



THE HONG KONG INSTITUTE OF

**SURVEYORS**

香港測量師學會

# Building Surveyors Conference 2013

Quality Living for the  
**Next Generation**



28 September 2013, 9:00am – 5:00pm

1/F, Grand Ballroom I & II, Crowne Plaza Hong Kong, Kowloon East





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## MESSAGE FROM THE GUEST-OF-HONOUR



**Mr Duncan Warren PESCOD, JP**

Permanent Secretary for  
Transport and Housing (Housing) cum Director of Housing  
HKSAR Government

I am pleased to congratulate the Hong Kong Institute of Surveyors (HKIS) on the successful organization of the Building Surveyors Conference 2013.

Over the past years, the Building Surveying Division (BSD) of the HKIS has played an important role in promoting constant improvement in professional surveying services, thus advancing the notion that quality living can be achieved through preventative and corrective maintenance services by property owners and the community. The HKIS frequently arranges seminars, educational workshops and discussion forums for its members and counterparties. Through their concerted efforts, members have provided constructive and timely advice on various building improvement schemes and help reinforce the relevant legislative framework for government bodies, thereby benefiting the community as a whole. Each year, the Building Surveyors Conference provides an opportunity for practitioners and stakeholders to exchange expertise and knowledge. I am sure that this year this process of sharing among participating experts in the Conference will lead to the further enhancement of living quality in Hong Kong.

On this special occasion, I wish the organizer and all participants every success in the Conference and in the years to come.

(D.W. Pescod)  
Permanent Secretary for  
Transport and Housing (Housing)



## MESSAGE FROM THE PRESIDENT



**Sr Stephen LAI Yuk Fai**

President  
The Hong Kong Institute of Surveyors

Welcome to the Building Surveyors Conference 2013.

On behalf of the Hong Kong Institute of Surveyors, I would like to extend my warmest welcome to all government officials, industry professionals, academics and practitioners to the Building Surveyors conference. I am really glad to have a chance to meet so many experts in the industry sharing their views and insight on the theme of “Quality Living for the Next Generation”.

Hong Kong has been continuously committed to building a sustainable future and ensuring that future generations can continue to thrive in a pleasurable, comfortable, and green environment. To incorporate the concept of sustainability into a building’s design and management has been a very popular topic in recent years. On the other hand, with the challenges to our built environment faced by surveyors nowadays, building maintenance, safety, refurbishment and renovation, urbanization, adaption, and revitalization are also important issues that affect the quality of the living environment for the people of Hong Kong.

Due to ever-changing technologies and innovations, a study of the built environment nowadays encompasses not only economic issues, but also social needs and sustainability. This conference aims to offer a valuable opportunity and platform to facilitate the sharing of ideas on building a better Hong Kong and maintaining its overall competitiveness throughout the region to ensure a quality environment for future generations. We are proud to have in our presence some of the top industry experts to collectively examine the topic from various perspectives and with a common objective to improve the well-being and quality of life in Hong Kong.

It is our honour to have the distinguished Mr Duncan Warren PESCOD, JP, Permanent Secretary for Transport & Housing (Housing) cum Director of Housing, as the Guest of Honour at the conference. We want to thank each speaker for the insightful speeches, which, we believe, will inspire not only practitioners, but also the general public. I am sure all the experiences and ideas that will be shared at this conference will benefit everyone and I hope all of you will find the discussions enlightening and inspiring.

Last but not least, I would like to extend my heartfelt thanks to all the sponsors and speakers for their generosity and participation. I would also like to thank the Organizing committee and its members for their hard work to make this conference a successful event.

Sr Stephen LAI Yuk Fai  
President  
The Hong Kong Institute of Surveyors



## MESSAGE FROM THE BUILDING SURVEYING DIVISION CHAIRMAN

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**Sr Robin LEUNG Chi Tim**

Chairman, Building Surveying Division 2012-13  
The Hong Kong Institute of Surveyors

On behalf of the Building Surveying Division, I would like to welcome you to the Building Surveyors Conference 2013: Quality Living for the Next Generation. Building Surveyors Conferences in the past proved to be successful platforms for cultivating new ideas not just in the surveying field, but also in the construction industry as a whole. Such an event has played a significant role in promoting a sustainable, safe, and healthy built environment.

The main focus of the BS Conference 2013 is to review and explore recent challenges that have arisen in Hong Kong's housing and property industry and to gauge what effect this could have on future generations. With contributions from heavyweight speakers representing various sectors, we expect the Conference to ultimately lead to solutions that will ensure that Hong Kong becomes an even better place to live for everyone.

I would like to thank all speakers, moderators, guests, the Organizing Committee, and helpers for their invaluable time and contributions to make this conference a successful one. Last, but not least, I invite you all to appreciate the sponsors of this event for their great financial support for the conference. I hope that you will find today's conference inspiring and interesting. If you have any idea that you would like to share with us to promote a sustainable, safe, and healthy built environment, please feel free to e-mail me at [bsd.chairman@gmail.com](mailto:bsd.chairman@gmail.com).

Robin LEUNG  
Chairman, Building Surveying Division 2012-13  
The Hong Kong Institute of Surveyors



## MESSAGE FROM THE DIRECTOR OF ARCHITECTURAL SERVICES

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**Sr LEUNG Koon Kee, JP**

Director of Architectural Services  
HKSAR Government

I am pleased to extend my warmest congratulations to the successful organization of the Hong Kong Institute of surveyors Building Surveyors Conference 2013.

