

Building Surveyors Conference

27 SEPTEMBER 2008, SATURDAY

Grand Ballroom, Harbour Plaza Hotel, Hung Hom, Hong Kong



Cultural Changes in Building Maintenance

Organizer :

 THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會
Building Surveying Division



■ Conference Objective

Building Surveyors Conference (BS Conference) is one of the most important annual events organized by the Building Surveying Division, the Hong Kong Institute of Surveyors. Eyeing on the significance and the prominence of building maintenance practice, the Organizing Committee has set the theme for this year's Conference on "**Cultural Changes in Building Maintenance**". We would like to take this opportunity in the Conference to appreciate the contributions of various Building Surveyors and construction expert in the practicing fields.



Message from the Chairman of Building Surveying Division



The theme of this Building Surveyors Conference sets the scene for today's proceedings. There have been cultural changes in the concept of building maintenance amongst the different stakeholders in the society including the government, building professionals and the general public. The awareness of the importance of building maintenance is increasing and more and more people are taking a proactive approach to repair and maintain their properties to meet the public health and safety standards and to upkeep the value of their properties. Our honorable speakers would share with you their knowledge and experience in the current practice of building maintenance.

Ageing of buildings is a natural phenomenon which we cannot avoid. Just like the health of people, buildings have to be checked periodically to ensure they are in good condition and if problems are found, they are treated with correct diagnosis and effective means. The older buildings become, the more inspections are necessary. Buildings have defects as their ages develop. We note that there have been an increasing number of serious accidents arising from building defects in the past few years such as falling of broken windows, spalling concrete, unauthorized alteration of fire protection construction, etc. We hope that these unfortunate events would go away as people know more of the importance of building maintenance.

Over the years, the Building Surveying Division of the Hong Kong Institute of Surveyors have made continuing effort in promoting the concept of timely and proper maintenance of buildings to property owners, property management companies, owners incorporation and the general public through seminars, forums, conferences, road shows and building safety carnivals. We have established close links with relevant government departments and organizations including the Development Bureau, Buildings Department, Home Affairs Department, Hong Kong Housing Society and the Urban Renewal Authority in promoting good practices in building maintenance. We, the Professional Building Surveyors of the HKIS are always ready to present ourselves as the most recognized professional in building maintenance.

On behalf of our Division, I would like to welcome and express our thanks to our honorable speakers, guests, fellow members and all of you to join this conference and share your views and expertise in the building maintenance. I sincerely hope that we would work together for a better, safer and orderly maintained built environment for Hong Kong and beyond.

Alex Wong

Chairman of Building Surveying Division
Hong Kong Institute of Surveyors

Programme

Time	Topics of Speech	Speakers
0830 - 0900	Registration	
0900 - 0905	<i>Welcome Speech</i>	Mr. K. H. YU President The Hong Kong Institute of Surveyors (HKIS)
0905 - 0935	Government Policy on Building Maintenance	Mr. Raymond L. M. YOUNG, JP Permanent Secretary for Development (Planning & Lands), HKSAR Government
0935 - 1005	Building Management and Maintenance Scheme by Hong Kong Housing Society	Mr. K. L. WONG Deputy Chief Executive Officer Hong Kong Housing Society
1005 - 1035	Break	
1035 - 1105	New Minor Works Control System	Mr. C. K. AU, JP Deputy Director of Buildings Buildings Department, HKSAR Government
1105 - 1140	Introduction of Mandatory Building Inspection Scheme	Mr. Raymond Y. M. CHAN Director Raymond Chan Surveyors Ltd
1140 - 1210	Total Maintenance Scheme / Cultural Change in Building Maintenance	Mr. Alex K. H. CHAN Senior Maintenance Surveyor / SD Housing Department, HKSAR Government Mr. Danny P. M. CHENG Senior Maintenance Surveyor / TMS Housing Department, HKSAR Government
1210 - 1225	Q & A	
1225 - 1400	Lunch	
1400 - 1430	The First Guide to Prepare a Building Maintenance Manual in Hong Kong	Dr. Edward C. Y. YIU Assistant Professor Department of Real Estate & Construction The University of Hong Kong. *Dr. S. M. LO Associate Professor Department of Building and Construction, City University of Hong Kong *Dr. Daniel C. W. HO Associate Professor Department of Real Estate & Construction, The University of Hong Kong
1430 - 1500	Understanding Why Materials Fail - Are Our Materials Performing As Intended?	Dr. Eric C. H. LIM Director Safety, Accident & Failure Experts Ltd
1500 - 1530	Break	
1530 - 1600	Standard Form of Contract for Decoration, Repair and Maintenance Works for Laymen Use	Dr. Paul H. K. HO Head Division of Building Science and Technology City University of Hong Kong
1600 - 1630	Research on Building Defects Caused in Construction Stage in Hong Kong	Prof. Edwin H. W. CHAN Professor Department of Building and Real Estate The Hong Kong Polytechnic University Ms. Grace K. L. LEE Lecturer Department of Construction Hong Kong Institute of Vocational Education (Tsing Yi)
1630 - 1645	Q & A	
1645 - 1650	Closing Remarks by Mr. Alex Wong, Chairman, BS Division, HKIS	
1650	End of Conference	

