



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會

建築測量組 Building Surveying Division

# BUILDING SURVEYORS CONFERENCE 2020

# THE GUARDIAN OF BUILT ENVIRONMENT



Date: 16 December 2020 (Wednesday)

Time: 9:00am-1:00pm

Format: Webinar

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# PROGRAMME RUNDOWN



Time	Programme	Speaker
08:40 - 09:00	Registration	
09:00 - 09:05	Pre-event promotion	
09:05 - 09:10	Opening Remarks by Emcee	
09:10 - 09:15	Welcoming Speech	<b>Sr Billy WONG</b> Chairman The Hong Kong Institute of Surveyors – Building Surveying Division
09:15 - 09:45	Keynote Speech – Together We Build to Fight Virus	<b>Mrs Sylvia LAM, JP</b> Director of Architectural Services Architectural Services Department HKSARG
09:45 - 09:50	Group Photo & Souvenir Presentation to Guest of Honour	
09:50 - 10:20	Sustainable Public Housing Design – Healthy Living	<b>Ms Connie YEUNG, JP</b> Deputy Director of Housing (Development & Construction) Hong Kong Housing Authority
10:20 - 10:50	The Rise of Hong Kong's Public Health and Urban Planning after the 1894 Bubonic Plague in Hong Kong	<b>Professor HO Pui-yin</b> Director of Research Institute for the Humanities The Chinese University of Hong Kong
10:50 - 11:00	Break	
11:00 - 11:30	Risk Management for Corporate Real Estate Under the Epidemic Situation	<b>Sr Eddie CHAN</b> Head of Corporate Real Estate Hang Seng Bank
11:40 - 12:10	The Conversion of Building to Mask Production Workshop	<b>Mr Eddy TANG</b> Chief Operating Officer Full Sky Technology Limited
12:00 - 12:20	Discussion Forum with Speakers	<b>Sr Peter DY</b> Convenor Organising Committee of the Building Surveyors Conference 2020
12:20 - 12:25	Souvenir Presentation to Speakers	
12:25 - 12:30	Souvenir Presentation to Platinum & Promotion Sponsors	
12:30 - 12:35	Closing Remarks by Convenor	
12:35	End of Conference	



# MESSAGE FROM THE BUILDING SURVEYING DIVISION CHAIRMAN



## Sr Billy WONG Kin-ye

Chairman  
The Hong Kong Institute of Surveyors –  
Building Surveying Division

On behalf of the Building Surveying Division, I would like to extend my warmest welcome to all of you to the Building Surveyors Conference 2020.

The COVID-19 pandemic has been affecting our daily life and still spreading across the world. In response to these challenges, Building Surveyors have spared no effort in practicing their professional services in terms of design and construction, portfolio management, and so on, safeguarding the environment in a healthy and safe condition. The Organising Committee of the Building Surveyors Conference has thus proposed the theme “The Guardian of Built Environment” this year to explore different measures that have been taken during this anti-epidemic period by not only the Building Surveying Profession but also other professional sectors. We are honoured to have invited experts and scholars for sharing with us their valuable experience and knowledge in their respective practicing fields at this crucial time.

I would like to take this opportunity to express my most heartfelt thanks to our Organising Committee Members for preparing the conference in the form of a Webinar in response to these unprecedented and challenging times. My sincere thanks also go to our Guest of Honour, Mrs Sylvia LAM, JP, Director of Architectural Services, Architectural Services Department, HKSARG for accepting our invitation and gracing this event as well as all honourable speakers and sponsors for their support in the Building Surveyors Conference 2020.

# MESSAGE FROM THE ORGANISING COMMITTEE CONVENOR



## Sr Peter DY Wai-fung

Convenor  
Organising Committee of  
the Building Surveyors Conference 2020

It is my great pleasure to welcome you to join the Building Surveyors Conference 2020 on “The Guardian of Built Environment”. The outbreak of COVID-19 at the start of the year affects our lives and the habit a lot. Keeping the good health to our body, and also to our buildings are both crucial for staying safe and healthy.

With such experience gained from SARS back at the time almost two decades ago, people in town were all with a good sense of protection and be aware of the hazardous when there were reports of the respiratory tract infections in the Mainland at the turn of the new year. The identification of a number of confirmed cases in the short period at Hong Mei House arising the suspicion of the spread of the virus through the drainage system of the building. It was also reported that the spread of the virus is easy by air, and the social distancing for any public activity will be considered as a kind of measure against the spread. Keeping good condition of our built environment as well as good management of our built assets are important under these pandemic conditions.