This prestigious event offers an effective platform for professionals and industry stakeholders to share their experiences and insights. It also throws new lights on the ways to seize the opportunities that have arisen and to face the challenges ahead. I am sure the Institute and the participants will continue to enhance their professional excellence and strive ahead for providing quality living for the next generation.



Leung Koon-kee  
Director of Architectural Services

## MESSAGE FROM THE DIRECTOR OF BUILDINGS



Sr AU Choi Kai, JP

Director of Buildings  
HKSAR Government

題贈香港測量師學會建築測量組

匯聚測量專才  
共建優質生活

屋宇署署長區載佳





## CONFERENCE PROGRAMME

Time	Programme / Topic	Speaker
08:00 – 08:55	Registration	
09:00 – 09:10	Welcome Speech	<b>Sr Stephen LAI Yuk Fai</b> President The Hong Kong Institute of Surveyors
09:10 – 09:40	Keynote Speech	<b>Mr Duncan Warren PESCOD, JP</b> Permanent Secretary for Transport & Housing (Housing) cum Director of Housing HKSAR Government
09:40 – 09:50	Group Photo and Certificate Presentation to Guest-of-Honor	
09:50 – 10:20	Building Sustainable Communities for Humble Citizens – The Hong Kong Housing Authority's Experience	<b>Ms Ada FUNG Yin Suen, JP</b> Deputy Director of Housing (Development & Construction) Hong Kong Housing Authority HKSAR Government
10:20 – 10:40	Coffee Break	
10:40 – 11:10	Rehabilitating for Better Living Quality, an URA Passion	<b>Ir Calvin LAM Che Leung</b> Executive Director (Operations and Project Control) Urban Renewal Authority
11:10 – 11:40	How Green Building Enhance Quality Living	<b>Ir Conrad WONG, BBS, JP</b> Chairman Hong Kong Green Building Council
11:40 – 12:10	Housing Need Forecast for Hong Kong	<b>Sr Raymond CHAN Yuk Ming</b> Managing Director Raymond Chan Surveyors Limited
12:10 – 12:25	Q&A	<b>Sr Vincent HO Kui Yip</b> Vice President & Immediate Past Chairman of Building Surveying Division The Hong Kong Institute of Surveyors
12:25 – 12:30	Souvenir Presentation to Speakers	
12:30 – 12:35	Souvenir Presentation to Platinum and Gold Sponsors	
12:35 – 14:05	Lunch	
14:05 – 14:35	Quality Living in an Aging Community	<b>Sr Marco WU Moon Hoi, SBS</b> Chairman Hong Kong Housing Society
14:35 – 15:05	Revitalizing Quality Retail Space in China – Case Studies	<b>Sr Willie Tse Chong Wang</b> General Manager – Investment Xintiandi Management Limited
15:05 – 15:15	Q&A	<b>Sr Andrew KUNG Sui Lun</b> Vice Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
15:15 – 15:20	Souvenir Presentation to Speakers	
15:20 – 15:40	Coffee Break	
15:40 – 16:10	Sustainable Building Design for the Next Generation	<b>Dr KWAN Calvin Lee</b> General Manager – Sustainability The Link Management Limited
16:10 – 16:40	Housing, Living Quality and Income Disparity: A Spatial Analysis	<b>Sr Prof Eddie Hui Chi Man</b> Professor Hong Kong Polytechnic University
16:40 – 16:50	Q&A	<b>Sr Andrew KUNG Sui Lun</b> Vice Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:50 – 16:55	Souvenir Presentation to Speakers	
16:55 – 17:00	Closing Remarks	<b>Sr Robin LEUNG Chi Tim</b> Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
17:00	End of Conference	

## SPEAKERS AND PAPER ABSTRACTS



**Ms Ada FUNG Yin Suen, JP**

Deputy Director of Housing (Development & Construction),  
Hong Kong Housing Authority  
HKSAR Government

### ■ BIOGRAPHY

Ms. Ada FUNG, JP is an Architect by profession. She is an active member in the Architectural field as well as in the construction industry in Hong Kong.

In her career as Deputy Director of Housing, she supervises the Development & Construction Division of the Housing Department, overseeing all facets of public housing development work in Hong Kong. Her duties cover project management, planning, design and contract management, as well as establishing operational policies on procurement, design, construction, quality, performance assessment, dispute resolution, research and development, safety and the environment. She also promotes partnering, value management, risk management, ethical integrity, site safety, corporate social responsibility, sustainable development, community engagement, green building and Building Information Modeling and product certification in the industry.

She is the President of the Hong Kong Institute of Architects (2013 - 2014) and Chairperson of the APEC Architect Monitoring Committee of Hong Kong (2012/13 – 2014/15), and the past Chairperson of the Architects Registration Board (2010/11 – 2011/12).

### ■ ABSTRACT

#### **BUILDING SUSTAINABLE COMMUNITIES FOR HUMBLE CITIZENS - THE HONG KONG HOUSING AUTHORITY'S EXPERIENCE**

The Hong Kong Housing Authority (HA) was established in 1973 under the Housing Ordinance with the Hong Kong Housing Department (HD) as her executive arm. The HA develops and implements a public housing programme to meet the housing needs of people who cannot afford private housing. The HA plans, designs, builds, manages and maintains different types of affordable, quality housing. About 30% of the Hong Kong population now live in public rental estates. We have an existing stock of about 730,000 public rental flats. We will build 79,000 rental units in the five years starting from 2012/13 and will increase production to 100,000 units in the five years starting from 2018. In addition, we will build 17,000 subsidized sales flats over the four years from 2016/17 and 5,000 flats a year thereafter. Our large housing stock and high production volume call for innovation to create sustainable communities.