* Co-authors of "The First Guide to Prepare a Building Maintenance Manual in Hong Kong"

Mr. Raymond L. M. YOUNG, JP

Permanent Secretary for Development, (Planning & Lands), HKSAR Government



Mr. Raymond YOUNG joined the Administrative Service of the Hong Kong Government in August 1982 upon graduation from the University of Hong Kong. Mr. Young has served in various bureaux and departments, including the Civil Service Bureau and the former Industry Department. Mr. Young was Deputy Secretary for Education and Manpower from May 1997 to August 2001, and Deputy Secretary for Commerce and Industry from August 2001 to July 2004. Mr. Young was Director-General of Trade and Industry Department from July 2004 to August 2006 and took up the position of Director, Celebrations Preparatory Office on 4 September 2006. Mr. Young assumed the post of Permanent Secretary for Development (Planning & Lands) in July 2007. He is also Chairman of the Town Planning Board by virtue of his present post.

Government Policy on Building Maintenance

Building owners are primarily responsible for the proper maintenance of their properties. The Government has been taking multi-pronged approach and working hand in hand with building owners and the industry to foster a building care culture and sustain a quality and safe built environment in Hong Kong. Apart from the continuous public education and enforcement action by the Buildings Department, we offer a range of financial and technical assistance to eligible building owners to maintain their buildings and up-keep building safety through various schemes administered by the Buildings Department, the Hong Kong Housing Society and the Urban Renewal Authority. For example, the Building Maintenance Grant Scheme for Elderly Owners was launched in May 2008 to provide financial assistance to the needy elderly owner-occupiers to properly repair and maintain their self-occupied premises.

The Government also conducts regular reviews and updates of the building control framework. The Buildings (Amendment) Ordinance 2008 was passed by the Legislative Council in June 2008 to introduce a minor works control regime to simplify statutory requirements and facilitate the carrying out of small scale building works. There will also be a validation scheme to rationalise certain unauthorised household items completed before the commencement of the minor works control regime. Moreover, based on the public consensus obtained through a two-stage public consultation, the Government is working on a mandatory building inspection scheme and a mandatory window inspection scheme to require building owners to take preventive measures to inspect and properly maintain their buildings.

Speakers

Mr. K. L. WONG

Deputy Chief Executive Officer, Hong Kong Housing Society



Mr. WONG Kit Loong graduated from The Chinese University of Hong Kong and was the Chairman of the Chartered Institute of Housing Asian Pacific Branch in the years 2003 and 2004.

Mr. Wong is a member of the Hong Kong Housing Managers Registration Board, a member of the "Property Management Industry Training Advisory Committee" of the Education Bureau, a member of the "HKQAA-5S Technical Committee" of the Hong Kong Quality Assurance Agency and a Senior Advisor of the Shenzhen Property Management Association.