The Organising Committee has invited distinguished guests to share their valuable experiences and new ideas for the establishment of a healthy built environment. We are privileged to have Mrs Sylvia LAM, JP, Director of Architectural Services, Architectural Services Department, HKSARG to be the Guest of Honour of our Conference.

On behalf of the Organising Committee, I would like to express our gratitude towards all the supporting organisations, sponsors, and speakers for their support and participation. I also need to take this opportunity to thank all the fellow Organising Committee members as well as our PR consultant for their efforts and all the innovative ideas for helping to make our first BS Conference by Webinar a reality.

I truly hope you will find an inspiring and interesting experience at this Conference. Thank you.

# SPEAKERS AND BRIEF INTRODUCTION ON PRESENTATION TOPICS



## About the Guest of Honour

### Mrs Sylvia LAM, JP

Director of Architectural Services,  
Architectural Services Department, HKSARG

Born and educated in Hong Kong, Sylvia graduated from the Faculty of Architecture in the University of Hong Kong before joining the Architectural Services Department in 1996. She is now the Director of the Department with business area covering the development, construction and maintenance of government buildings and facilities. The Department has about 2,000 staff, with an annual project expenditure of about \$17 Billion. The maintenance portfolio consists of around 8,000 government premises amounting to 32,950,000 m<sup>2</sup> floor area.

In the past 30 years of her services in the Department, Sylvia has been involved in a wide spectrum of projects. The most memorable ones are the Dr. Sun Yat-sen Museum, Tamar Development Project, the Hong Kong Children's Hospital and the recent Quarantine Camp projects to combat COVID-19.

Mrs. Lam has special interest in the application of innovation and technology (I&T) such as big data, IoT, BIM to revitalize various construction and design processes for continuous improvement. The Department started a 'Corporate Intelligence' initiative to comprehensively review how I&T applications can further improve the working efficiency, thus enhancing a better services to the public.



## Brief Introduction on Presentation Topic

### "Together We Build to Fight Virus"

On 25 January 2020, the HKSAR Government has activated the 'Emergency Response Level' of the 'Preparedness and Response Plan for Novel Infectious Disease of Public Health Significance' to contain the spread of COVID-19, which is highly infectious and fast-spreading. The Government has thus immediately implemented a comprehensive and coordinated approach to protect the health of the community with the four "must-haves" anti-epidemic measures including testing, tracing, quarantine and isolation.

The Architectural Services Department (ArchSD) was responsible to build Quarantine facilities within the shortest period of time in order to obviate the risk from the rapid and wide spread of virus in the local community. We, therefore adopt innovative construction. We utilize Modular Integrated Construction (MiC). All contractors, consultants, workers, suppliers and stakeholders collaborate with the greatest dedications to complete the projects at an earliest possible time.

Apart from the quarantine facilities, the Central Government supports Hong Kong to build the Community Treatment Facility and Temporary Hospital at the AsiaWorld-Expo (AWE), in order to uplift the isolation capabilities. Innovative construction and MiC are also deployed.

The whole construction industry works as one team. Together, the construction industry build to fight the Virus.

# SPEAKERS AND BRIEF INTRODUCTION ON PRESENTATION TOPICS



## About the Speaker

### Ms Connie YEUNG, JP

Deputy Director (Development & Construction)  
Hong Kong Housing Authority

Ms Connie YEUNG is an Architect by profession. She is a member of the Hong Kong Institute of Architects and an Authorized Person (List of Architects). She possesses over thirty year's bountiful experiences in the local construction industry.

In the late 80s, she joined the Government as an architect in the Housing Department. Since then, she served a wide spectrum of duties from design management, project management, and regulatory control to estate management. She also assisted the Department to promote sustainable development, green building, site safety, corporate social responsibility, community engagement partnering and risk management.

Now as the Deputy Director in Housing Department, she supervises public housing developments of the Hong Kong Housing Authority, overseeing all fronts from project management, planning, design to contract management.



## Brief Introduction on Presentation Topic

### “Sustainable Public Housing Design – Healthy Living”

The Hong Kong Housing Authority (HA) provides affordable quality housing to meet the needs of low-income families. We care for people, as well as the environment, and make the best and sustainable use of tight resources on all fronts. Embracing a caring attitude to foster social, economic and environmental sustainability, we adopt passive design to create quality homes for our residents in a green and healthy living environment plus a harmonious community.