We care for people. We pay attention to safety, health, convenience and comfort of people of all ages and abilities. We adopt the principles of Universal Design and Barrier Free Access. We carry out Community Engagement to collect stakeholders' views and aspirations, and incorporate them in the design of our projects. We also carry out surveys of residents' views after the occupation of new estates to gauge our success and identify areas for improvement. By so doing, we better meet the needs of the community, prolonging the useful life of our developments and enhancing their overall sustainability.



We care for the environment. In developing new housing estates, we conduct thorough environmental studies such as microclimate studies and air ventilation assessment, and use passive design to harness the natural characteristics of our sites. We also conduct other studies such as traffic impact assessment, drainage and sewerage impact assessment, to identify adverse environmental impacts and to facilitate the design and implementation of mitigation measures. We employ environment-friendly design and construction methods, using modular flat design, pre-cast and pre-fabricated construction techniques as well as recycled, green construction materials. We conduct Carbon Emission Estimation for all our projects. As with most organisations, we attach great importance to continuous improvement, and have always been carrying out research and development (R&D) in construction matters both by in-house resources and in collaboration with researchers. R&D activities took on a greater momentum since 2005, partly in response to the global concern of environmental protection and sustainable development, but more importantly because we changed our strategy from centrally-driven R&D to project-driven R&D. As of today, we have undertaken more than 200 R&D activities since the year 2000, with about half already completed. The research activities are distributed in five stages of their life cycle : exploration, piloting, monitoring, improvement and mass application. In terms of the nature of research, the majority of our R&D activities (80%) fall into five categories : construction technologies, environment and sustainability, planning and design, material, and management techniques.

We have a holistic vision and effective operation, involving internal and external parties. We serve, we excel through a people-centric approach, applying our core values plus holistic Total Quality Management to **Build Sustainable Communities in a High-rise, High Density Urban Environment for Humble Citizens.**

## SPEAKERS AND PAPER ABSTRACTS



**Ir Calvin LAM Che Leung**

Executive Director (Operations and Project Control)  
Urban Renewal Authority

### ■ BIOGRAPHY

Mr Lam was appointed as an Executive Director of URA in November 2008. He is a Registered Professional Engineer (RPE), a Registered Structural (RSE) and Geotechnical Engineer (RGE) in Hong Kong. Mr Lam is also a Fellow of the Hong Kong Institution of Engineers. From 2005 to 2008, he had served as a council member of the Association of Consulting Engineers, Hong Kong.

Mr Lam completed his engineering training with a top ranking international engineering consultant and became a chartered engineer in 1978. He has worked with consultants and government departments in Hong Kong, UK and Australia.

Mr Lam's experience includes overseeing different areas of project, operation and people management covering project study, design, execution and implementation, operation and quality assurance, strategic, business and resources planning. The projects span across infrastructure, new town, building and structure.

### ■ ABSTRACT

#### **REHABILITATING FOR BETTER LIVING QUALITY, AN URA PASSION**

Hong Kong is one of the most densely populated cities in the world and living conditions in some old densely populated areas needs much improvement. Older buildings in these areas are typically dilapidated needing much attention in repairs and maintenance for better living quality. URA's mission is to improve such living conditions via redevelopment and rehabilitation. While building maintenance and rehabilitation is the responsibility of owners, it is unfortunate that this is not widely known or accepted amongst the owners and hence URA drives a long term education strategy through communicating this message via knowledge and experience sharing through seminars, conferences and its website as well as on job engagement.

For the immediate and short term strategy, URA provides assistance to owners in their rehabilitation work. This includes financial assistance as well as technical assistance. URA puts in significant efforts in providing effective technical assistance as it is critical to ensure that the monies spent by the owners and URA (which is public money) are properly and fully spent in producing proper results. Despite the introduction of stringent requirements under Supplementary Note No 2 in Operation Building Bright which is an important step towards more transparent and responsible bidding by design and supervision service providers, it is believed that URA's continual effort in this area is still warranted. The industry, Law Enforcement Agencies and the Hong Kong public is mindful that there exist malpractices such as tender collusion which is robbing owners and the public and depriving them of value for money and quality building repair works. URA's recent focus is on a new tendering approach which would prevent interferences during the tendering stage, thus allowing all interested parties to be able to tender in a fair and safe environment. This will thwart unscrupulous activities and lead to more competitive tendering from those who intend to do quality work with reasonable profit. On the long term front, URA is working on a Building Rehabilitation Resources Centre - a comprehensive one-stop website providing the much needed knowledge and resources on building rehabilitation as well as an experience sharing platform for all. All the above effort cannot succeed without support from you, learned professionals - surveyors.



## SPEAKERS AND PAPER ABSTRACTS



**Ir Conrad WONG, BBS, JP**

Chairman  
Hong Kong Green Building Council

### ■ BIOGRAPHY

Ir Conrad Wong has over 25 years of construction project management experience. He is Vice Chairman of Yau Lee Holdings Limited, Managing Director of Yau Lee Construction Company Limited and Yau Lee Wah Concrete Precast Products Ltd., Vice Chairman of REC Engineering Company Limited as well as Chief Executive Officer of VHSOFT Technologies Company Limited.

