza.

Mr. Lee was a member of the Central Policy Unit, which is known as the "Think Tank" of Government. He is a Fellow of the Hong Kong Institute of Surveyors, a member of the Land and Building Advisory Committee, a Director of the Hong Kong Cyberport Management Company Limited, a Council member, Executive Committee and Estate Committee member of the Hong Kong Polytechnic University and a member of the Salvation Army Main Advisory Board.



### **Mr. Clarence C.K. Ng**

Mr. Clarence C.K. Ng graduated at the University of Hong Kong with BA(AS) and BArch. He is a Professional Member of the RIBA, HKIA, and RAIA. He is a Registered Architect and an Authorized Person in Hong Kong.

Mr. Ng is currently the Senior Project Manager of Project Management Department, Sun Hung Kai Properties Ltd. He oversees many projects of the Sun Hung Kai Properties Ltd, one of which is the flag-ship redevelopment project of the Millennium City 5 in Kwun Tong. Mr. Ng will share with us his experience in how to manage the development of the Shopping Mall Complex in Millennium City 5.



## Speakers



### **Mr. Eddie S.S. Lee**

Mr. Eddie Lee obtained his undergraduate degree in Building Surveying in UK and worked in a building consultancy firm there for two years before he returned to Hong Kong in late 1970s. Mr. Lee has worked at both public and private sectors before he set up his own practice. He also owned a joint venture company with a project supervision firm in Shanghai which offers project supervision services to building developments in Shanghai and other part of P.R.C.

Mr. Lee is a Fellow of the Hong Kong Institute of Surveyors (HKIS) and the Royal Institution of Chartered Surveyors (RICS). He is also a Fellow of the Association of Building Engineers, UK. Mr. Lee is currently serving the HKIS as the member of the Technical Advisory Panel and represents the Institute as a member of the Appeal Tribunal (Building) and Registered Contractors' Disciplinary Board.



### **Mr. Kyran Sze**

Mr. Kyran Sze graduated from UNSW in Australia with BSc (Design Studies), BArch (Hons) and M Proj Mgt. He is a Professional Member of HKIA, RAlA and RIBA. He is a Chartered Architect (Australia) and Registered Architect (ARB HK). He also attained PRC Class I Registered architect Qualification. Mr. Sze is currently an Executive Director of Aedas Ltd, which is ranked one of the largest architectural group in Hong Kong and the eighth largest in the world in year 2004. His project, the Hong Kong Institute of Education Jockey Club Primary School, won the Hong Kong Institute of Architects Medal of the Year Award 2002.

Mr. Sze was a Council Member of the Hong Kong Institute of Architect (HKIA) in year 2002-2003 and is currently a member of the Board of Local Affairs and Board of Practices of the HKIA and a member of the Architects Registration Board. He takes part actively in a large number of charity organizations such as the Lok Sin Tong Benevolent Society, Lion's Club and YMCA, and acts as the Governor for a number of schools such as The Australian International School and G.T. School in Hong Kong. Mr. Sze is now the Chairman of The Hong Kong General Chamber of Commerce Real Estate and Infrastructure Committee.



## Speakers



### **Mr. Peter Kok**

Mr. Peter Kok is a Professional Member of the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors. He is currently the Senior Development Manager of the Development and Valuation Department of Swire Properties Ltd. Mr. Kok is also the Chief Representative of the Guangzhou Representative Office of the Company. He is a professional general practice surveyor with extensive experience in property development from design inception stage through to formulating marketing strategy for a



### **Mr. C.K. Lau, JP**

Mr. C.K. Lau is presently the General Manager of Project Management Department, Henderson Land Development Co. Ltd. He is a Fellow of the Hong Kong Institute of Surveyors (HKIS) and the Royal Institution of Chartered Surveyors (RICS). Mr. Lau has over 28 years' experience in property development. Over the years, he has handled over 200 projects, covering a variety of residential, office, shopping arcades, hotels, industrial, etc.

Mr. Lau has sit as members in a number of other committees of the HKIS and also represented the Institute in a number of government advisory committees, including presently the Provisional Construction Industry Co-ordination Board, the Real Estate Developers Association of Hong Kong. He also acts as the external examiner for the Hong Kong Polytechnic University's BSc. (Hons) in Building Surveying.





## Speakers



### **Mrs. Elizabeth Kok**

Mrs. Elizabeth Kok is a Professional Member of the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors. She is a professional general practice surveyor specializing in managing commercial properties. Mrs. Kok has been involved in the transformation of a major shopping centre in the past decade. She is well-experienced in the operation and maintenance of commercial premises. At present she is the Senior Portfolio Manager of Swire Properties Management Ltd.



### **Mr. Raymond Y.M. Chan**

Mr. Raymond Y.M. Chan graduated at the Hong Kong Polytechnic (later renamed as the Hong Kong Polytechnic University). Mr. Chan is a Chartered Building Surveyor, a Chartered Project Management Surveyor and an Authorized Person registered under the Buildings Ordinance. He is a Fellow of the Hong Kong Institute of Surveyors and the Royal Institution of Chartered Surveyors. He is also a Member of the Chartered Institute of Building and the Chartered Institute of Arbitrators. He is currently the Chairman of the Building Surveying Division, The Hong Kong Institute of Surveyors.