The outbreak of SARS (Severe and Acute Respiratory Syndrome) in 2003 raised strong public concerns over healthy living. Since 2004, we have applied micro-climate studies (MCS) in the planning and design of all new projects. MCS aims at providing a healthy living environment and reducing energy consumption by optimising the use of natural ventilation, daylight, sun-shading and mitigating against solar heat gain. It involves the application of proven scientific technologies, including computational fluid dynamics simulations, wind tunnel tests, daylight stimulation tools, etc.

Arising from the SARS incident 2003, we collaborated with a local academia to develop the W-trap system for enhancing the drainage system inside the flats. The new W-trap system was proven to be successful after a series of reiterative tests and application on a pilot project completed in 2008, and has been adopted in all our new developments since then.

# SPEAKERS AND BRIEF INTRODUCTION ON PRESENTATION TOPICS



## About the Speaker

### Professor HO Pui-yin

Director of Research Institute for the Humanities  
The Chinese University of Hong Kong

Professor Ho Pui-yin is the Director of Research Institute for the Humanities of The Chinese University of Hong Kong. As a social and economic historian, she previously worked as a research consultant at the Organisation for Economic Co-operation and Development (OECD) in Paris. Professor Ho is the author of numerous books and articles on Hong Kong, and social and economic history of modern China. Her research focuses mainly on urbanisation of modern-day Hong Kong, such as water supplies, land use, harbor development, roads, public hygiene, public housing and urban planning. Her current research interests are on space design and social development, power and governance, environment, tradition and modernity and globalisation. She believes interactions between academics and the community will make scholarship more practical and improve citizens' lives.



Concurrently, she is Officier dans l'Ordre des Palmes Académiques (Officer of the Order of Academic Palms) of France; Director of Leung Po Chuen Research Centre for Hong Kong History and Humanities and Director of Lee Woo Sing Hong Kong History Resource Centre, The Chinese University of Hong Kong; Chairperson, Council of The Lord Wilson Heritage Trust; Member of Advisory Committee on Built Heritage Conservation; Museum Expert Adviser, Leisure and Cultural Services Department; Visiting Professor Chaire Dupront of Université Paris-Sorbonne.

## Brief Introduction on Presentation Topic

### "The Rise of Hong Kong's Public Health and Urban Planning after the 1894 Bubonic Plague in Hong Kong"

In 1894, the history of the bubonic plague in Hong Kong deserves in-depth study as it is still relevant to contemporary society. It not only exposed the spread of infectious diseases in this densely populated city, but also revealed cultural differences between Europeans and Chinese in the early period and disparity between the rich and the poor. This lecture analyses the social background and characteristics when urban planning came into being, and how they evolved from countermeasures for survival to prescriptions for improving the health of citizens. From the cultural perspective, the government introduced Western civilisation through hygiene measures that improved the lives of its citizens. Such experience serves as a key to observing the transition of Hong Kong from tradition to modernity.

# SPEAKERS AND BRIEF INTRODUCTION ON PRESENTATION TOPICS



## About the Speaker

### Sr Eddie CHAN

Head of Corporate Real Estate  
Hang Seng Bank

Mr Eddie Chan joined Hang Seng Bank as a Head of Corporate Real Estate since 2019, responsible for real estate strategy, portfolio and transaction management, facilities management, project management, security and physical risk, health and safety management.

Eddie has over 25 years' experience in the corporate real estate management sector. He has extensive experience in serving large enterprises especially financial banking area and IT data centre, the bulk of which are spent in the Middle East and Asia Pacific Region. In his previous role with Standard Chartered Bank (SCB) since 2007, he served different senior roles including Regional Head of Project Management Office for North East Asia, Head of Corporate Real Estate Services, and Head of Property in China, focused primarily on all major capital projects as well as branch network development in North East Asia and property portfolio management in China. Other than SCB, Eddie had served a few large enterprises in Hong Kong, Middle East and Asia Pacific Region during his time in an international real estate project management consultancy firms.



Eddie is a member of both The Royal Institution of Chartered Surveyors and The Hong Kong Institute of Surveyors. Working closely with corporate real estate project management, construction contract administration and quantity surveying over 25 years of experience.

Eddie holds a Master Degree in Construction Project Management and Bachelor Degree in Quantity Surveying.

## Brief Introduction on Presentation Topic

### **“Risk Management for Corporate Real Estate Under the Epidemic Situation”**

Most companies already have business continuity plans, however, their crisis management group may not fully address the fast moving and unknown variables of the outbreak like COVID-19. A typical contingency plan and crisis management, indeed do not generally take into account the widespread quarantines, business disruptions, travel restrictions of a global lock down like this one. With the prolonged impact from the disruptive waves of pandemic, Hang Seng Bank has uplifted the importance of having robust planning, management, governance and control to mitigate the potential operational impact.