Ir Wong is active in public and community services. He has been appointed as the Chairman of the Hong Kong Green Building Council, the Chairman of Occupational Health and Safety Council, the Deputy Chairman of Vocational Training Council, the Member of the Antiquities Advisory Board, the Member of MPF Industry Schemes Committee as well as the Director of the World Green Building Council. In the past, Conrad served as the President of the Hong Kong Construction Association and the President of the International Federation of Asia and West Pacific Contractors' Associations and the Chairman of Pneumoconiosis Compensation Fund Board and the Member of Construction Industry Council.

### ■ ABSTRACT

#### HOW GREEN BUILDING ENHANCES QUALITY LIVING

In Hong Kong, about 90% of the electricity goes to power building which represents something more than 60% of our total carbon emission. It is important for the building industry to reduce its energy consumption. HKGBC has recently launched its HK3030 campaign, a roadmap of achievable targets focusing on the demand side of electricity consumption, in which the absolute electricity consumption of buildings in Hong Kong can be reduced by 30% by 2030, from 2005 level. Such reduction asks for roughly 60% less energy consumed per meter square.

Such reduction is only achievable if our buildings can be more intelligence by adopting more sensors and various control systems. It is the author believes such reduction is not only possible but the human comfort and efficiency do not need to be sacrificed. A recent completed hotel project, Holiday Inn Express Hotel SoHo, the first BEAM Plus platinum building will be used as an example to illustrate the point. By utilizing modern technologies, more intelligence building can be built with much lower energy consumption without lower the expectation of the occupants.



## SPEAKERS AND PAPER ABSTRACTS



**Sr Raymond CHAN Yuk Ming**

Managing Director  
Raymond Chan Surveyors Limited

### ■ BIOGRAPHY

Mr. Raymond Chan is the Chairman of Planning & Development Division of Hong Kong Institute of Surveyors. Mr. Chan is also the Past President of Hong Kong Institute of Surveyors (2006-2007). He 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 (MCI Arb) and the Chartered Institute of Building (MCI OB); a Fellow Member of the Hong Kong Institute of Surveyors (FHKIS), the Royal Institution of Chartered Surveyors (FRICS) and the Association of Building Engineers (FBEng). Mr. Chan also possesses the qualification for Construction Engineering Consultant of China.

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 currently a Governor of the World Organisation of Building Officials (WOBO) and a member of the Commercial Premises Committee, Housing Authority. Mr. Chan is also serving a lot of other Boards and Committees including:

- Convenor, Panel for Hearing Objection to Railway Projects
- Member, Election Committee, HKSAR
- Member, Appeal Tribunal Panel
- Member, Inspectors Registration Committee Panel
- QingDao Committee Member, The Chinese People's Political Consultative Conference

### ■ ABSTRACT

#### HOUSING NEED FORECAST FOR HONG KONG

To cater for the housing need in Hong Kong, we need to answer the following questions:

- 1) How many units are required?
- 2) What sizes are required?
- 3) What forms are required?
- 4) What price levels are required?
- 5) What facilities are required?
- 6) How to cater for predictable and unpredictable changes?

## SPEAKERS AND PAPER ABSTRACTS



**Sr Marco WU Moon Hoi, SBS**

Chairman  
Hong Kong Housing Society

### ■ BIOGRAPHY

Mr Marco Wu is the Chairman of Hong Kong Housing Society and a member of the Long Term Housing Strategy Steering Committee. He is also a past President of The Hong Kong Institute of Surveyors and The Hong Kong Institute of Real Estate Administrators.

Mr Wu has over 39 years of experience in Hong Kong's civil service and was the Deputy Director of Housing from 1996 to 2003, and later the Director of Buildings from 2003 to 2006. During his 26 years with the Housing Department, he made significant contribution to the formulation and review of major housing policies and was one of the key officers responsible for the establishment and implementation of the Home Ownership Scheme. As Director of Buildings, he was responsible for developing policies and strategies governing the control and facilitation of private building developments. Mr Wu was awarded Silver Bauhinia Star in 2006 for his dedicated service to the community.

### ■ ABSTRACT

#### QUALITY LIVING IN AN AGEING COMMUNITY

Hong Kong has a rapidly ageing population, and at the same time, a decreasing household size. Unlike the older generations, cross-generation co-habitation is no longer a common phenomenon today. More and more elderly people, either alone or as a couple, are now living on their own. However, many of the existing housing estates are not designed or provided with facilities or services which would enable senior citizens to age in place. As a result, some senior citizens have to move into elderly institutions pre-maturely. This perhaps explains why Hong Kong has a higher rate of institutionalization for the elderly among many large cities in the world.

Playing the role of a 'housing laboratory', the Housing Society has been exploring different housing models or solutions for different income groups of the elderly. In its older rental estates, the Housing Society is implementing an "Ageing in Place" Programme to take care of the elderly tenants' home safety and health care needs. For the middle-income elderly, the Housing Society has developed two pilot projects under the Senior Citizen Residences Scheme, Cheerful Court in Ngau Tau Kok and Jolly Place in Tseung Kwan O, with a total of 576 units. This is a subsidized housing scheme with the support of the Government and has proved to be very popular with the eligible applicants as manifested by the long waiting list.