Mr. Chan has served various government advisory bodies and as a member in a lot of government and non-government Boards and Committees including the Licensing Appeal Board, Appeal Tribunal, Authorized Person Registration Committee, Contractors Registration Committee, Surveyors Registration Board, etc. Mr. Chan was elected Governor of World Organization of Building Officials (WOBO) in May 2003 in Dallas, USA.



## Conference Program

Time	Topic	Speaker
8:30 am	<b>Registration</b>	
9:00 – 9:10 am	Opening Speech	<b>Mr. Raymond Chan</b> Chairman of Building Surveying Division The Hong Kong Institute of Surveyors
9:10 - 9:20 am	Keynote Speech	<b>Mr. David C. Lee, BBS, JP</b> Chairman of Hong Kong Housing Society
9:20 – 10:00 am	Managing the Development of a Shopping Mall Complex: Millennium City 5-APM	<b>Mr. Clarence Ng</b> Senior Project Manager Project Management Department Sun Hung Kai Properties Ltd.
10:00 - 10:40 am	Differences Between Local Projects and Mainland China Projects : From a Project Manager's Perspective	<b>Mr. Eddie Lee</b> Director of LC Surveyors Ltd.
10:40 - 10:50 am	<b>Question &amp; Answer</b>	
10:50 - 11:10 am	<b>Tea Break</b>	
11:10 – 11:50 am	Retail Design Evolution	<b>Mr. Kyran Sze</b> Executive Director of Aedas Ltd.
11:50 – 12:30 pm	Market Consideration - Competitive Edge	<b>Mr. Peter Kok</b> Senior Development Manager Swire Properties Ltd.
12:30 – 12:40 pm	<b>Question &amp; Answer</b>	
12:40 – 2:00 pm	<b>Lunch Time</b>	
2:00 – 2:40 pm	Design and Planning of Building Services	<b>Mr. C. K. Lau, JP</b> General Manager Project Management Department Henderson Land Development Co. Ltd.
2:40 – 3:10 pm	Rewarding Operation and Management of Commercial Premises	<b>Mrs. Elizabeth Kok</b> Senior Portfolio Manager Swire Properties Management Ltd.
3:10 – 3:20 pm	<b>Question &amp; Answer</b>	
3:20 – 3:40 pm	<b>Tea Break</b>	
3:40 – 4:20 pm	Consideration and Constraint of A&A Work in Existing Commercial Premises	<b>Mr. Raymond Chan</b> Director of Raymond Chan Surveyors Ltd.
4:20 – 4:30 pm	<b>Question &amp; Answer</b>	
4:30 – 4:40 pm	<b>Closing Remarks</b>	
4:40 pm	<b>End of Conference</b>	



## Synopses

### ***Managing the Development of a Shopping Mall Complex: Millennium City 5-APM***

*By Mr. Clarence Ng*

Millennium City 5 – APM is the newest and largest commercial complex developed by Sun Hung Kai Properties Ltd. in Kwun Tong. As a new landmark of East Kowloon, Millennium City 5 – APM is designed as a high-rise commercial complex right at the centre of Kwun Tong adjoining the MTR station providing 1.3 million sq.ft. office and shopping center. Being served by convenient footbridges connecting to Kwun Tong MTR Station and Yue Man Square as well as Public Transport Interchange at its ground level, Millennium City 5 – APM provides strong commercial attraction; transforming the Kwun Tong city centre into an up-market and energetic commercial hub.

The development has been executed in a super fast-track manner while meeting the changing market conditions and various tight project constraints without compromising the project quality.

Managing the development of such a demanding project has been executed through an orchestral team effort in the set-up of a special project team with members of different expertise recruited from various departments of Sun Hung Kai Properties Ltd. Through team building,

sharing of common goal and team spirit, the project has overcome various hurdles and achieved the company's targets.

Millennium City 5 is now open for office business with the grand opening of the shopping mall coming in early next year for the public.







## Synopses

### ***Differences Between Local Projects and Mainland China Projects: From a Project Manager's Perspective***

*By Mr. Eddie S.S. Lee*

This presentation aims to highlight the various difference between Hong Kong and PRC retail projects from the Project Manager's Perspective, which include local regulations and practice, size of development, consumer habits, development constraints, formation of the consultant team, organization of work stages, procurement methods, difficulties encountered, etc. The content of this paper will hopefully assist "would-be" project mangers for PRC projects to be properly prepared both mentally and physically for their tasks.

### ***Retail Design Evolution***

*By Mr. Kyran Sze*

Shifts in the shopping culture are evident in shifts in retail slogan and icon. The vision of unified global shopping culture as a single converging commonality is manifested in major cities over the world. Over the past few decades, we saw evolution took place rapidly and had transformed Hong Kong from a small city with limited exposure to the rest of the world, to now a major retail hub in the global arena. Alongside the retail evolution, there are many architectural ideas to be found within the discipline, ideas that might be redeployed and reworked to help us understand our contemporary retail environment and how the consumers manoeuvre within it. The architectural language that once described a series of responsible retail design strategies have now been expanded, rhetorically, to include intentions as well as actions to change the shoppers and consumers perceptions, address myths, and provide positive exemplars. Mr. Sze will take a look at how some of these strategies had been successfully implemented for a selected number of retail projects in Hong Kong.



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