Mr. Wong is also serving as an Assessor of the "Property Management Certificate Course" of the HKU School of Professional and Continuing Education, an Advisor of the "Continuing Education Diploma in Real Estate and Facilities Management" of The Chinese University of Hong Kong, an External Examiner of "DB005 Diploma in Property Management" of the Li Ka Shing Institute of Professional and Continuing Education of The Open University of Hong Kong, a Course Committee Member of the "Continuing Education Diploma in Property Management - 8th intake" and an Associate External Academic Advisor of "Bachelor of Arts (Honours) in Housing Studies" of the School of Continuing and Professional Education of the City University of Hong Kong.

Mr. Wong has joined the Hong Kong Housing Society since 1994. He is currently the Deputy Chief Executive Officer.

Building Management and Maintenance Scheme

In an attempt to assist private building owners to manage and repair their buildings, the Hong Kong Housing Society's Building Management and Maintenance Scheme (BMMS) was launched three years ago. Now fully up and running, the main aim of the Scheme is to address building deterioration problems by helping private property owners upgrade and modernize their living environment. The unique BMMS philosophy is intended to make Hong Kong a safer and more comfortable place to live by reducing and eradicating hazards in the built environment. An amount of \$4 billion is set aside by the Housing Society, specifically for the Scheme.

Not only has the BMMS won support and recognition from various Government departments and its numerous beneficiaries, the Scheme has also helped to raise awareness of the advantages of maintaining buildings and flats in a good state of repair. Since the Scheme was implemented in February 2005, Housing Society has been able to provide financial and technical assistance to about 155,000 units in more than 3,000 buildings.

The comprehensive BMMS includes two incentive schemes and one interest-free loan programme. The Building Management Incentive Scheme helps owners form Owners' Corporations (OCs), whereas the Building Maintenance Incentive Scheme is in place to subsidize repair and maintenance work on buildings with more than 20 years old and not exceeding a specified rateable value. In addition, the Home Renovation Loan Scheme provides interest-free loans to eligible homeowners of old buildings to carry out repairs and maintenance work on their flats to improve safety and hygiene. Additional grants are provided to elderly owners with financial difficulties. Building owners and the general public also benefit from the free technical advice, educational and promotional activities provided Housing Society's network of Property Management Advisory Centres (PMAC) throughout the territory.

The Housing Society has undertaken a robust awareness campaign through various channels of public media, and jointly with other Government departments, to raise awareness of the public towards the importance of proper building management and maintenance. With this mission in mind, the Housing Society will continue to be proactive in identifying opportunities to support new buildings management and repair initiatives and to be responsive to as many of these as possible.

Speakers

Mr. C. K. AU, JP

Deputy Director of Buildings, Buildings Department, HKSAR Government



Mr. C.K. AU is a professional building surveyor. Mr. Au is a Fellow of the Hong Kong Institute of Surveyors, Fellow of the Royal Institution of Chartered Surveyors and Member of the Society of Fire Protection Engineers. After completing his education in the Hong Kong Polytechnic, he joined the Hong Kong Government in 1974. Mr. Au has held a number of positions in the then Buildings Ordinance Office, Building Development Department, Buildings and Lands Department and Buildings Department. Mr. Au is now the Deputy Director of the Buildings Department. Mr. Au has over thirty years of experience in building control, especially in the review and formulation of statutory standards in the design and construction of buildings. Mr. Au was the chief drafter of a number of Code of Practice which are still in force now. These include the Codes of Practice for "Means of Escape 1996", "Fire Resisting Construction 1996", "Means of Access for Fire Fighting and Rescue 1995", "Overall Thermal Transfer Value in Buildings 1995" and "Building Works for Lifts and Escalators 1993".

New Minor Works Control System

Most people in Hong Kong are indifferent to the conditions of their own buildings and many old buildings are poorly maintained. On the other hand, the procedural requirements under the current Buildings Ordinance are too cumbersome for minor building or repair works, which may result in proliferation of UBW and hinder timely maintenance of building. This has brought about great challenges to building control in Hong Kong.