The coronavirus (COVID-19) pandemic is causing widespread concern and economic hardship for Bank customers, employees and communities. It has brought an extraordinary volume of arrangements put in practices across real estate portfolios in order to ensure the health and safety of our employees and customers in our Bank portfolio properties, as well as tenants in our investment portfolio properties. While this pandemic situation had developed and got worsening quickly, Hang Seng Bank Corporate Real Estate (CRE) department responded quickly and precisely to make use of a wide range of techniques and treatments to keep our premises hygiene and operational.

Planning pays off. Back in Dec 2019, Hang Seng Bank management had already envisioned the potential and possible outbreak. Prior to the 1st wave to hit Hong Kong, CRE team had already lined up with various internal departments and external service providers to review the Business Continuity Plans against normal to worst case scenarios, conducted drills and assessed whether Plans being sufficient and effective to ensure business resilience. Preventative measures and arrangements were then executed. In addition, CRE continued to adopt latest technology in order to maintain the premises' hygiene more effectively. On the other hand, CRE had already planned ahead for the Back to Office (BTO) plan, assuming situation might resume normal hence what CRE should do in response.

Preparedness is the utmost importance: All the experiences earned from the epidemic of COVID-19 now become precious guidance to how CRE can get ready to respond to another potential crisis and challenges. It also leads to significant changes to evolve new branch, office workplace and our leasing portfolio designs. All these are setting new and higher standards of corporate real estate management.

# SPEAKERS AND BRIEF INTRODUCTION ON PRESENTATION TOPICS



## About the Speaker

### Mr Eddy TANG

Chief Operating Officer  
Full Sky Technology Limited

Born and raised up in The Netherlands, Eddy returned HK and started to work in Textile & Apparel industry since year 2000.

Eddy's career started in a humble denim mill in HK, Datsun denim, continuing in a vertical textile group in Bangkok Weaving Mills Group and trading businesses head-quartered in Asia, Edward Wong Group. He further moved into the supply chain with TAL Apparel, one of the leading apparel manufacturer with over 70 years of history and manufacturing arms in 5 different countries with 11 factories.

With his 20 years' experience of textile & apparel, Eddy is currently Managing Director in Golden Eagle Textiles, managing from textile machineries, raw materials from yarn, textiles and garments as well as home textiles.

Eddy obtained his degree from Macquarie University Sydney Australia and Executive MBA from The Chinese University of Hong Kong



## Brief Introduction on Presentation Topic

### "The Conversion of Building to Mask Production Workshop"

Contribute efforts to set up a mask workshop during epidemic, a bright future for Hong Kong!

A group of industrialist came together in February 2020 with an aim to set up a social enterprise mask workshop. Our aim is to help the stability of face mask supply at an affordable price, helping our families, friends and Hong Kong community.

Second aim of our social enterprise is to support the ethnic minority groups, persons with mild disabilities and cancer recovery patients getting back into the workforce.

Mask machineries and raw materials supply play a critical factor, with the limitation of export of supply worldwide.

How could Dr. Mask turnaround an empty factory space into a face mask workshop meeting the Hong Kong local requirements within six weeks!