For the more affordable group of senior citizens, the Housing Society now works to a concept of Joyous Living which is to promote quality lifestyle upon retirement through the provision of specially-designed and professionally-managed housing with supporting facilities and services that cater to the health and social needs of the elderly tenants. The first project is at Tanner Hill in North Point which is now under construction.

## SPEAKERS AND PAPER ABSTRACTS



### Sr Willie TSE Chong Wang

General Manager – Investment  
Corporate Development Department  
Xintiandi Management Limited (A Shui On Company)

#### ■ BIOGRAPHY

Sr TSE is a General Manager responsible for investment at the Corporate Development Department of Xintiandi Management Limited which is a wholly owned subsidiary of Shui On Group. He graduated from Hong Kong Polytechnic and became a member of the HKIS back in 1987. He is also on the Government's List of Authorized Persons (under the Buildings Ordinance) and he obtained the Mainland China Supervision Engineer Qualification in 2007. In addition to the above technical background, he completed his MBA at the Chinese University of Hong Kong in 2002.

From 2001 to 2004 he served as a member of the Contractors Registration Committee Panel and the Contractors Registration Committees. He also served as a member of the Appeal Tribunal (Buildings Ordinance) Panel from 2007 to 2009 and from 2010 to 2012.

In the first 20 years of his career life, he mainly worked as a project manager in large developers like Cheung Kong, Sino Group and MTRC after leaving the Buildings Ordinance Office (now called Buildings Department) in 1988. He started his new venture in China on full time basis since 2006 and joined TCBL Consulting Limited (TCBL) in 2009. TCBL was one of China's leading consulting and asset management company specialized in retail properties, i.e. shopping malls. He subsequently became a principal of the company before the company was acquired by Shui On Land Limited (SOL) (HKSE: 272) which is the flagship property development company of the Shui On Group in China. Core members from TCBL are now heavily involved in the preparation of the potential listing of the commercial portfolio being spinned off from SOL.

#### ■ ABSTRACT

#### REVITALIZING QUALITY RETAIL SPACE IN CHINA – CASE STUDIES

Good shopping malls become part of quality living nowadays. On the other hand, everyone (not just our next generation) has some kind of exposure in the Mainland. This presentation, therefore, selected two cases from TCBL's past projects in China and one case from HK. You will see how successful mall operators revitalized quality retail space and achieved increased footfall and rental yields at the end of the day.





## SPEAKERS AND PAPER ABSTRACTS



**Dr KWAN Calvin Lee**

General Manager, Sustainability  
The Link Management Limited

### ■ BIOGRAPHY

Dr Calvin Lee Kwan is responsible for the development and implementation of the corporate sustainability policy and strategy across The Link REIT's asset portfolio. He joined the company in August 2012 and has over 10 years of experience in establishing corporate sustainability strategies, emerging environmental risk management, and building stakeholder engagement programmes at major companies and organisations in both Hong Kong and the United States. Dr Kwan has a doctorate degree in Environmental Science and Engineering and a Master of Public Health degree from the University of California, Los Angeles, as well as a Bachelor of Science double major degree in Biochemistry and Business Administration from the University of California, Riverside. Dr Kwan is a frequent guest lecturer on sustainable business development at Hong Kong universities, and is currently an Adjunct Assistant Professor in the Division of Environment at the Hong Kong University of Science and Technology.

### ■ ABSTRACT

#### **SUSTAINABLE BUILDING DESIGN FOR THE NEXT GENERATION**

Integrating sustainability into building design is rapidly becoming best practice around the world particularly for new construction projects. However, this can pose a challenge for renovation projects that often have many limitations including existing building structure design, aging or outdated systems and even limited accessibility which can impede the process of modernizing old buildings.

In this presentation, we discuss the challenges of revitalizing Tai Yuen Market, a 30 year old dilapidated and decaying traditional food market and transforming it into a modern, friendly, energetic, vibrant and 'chic' fresh market that embraces a new market culture, widening the spectrum of audiences and elevating their shopping experiences beyond any traditional market can offer.

The new Tai Yuen Market at Tai Yuen Estate, Tai Po, is infused with exciting new elements including food waste composting system, organic farming, cooking studio, shopping ambassadors and a green wall. In keeping with these unprecedented features, Tai Yuen Market adopted a revolutionary architectural and interior design, enhancing its permeability, visibility and accessibility; such quality is also reflected in the carefully tailored stall design, catering for the needs of different trades.

Achieving sustainability was a key target during the entire revitalization project, and we will discuss how we have improved the sustainability of the Market and simultaneously added value to the local community.

Tai Yuen Market has become the pilot fresh market of Hong Kong, which reintroduces a traditional neighborhood lifestyle to the younger generations as well as broadening the customer base to becoming a community landmark.

## SPEAKERS AND PAPER ABSTRACTS



**Sr Prof Eddie HUI Chi Man**

Professor  
Real Estate at the Department of Building and Real Estate,  
The Hong Kong Polytechnic University

### ■ BIOGRAPHY

Sr Prof Hui is Professor of Real Estate at the Department of Building and Real Estate, the Hong Kong Polytechnic University. He graduated from Hong Kong University with first class honours, scholarly prizes and scholarships. With full Commonwealth scholarships, he completed his MPhil and Ph.D. at the Department of Land Economy, University of Cambridge, UK, where he is a fellow of the Cambridge Commonwealth Trust. Also, he was visiting professor at various universities and research centers locally and overseas on research and education: e.g. visiting fellow at Lincoln Institute of Land Policy in Cambridge, Mass. USA; and visiting scholar at Department of Land Economy, University of Cambridge, UK.