The Buildings (Amendment) Ordinance 2008 introduces a simplified control system under the Buildings Ordinance for carrying out building works that are less complex or of a minor scale - the Minor Works Control System. Minor works will be classified into three classes, each subjected to different degrees of control that are commensurate with their scale, complexity and risk to safety. Prior approval of plans and consent will no longer be required to be obtained from the BA for carrying out minor works. They will be looked after by registered building professionals and/or contractors under a self-certification system. A new register of minor works contractors will be set up to absorb and upgrade the current practitioners of minor works in the market, thus enhancing the quality and standard of minor works.

The new Minor Works Control System will facilitate people in carrying out minor works, many of which are building repair works. Educational and promotion programmes will be conducted to publicize the merits of this system to the public. The implementation of the new system will hopefully bring a positive cultural change in Hong Kong people's attitude towards building maintenance.

Speakers

Mr. Raymond Y. M. CHAN

Director, Raymond Chan Surveyors Ltd



Mr. Raymond Y. M. CHAN is the Immediate Past President of Hong Kong Institute of Surveyors. Mr. Chan is qualified as a Building Surveyor, Project Management Surveyor, Property and Facility Manager Surveyor, Planning and Development Surveyor. Mr. Chan is also a Member of the Chartered Institute of Arbitrators (MCIArb) and the Chartered Institute of Building (MCIQB); a Fellow Member of the Hong Kong Institute of Surveyors (FHKIS) and the Royal Institution of Chartered Surveyors (FRICS). Mr. Chan is also the Managing Director of Raymond Chan Surveyors Limited, a leading surveying consultancy firm in Hong Kong. He has more than 25 years of experience in the planning and administration of building projects. Mr. Chan is also a Governor of World Organisation of Building Officials; Convenor of Panel for Hearing Objection to Railway Projects; Member of Election Committee, HKSAR; Member of Town Planning Board; Member of Advisory Committee on Barrier Free Access and QingDao Committee Member, The Chinese People's Political Consultative Conference.

Introduction of Mandatory Building Inspection Scheme

In order to introduce a long-term measure to resolve the long-standing building deterioration problem, the Government launched a public consultation on the Mandatory Building Inspection Scheme (MBIS) in October 2005.

The introduction of MBIS, of course, will promote the concept of building maintenance. It will help the building owners to understand their responsibility in maintaining their properties in good repair, not only for the sake of public safety, but also for the owners' own benefits. It will also create a great demand of building professionals. In order to allow more services providers available in the market, Buildings Department is now actively discussing the detailed arrangement with relevant professional bodies (including HKIS) on the qualification recognition under the MBIS.

In this connection, the introduction of MBIS will definitely create a new and huge market for Building Surveyors, who always known as the "Building Doctor". Since MBIS is a compulsory and continuous scheme, this newly created market will constantly expand in the future. With excellent expertise in building maintenance, Building Ordinance and the relevant regulations, Building Surveyors are the only few professionals, who could provide an all-in-one service to the building owners.

Thus, the competitiveness of Building Surveyors in this new market should be remarkable.



Speakers

Mr. Alex K. H. CHAN

Senior Maintenance Surveyor / SD Housing Department, HKSAR Government



Mr. Alex CHAN is a Fellow Member of HKIS, an Authorized Person, and a member of Appeal Tribunal Panel under Buildings Ordinance. Mr. Chan has been practicing for more than 20 years and is now the Senior Maintenance Surveyor/Strategy Development of Housing Department. Mr. Chan has wide experience in building control, alteration and addition, conversion of commercial premises, and maintenance. Mr. Chan is now pursuing with reform on maintenance services delivery and procurement strategy.

Mr. Danny P. M. CHENG

Senior Maintenance Surveyor / TMS Housing Department, HKSAR Government



Mr. Danny CHENG is a Registered Professional Building Surveyor, Authorized Person and Fellow Member of Hong Kong Institute of Surveyors. Mr. Cheng is now working in the Estate Management Division of Housing Department as Senior Maintenance Surveyor/ Total Maintenance Scheme and responsible for the development and implementation of the Total Maintenance Scheme for public housing estates. Mr. Cheng has over 20 years of experience in building construction, project management and building maintenance.