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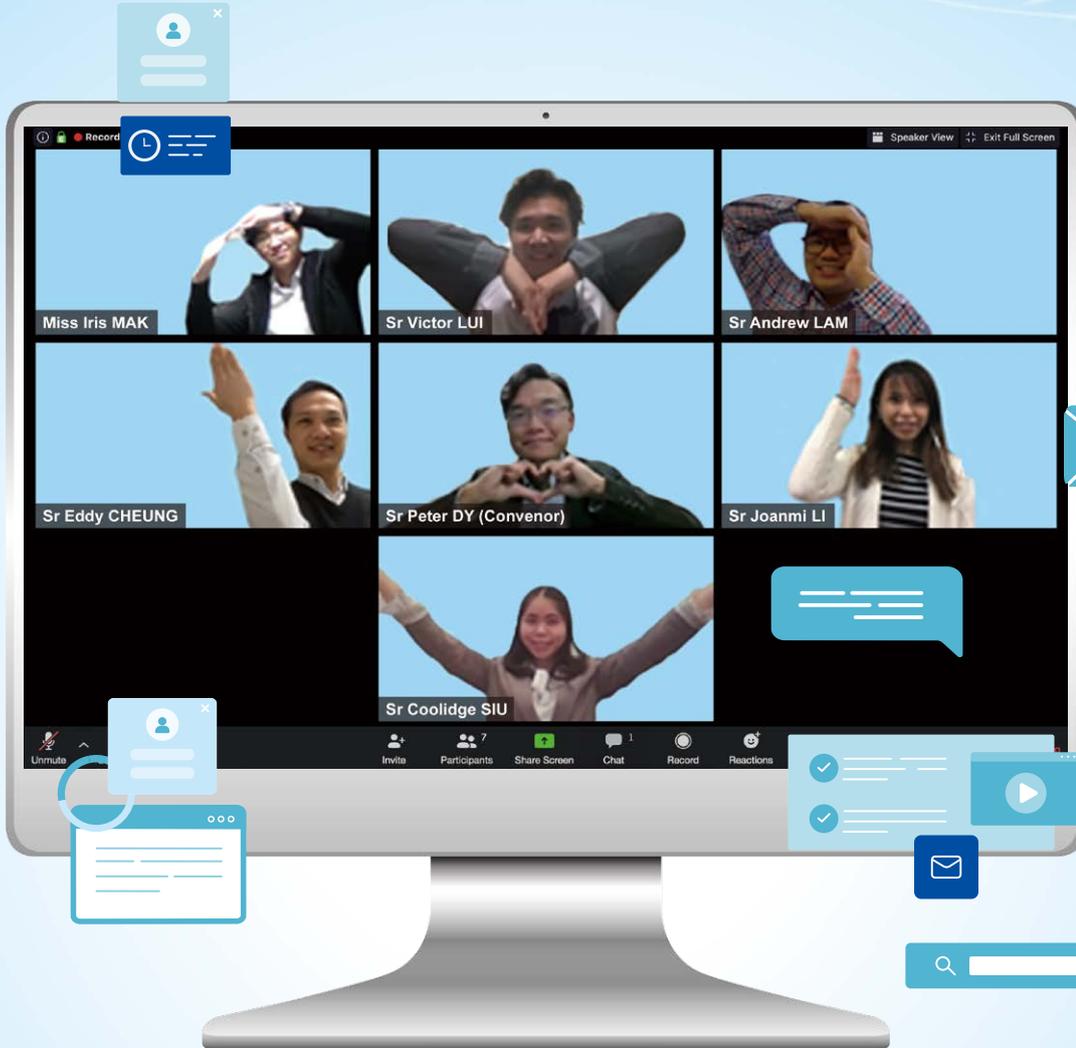
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# ABOUT ORGANISING COMMITTEE



# ABOUT HKIS & ABOUT BSD

## About HKIS

Established in 1984, The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 1 December 2020, the number of members reached 10943, of which 7212 were corporate members, 73 were associate members and 3658 were probationers and students.

HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

HKIS has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as building safety and unauthorized building works, problems of property management, town planning and development strategies, construction quality and housing problems. We have also issued guidance notes on floor area measurement, real estates valuation and land boundary survey, etc.

The Institute has established and continues to expand its presence in the international scene through participation in various international platforms as well as reciprocal relationship with other national surveying bodies and through membership in relevant world bodies and international organisations to maintain its professional edge at international level. The Institute is one of the three founding members, apart from the Singapore Institute of Surveyors and the Institution of Surveyors, Malaysia, of the Surveyors' Alliance Asia which inaugurated in November 2004.

The Institute continues to increase its importance and standing both locally and internationally. Through maintaining both a high professional standard of the Institute and the members locally and keeping in pace with the professional levels internationally, the Institute is marching towards another step ahead of the summit.

## About BSD

The Hong Kong Institute of Surveyors Building Surveying Division was set up in 1985. The total number of professional building surveyors as of 1 December 2020 has increased to 1465 from 119 since its establishment. In the past 35 years, the Division organised a considerable number of conferences and visits and issued many publications to promote the service and image of building surveying profession. In February 2020, the Division launched a set of anti-epidemic tips for domestic drainage, < 家居排水抗疫錦囊 >, and an e-booklet, < 家居排水系統保養全攻略 > to teach the public, incorporated owners and other stakeholders how to properly maintain domestic drainage system amidst the epidemic.

Professional building surveyors are versatile in the built environment and provide professional services in all stages of the development process from inception to completion, maintenance and repair and housing management. Professional building surveyors provide tailor-made services to meet clients' need in the development process and property in use.

Professional building surveyors are qualified by professional assessment with prescribed practical training to 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.



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