Currently, he serves the community on, for example, the Long Term Housing Strategy Steering Committee, Town Planning Board, Metro Planning Committee, Real Estate Services Training Board, Buildings Appeal Tribunal and Urban Renewal Authority Board.

His expertise and principal research interests include land and construction economics and finance, urban and real estate economics. He is active and dedicated to research and consultancy with more than 200 scholarly outputs over the past few years. His research had been published in renowned international journals, such as *Journal of Real Estate Finance and Economics*, *Urban Studies*, *Journal of Urban Affairs*, *Transportmetrica*, *International Real Estate Review*, *Housing Studies*, *Journal of Real Estate Portfolio Management*, *Journal of Real Estate Literature*, *Journal of Property Investment and Finance*, *Property Management*, *Construction Management and Economics*, *Journal of Urban Planning and Development*, *International Review of Economics and Finance*, *Journal of Housing and the Built Environment*, *Habitat International* and *Cities*, *Building and Environment*, etc. Not only has he been member on editorial boards, but also as editor/guest editor for key international journals. He is currently HK director for Asian Real Estate Society and Global Chinese Real Estate Congress.

### ■ ABSTRACT

#### **HOUSING, LIVING QUALITY AND INCOME DISPARITY: A SPATIAL ANALYSIS**

Living quality is one of the most concerned issues in any society, intertwined with housing and income disparity problems. This presentation offers some observations on these key societal matters in Hong Kong, with regard to housing situations, living densities and poverty concentration. It also discusses the phenomena, if any, of spatial mis-match (job and residential location) and economic segregation. Evidence sheds light on policy recommendations in future.



## EXECUTIVE SUMMARY ON THE SPEECH BY THE HON. TONY TSE, LEGISLATIVE COUNCILOR



Sr Hon Tony TSE Wai Chuen

Legislative Council Member (Architectural, Surveying and Planning)  
HKSAR Government

### INTRODUCTION

#### ■ A MORE LEADING ROLE OF GOVERNMENT IN HOUSING

The theme of this Conference is “Quality Living for the Next Generation” which is to look at and suggest ways forward in housing problem. As you may be aware, this year marks the 60th Year Anniversary of Shek Kip Mei Fire. Today, Hong Kong is now facing challenges in housing with wide range of issues to be solved. In facing the economic development and demographic change, we need to further increase production in housing stock with wider range of choices. We need to provide more specific design housing to cater for new user groups, from young people, to small family with young children, as well as to senior citizens.

#### ■ YOUNG PEOPLE

Most young people who are in mid 20s and have relatively short working life, there have to be initiatives to assist them in owning their flat. These could be provisions of low cost rental quarters to assist them savings the home purchase initial down payment, flexible mortgage finance arrangement, more starter homes in the New Territories but with good connectivity and affordable transport cost etc. All these should be taken on board of Government Housing Policy and Government is required to play a stronger role in providing more subsidized housing.

#### ■ ELDER

In planning housing for the senior, we must understand that many of them may not have much cash but a large proportion of the middle income group normally owning their home. A tailor made financial arrangement will help them to unlock their realty into cash, and to allow them to live in some purpose design units for their retirement life and also, leaving with some cash in hand. For those who are less affluent, more government assistances are required. To this end a higher proportion of the new public rental housing should be designed for the aged in the years to come.

#### ■ LEGISLATION AND GOVERNMENT POLICY

In the old days, there are only two classes of residential usage in land lease: private residential or public housing. As mentioned in above, we should provide wider range of products, and the lease condition can accommodate different type of uses at different level of premium. To ease the housing problem Government must depart from previous practice into new approach to set new policies for different land uses for different users. There must be ways and means to encourage the able people to move up in the housing ladder. For the private housing market, it is of equal importance that we should sought to provide a long term framework to encourage and enable small and medium sized developers, be them local or overseas firms to build various types of housing. We need a better legal framework which can give a better security to tenants. While, the rent control would not be the only answer, the Government to play more role in the private housing market to help those in needed particularly when there is housing shortage.

#### ■ CONCLUSION

Housing is most important to Hong Kong people daily life. The existing housing ladder that attach to everyone's life in Hong Kong needs more steps(adjustable) to enable easy upward mobility. To this end Government has to assume a more active role in the provisions of housing in the years ahead. We need to take a comprehensive approach that is broad in scope and long in vision. We need to boost supply of housing, but also affordability. Fellow members, I invite you all to put forward views and ideas that could help the Government sharpen the policy to provide better housing for our people in the long run. Thank you.