In 2007, the Total Maintenance Scheme has received 2nd Runner-up award in the Departmental Enhanced Service Category and 2nd Runner-up award in Internal Service Category of the Civil Service Bureau (CSB) Outstanding Service Award Scheme of HKSAR. The Scheme also received the Best Public Service Application (Innovative) Silver Award, and the Best Public Service Application (Most Favored) Bronze Award of the Hong Kong Information Communication Technology (HKICT) Award 2007 organized by the Information Technology Division of the Hong Kong Institution of Engineers.

Total Maintenance Scheme/ Cultural Change in Building Maintenance

The Housing Authority has come a long way on developing its maintenance strategies for public housing estates. Our tenants, have always been the centre of our focus. In the early years when resources were extremely scarce, we stretched our limit to maintain basic shelters that were safe, hygienic and secure. Our maintenance strategy moved on from 'breakdown maintenance' to planned and preventive programmes as our society has become more affluent since the 1970's. From then on, we have constantly reviewed our schemes to meet the social and economic changes. The CARE (Condition, Appraisal, Repair and Evaluate) programme had made significant contributions in updating and modernising the building services and facilities of our estates. The HomeCARE programme had for the first time brought in the element of service culture into the building maintenance industry. Lately, the HA has launched the Total Maintenance Scheme which have taken yet another step forward – to proactively inspect and provide customer-oriented repair services through our In-flat Inspection Ambassadors.

We believe that property maintenance is not only about achieving technical excellence, but people excellence. Our tenants are interacting with what we built, they are the place makers and community builders and could offer a lot of sensible advices on our programmes. We need to partner with them, provide the necessary institutional and technical support to encourage positive contributions throughout the life cycle of our buildings.

This paper highlights the unique experience on the cultural changes of the HA's maintenance strategy, and shares the latest approach in providing quality maintenance service through partnership with our tenants.

Speakers

Dr. Edward C. Y. YIU

Assistant Professor, Department of Real Estate and Construction, The University of Hong Kong

***Dr. S. M. LO**

Associate Professor, Department of Building and Construction, City University of Hong Kong

***Dr. Daniel C. W. HO**

Associate Professor, Department of Real Estate & Construction, The University of Hong Kong



Dr. Edward YIU is one of the most active researchers of building maintenance in Hong Kong. Dr. Yiu has involved in most of the research projects on building maintenance in the past six years in Hong Kong. For example, he was the project coordinator of a research project titled "Ageing Buildings and People" (CityU) in 2002, one of the advisory committee members of the "Building Health and Hygiene Index" (HKU) project since 2003, the discipline chairman of another project titled "Repair, Maintenance and Sustainability of Buildings in Hong Kong" (PolyU) in 2005, one of the organizing committee members of the INYS 2007 on sustainable development, and were involved in three HARF research projects related to building maintenance. Dr. Yiu was the editor and author of the three books titled "Building Dilapidation and Rejuvenation in Hong Kong", "Building Intelligent Index 10 – Health and Sanitation", and "Contractual and Regulatory Innovations in Building and Real Estate". Dr. Yiu has published more than 10 journal papers and made more than 5 presentations on this issue. Dr. Yiu is currently the Chairman of the Technical Committee of Asian Institution of Intelligent Buildings, and a member of the Advisory Committee on Barrier Free Access, Buildings Department.

The First Guide to Prepare a Building Maintenance Manual in Hong Kong

This is a collaborated research project funded by the Building Surveying Division, Hong Kong Institute of Surveyors. In response to the latest LACO requirements to produce a maintenance manual set out in the "Revised Guidelines for Deeds of Mutual Covenant" published by the Legal Advisory and Conveyancing Office of the Lands Department, Hong Kong SAR Government, on 7th April 2006, this project is to provide a practical guidance on the preparation of a Maintenance Manual for the Works and Installations to registered building professionals in various types of property in Hong Kong; and to address the best practice in drafting a Maintenance Manual for the Works and Installations by providing a structured guide and templates to their preparation. It is a timely piece of reference for our building industry to cultivate a responsible and professional culture in building maintenance.

***Co-authors of "The First Guide to Prepare a Building Maintenance Manual in Hong Kong"**

Dr. Eric C. H. LIM

Director of Safety, Accident & Failure Experts Ltd



Dr. Eric LIM graduated from the Department of Mechanical Engineering, University of Hong Kong. His research area was on Deformation Behaviour of Materials. Dr. Lim is a corporate member of Hong Kong Institution of Engineers, and also a member of the Academy of Experts. Dr. Lim also serves as a technical assessor under the HOKLAS scheme for HKSAR Government.

Dr. Lim is currently a director of Safety Accident and Failure Experts Limited, which is a company providing independent technical investigations to the engineering fields in Hong Kong. Dr. Lim has investigated a wide range of problems covering failures and deteriorations of metallic and polymeric materials as well as glass and ceramics. Up to date, Dr. Lim has prepared more than 1200 independent technical reports on various aspects and presented various papers in relation to performance of materials. Among other areas of expertise, he has acted as an expert witness in Court of Law in Hong Kong on numerous occasions to assist the Court on disputes related to application and deteriorations of materials.

Understanding Why Materials Fail - Are Our Materials Performing As Intended?

In building maintenance, we would inevitably need to handle problems that associated with performance of materials. In many cases, we would ask why some materials are deteriorating so rapidly. We may have some good intention in the design stage to opt to "more superior" material and expect to get better performance. But, the ultimate results may be quite painful. Why are our materials not performing as intended?

Advanced materials and technologies have developed rapidly in recent years. A supplier may come to you and provide you with advanced solutions to some long lasting problems. Are these new materials and technologies going to help you?

Among the various types of problems that we are facing with, corrosion/rusting/staining is the most common problem that we encounter. To begin with, lets start from corrosion of steel. It is quite inevitable that steel is very vulnerable to corrosion attack. How can we tackle the problems?

A common misunderstanding about materials by the industry is that each material should always perform and achieve the property as listed in the data sheet, in particular, specific attentions have been put into the strength and ductility. Just a property is listed on a data sheet doesn't mean the material is going to be useful in that aspect! A simple example is plastic. As a visco-elastic material, plastics have performance characteristics that depend not just on straightforward stress and strain conditions but also on strain rate, temperature, and time. The service behaviour of materials also depends to a large extent the way that they are being applied. These could affect the strategies that one may adopt when doing building maintenance.

A brief discussion of problems that one may encounter when working with different types of materials, from Steel to Stainless Steel, Cast Iron to Ductile Iron, Glass to Ceramic Tiles, PVC to ABS, Paint Coating to advanced Nano-Coating will be covered in this talk. It is important that we understand that so that we know how to use them, and to tackle problems that have arisen. How can we change our culture to effectively tackle these problems?

Speakers

Dr. Paul H. K. HO

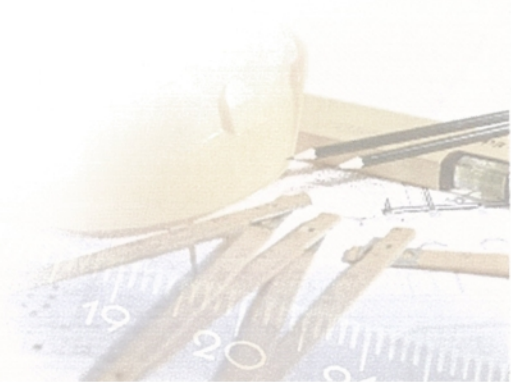
Head, Division of Building Science and Technology, City University of Hong Kong



Dr. Paul HO was the Chairman (2005-06) of the Quantity Surveying Division of the Hong Kong Institute of Surveyors. He is currently the Head of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, he has been worked as a quantity surveyor and project manager. He is an active researcher. His current research interests include property development, project/construction management, building economic and contractual matters.