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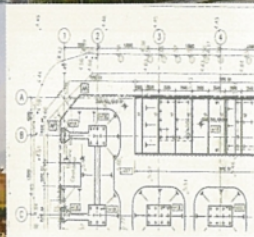
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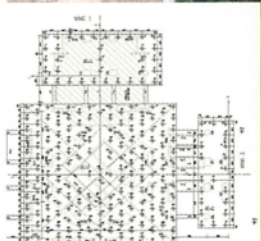
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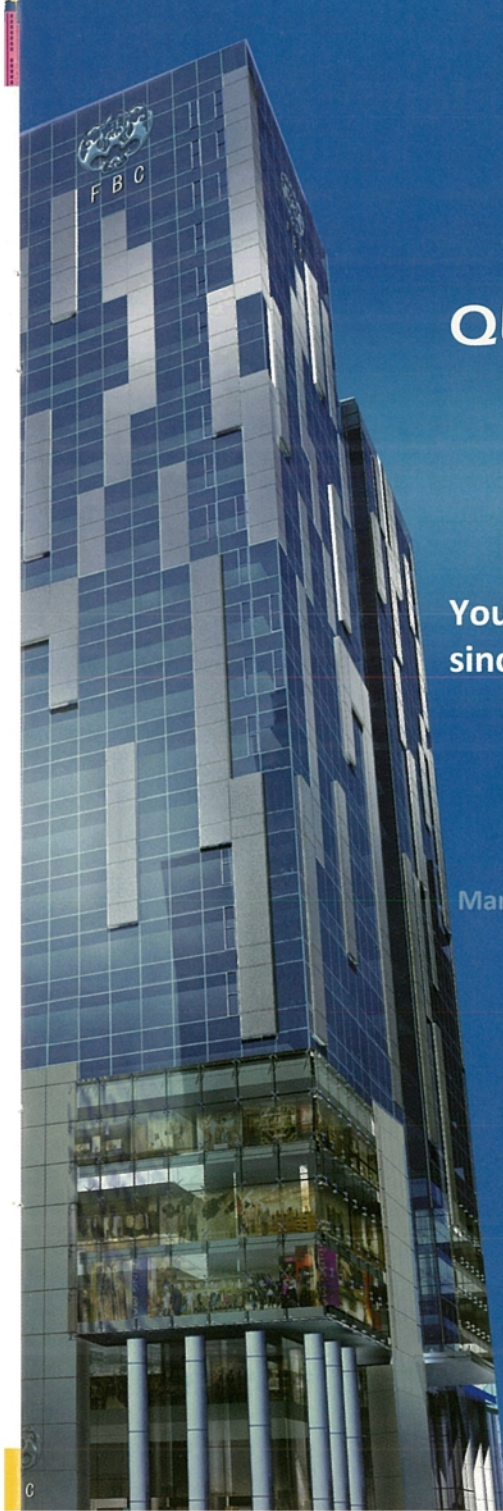


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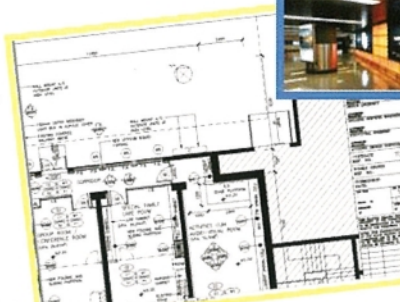
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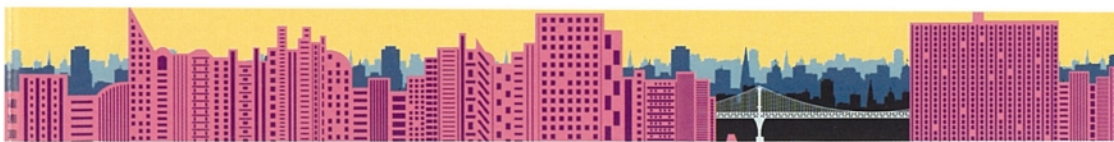
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## ABOUT HKIS

The history of the surveying profession in Hong Kong goes back to 1843 with the arrival of the first Surveyor General from the United Kingdom. The first Government Land Auction then took place on 22 January 1844. Until the 1950s, most surveyors in Hong Kong were recruited from overseas, these surveyors being qualified chartered surveyors. Local educational institutes started diploma courses in surveying in the 1960s, and now there are three universities in Hong Kong offering degree courses in surveying.

The Hong Kong Institute of Surveyors (HKIS) has strong links with the Royal Institution of Chartered Surveyors (RICS). A Hong Kong Branch of the RICS (the Branch) has been in existence since 1929 (then known as The Surveyors Institution Hong Kong Branch). In 1978, the Branch set up a working group to examine the possibility of establishing a local institute of surveyors and the conclusion was positive. The Branch was only dissolved on 31 August 1997.

The HKIS was founded in 1984 and registered under the Societies Ordinance. It had 85 founder members, the number of members has now grown to around 5,793 as at 1 August 2013 – Members and Fellows – distinguished by the initials MHKIS and FHKIS. The HKIS is now incorporated by ordinance, with the passing of the Hong Kong Institute of Surveyors Ordinance in January 1990. In July 1991, there was also passed the Surveyors Registration Ordinance to set up a Registration Board to administer the registration of surveyors.

To qualify as a corporate member of the HKIS, surveyors must possess a recognised academic degree or similar qualification, followed by a minimum 2 years supervised professional experience within strict guidelines, followed by an Assessment of Professional Competence. HKIS members are also bound by a comprehensive Rules of Conduct.

The title of “Surveyor” embraces a number of disciplines involved with land and its development with buildings. Usually the first to be involved is the **Land Surveyor** who measures and sets out the site. Next follows the **Quantity Surveyor** who is concerned with the building contractual arrangements and cost control. The **General Practice Surveyor** is involved in the valuation, sale, leasing and management of the finished product. **Planning and Development Surveyor** advises on the possible change of zoning likely environmental impacts and make suggestion on preliminary development contents, while the **Building Surveyor** is involved in the construction and maintenance of the fabric of the building. The **Property and Facility Management Surveyor** plans, organises and manages accommodation services, supplies and other facilities relating to building occupancy.