Standard Form of Contract for Decoration, Repair and Maintenance Works for Laymen Use

In Hong Kong, there are a huge number of residential, commercial, industrial and other properties which need decoration, repair and maintenance from time to time. For large decoration, repair and maintenance works, building owners should appoint the appropriate qualified building professionals to help them plan, design and execute the works. However, for some minor decoration, repair and maintenance works, building owners may wish to directly appoint a contractor to carry out the relevant works. Unfortunately, most building owners may not have knowledge in construction as well as building contract. Even if there may be some simple contracts signed between the building owner and contractor, it may not be detailed enough and/or one-sided in favour of the contractor. As a result, the building owner may suffer in the event of disputes. In order to protect building owners, the HKIS has recently published a "Standard Form of Contract for Decoration, Repair and Maintenance Works" for laymen use. Dr Ho who was the key drafter of this contract will explain the newly published standard form of contract in detail, particularly the underlying consideration of each clause. It is hoped that laymen would be able to carry out their decoration, repair and maintenance works in a proper manner.



Speakers

Prof. Edwin H. W. CHAN

Professor, Department of Building & Real Estate, The Hong Kong Polytechnic University



Professor Edwin CHAN studied Architecture and later learnt Law in England and Hong Kong. He obtained his PhD degree at the King's College of London University. Professor Chan is a Chartered Architect and Surveyor and is a qualified Barrister-at-Law called to both the English and Hong Kong Bars.

Before joining The Hong Kong Polytechnic University, he had practised in the building industry for over 10 years in the UK and Hong Kong. Currently, he is a full professor and chairman of Research Committee in the Department of Building and Real Estate, and a Fellow of the Public Policy Research Institute of the HKPolyU, and is an Adjunct Professor of the University of South Australia. His research interests include sustainable development policy and controls, green and healthy building, construction law and dispute management.

Professor Chan was the Hon Secretary (2005-6) of the Professional Green Building Council, the Hon Treasurer (2004-6) of the HK Institute of Architects, and is the Hon Secretary (2006-2008) of the HK Institute of Arbitrators. Professor Chan has also been serving various government boards/committee. Currently, he is a member of the Town Planning Board and the Building Committee of the Housing Authority.

Ms. Grace K. L. LEE

Lecturer, Department of Construction, Hong Kong Institute of Vocational Education (Tsing Yi)



Ms. Grace LEE obtained her BSc(Hons) in Building Surveying from the Hong Kong Polytechnic University (HKPolyU). Ms. Lee is a Chartered Building Surveyor by profession and a Registered Professional Surveyor registered under the Surveyors Registration Ordinance of Hong Kong SAR. Before joining the HKPolyU as PhD student, she had practised in the construction industry for more than 5 years. Ms. Lee had worked in the Architectural Services Department, Buildings Department and the Hong Kong Housing Society. Ms. Lee is now being a lecturer in the Department of Construction of the Vocational Training Council. Her research interests are in building control, building maintenance, sustainable development, urban design and urban renewal.

Research on Building Defects Caused in Construction Stage in Hong Kong

Building defects pester the building occupants and discredit the construction industry. Presence of defects is undesirable as it adversely affects our built environment and is non-conducive to the sustainability of our society. It is acknowledged that some of the common building defects are unique in Hong Kong. The causes of building defects are attributed to building design, use of materials, construction practice, government controls and regulatory standards. However, it is commonly believed that conscientious site supervision can play an important part to avoid the forming of building defects. It helps the industry to direct its resource if we could identify the types of defect that are most common and having the worst impact to society. Then, focusing on those identified defects, simplified knowledge and practical guidelines available to frontline supervisory personnel will be the most beneficial and useful for avoiding building defects on construction site. Systematic research with collaborative efforts from industry, government and researchers is imperative to address the need. Through collaborative efforts of participants from industry, government and academia, a research project has been carried out by a research team in the Hong Kong Polytechnic University to highlight the impacts of buildings effects common found in Hong Kong, explore practical solutions to the problems and recommend some simple guidelines for supervisory practice to reduce defects to newly constructed buildings. This presentation introduces the project and highlights the significant research findings with data and cases studies.

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*The names are in alphabetical order

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