The HKIS has reciprocal agreements with the following overseas surveying institutes:

- The Royal Institution of Chartered Surveyors
- The Australian Property Institute
- The New Zealand Property Institute
- The Singapore Institute of Surveyors and Valuers
- China Institute of Real Estate Appraisers
- China Engineering Cost Association
- China Association of Engineering Consultants
- The Australian Institute of Quantity Surveyors
- New Zealand Institute of Quantity Surveyors
- Building Surveyors Institute of Japan
- Canadian Institute of Quantity Surveyors
- Chartered Institution of Civil Engineering Surveyors



## ABOUT BSD

### ■ Building Surveyor

Building Surveyor is a profession who has the identity by his name as 'Surveyor of Buildings'. A Building Surveyor's core expertise is as described below:

### ■ Survey of New Buildings

- (1) Building control in Buildings Department;
- (2) Technical advice on legal restrictions - Buildings Ordinance, Town Planning and Land Leases, etc.;
- (3) Development consultancy and project monitoring in joint venture developments and on behalf of project financiers; and
- (4) Project management during development stage.

### ■ Survey of Existing Buildings

- (1) Building maintenance management (both in the private and public sectors);
- (2) Diagnosis of building defects as 'Building Doctor';
- (3) Building safety inspections;
- (4) Fire safety inspections;
- (5) Refurbishment and renovation;
- (6) Licence application;
- (7) Fire insurance valuation;
- (8) Facilities management;
- (9) Measurement surveys;
- (10) Building surveys prior to purchase or arising from building disputes;
- (11) Expert witness and arbitration;
- (12) Advice on occupational requirements and spatial planning; and
- (13) Management of fitting-out work for residential building, office, commercial building, etc.

Building Surveyors in private practice are involved in all stages of the development process from inception to completion. They are available to provide tailor-made services for Clients engaging in building development.

Buildings vary considerably as, indeed, do the instructions of Clients. Although this document attempts to describe the Scope of Services and the respective duties of the Surveyor and his Client in as much detail as possible. However, it

is inevitable that some variations will occur and it is therefore anticipated that the contents of the relevant sections of the document will be amended to suit the particular needs of both the surveyor and Client.

Professional Building Surveyors are qualified by examination and practical experience and must uphold the stringent professional standards of the Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.

Professional Building Surveyors deliver complete building solutions.

### ■ Scope of Expertise

#### ■ Site Acquisition Stage

The Building Surveyor acts as Project Manager in advising on the development potential with respect to technical and legal implications as follows:

- Any restrictions imposed by the Buildings Ordinance, the lease conditions and the Town Planning Ordinance and also on any construction difficulties likely to be encountered;
- Financial and economic considerations affected by the construction aspects;
- Joint venture terms and following through the drawing up and execution of the Agreement;

#### ■ Development Stage (or Construction Stage)

The Building Surveyor acts as Project Manager (or Project Consultant) to monitor the construction process so that the buildings are constructed on time and within budget with the desired quality being achieved. The major functions of the Project Manager are as follows:

- Preparation of feasibility studies and Client brief.
- Preparation of budgets and master programme.
- Appointment of the project professional design team (i.e. Architects, Engineers, Quantity Surveyors, etc.).
- Management of the design of the buildings and selection of materials.





## ABOUT BSD

- Coordination of Government approvals.
- Procurement, tendering, award of contracts and sub-contracts, contract administration and co-ordinating the approval of shop drawings, samples, variations and claims.
- Construction monitoring - time, cost and quality.
- Communication and reporting.
- Undertaking financial control – cash flow, progress payments and final account.

### ■ *Pre-Completion Stage*

- The Building Surveyor in his capacity as Project Manager advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes.
- The Building Surveyor advise on maintenance strategy and arrange for the preparation of all maintenance manuals, as-built drawings and specialists handbooks so that buildings will be maintained in an efficient manner.
- On behalf of Client, the Project Manager coordinates and approves alterations to the building and building services proposed by tenants and occupiers.

### ■ *After Completion*

Building Surveyors play a major role in the management and maintenance of buildings after their completion.

- Advising on construction and legal constraints prior to letting and arranging for the fitting out works for the Client, leading to the issue of

licences (e.g. restaurants, hotels, child care centres, kindergarten, old aged home, etc.).

- Advising on planning and implementation of maintenance programmes both day-to-day and long term.
- The diagnosis of building defects and advising on remedial works and costs.
- Providing expert knowledge on design and materials performance.
- Alterations, additions and improvements to existing buildings. Conversion of existing dilapidated buildings to modern uses and upgrading their provisions to meet current legal, fire and building regulation requirements.
- Condition surveys of existing buildings and preparation of schedule of dilapidation.
- Inspections of older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively and supervision of subsequent to bring the building in a state of good repairs and complying with the requirements of the Ordinances.
- Condition Surveys of existing buildings prior to major construction activities and advising on effects and remedial actions including litigation and compensation.
- Acting as an expert witness in court and arbitrator in building and contract disputes.
- Advising on maintenance strategy, improvement and renovation works and administering the Deed of Mutual Covenant and Building Management Ordinance.



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