



**The Hong Kong  
Institute of Housing**

# **Tree Management Challenges Related to Property Management**

**By  
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Immediate Past President  
of HKIH**

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# The Hong Kong Institute of Housing

- Incorporated on 29 Nov 1988 under Companies Ordinance
- Became a body corporate on 9 May 1997 under The Hong Kong Institute of Housing Ordinance Cap 507
- A local institution for professionals in housing management industry
- > 2,800 members (as at July 2014)



# Collaborations - with Government

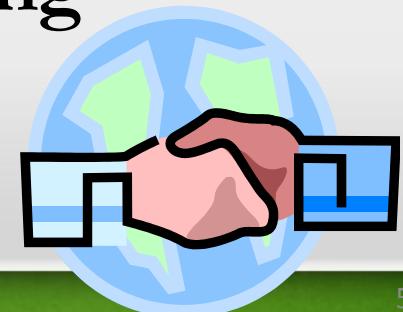
1. **Proposal to HAD for the Property Management Services Bill (gazetted on 7 May 2014)**
2. **Member in the Disciplinary Panel and Appeal Panel of EMSD**
3. **Serves in Quality Framework's courses accreditation and RPL applications**
4. **Member of Support Group on Municipal Solid Waste Charging (Sustainable Development Board)**

# Suggestions / Opinions - to Government

1. Property Management Services Bill (LegCo)
2. The Methods for Selecting the Chief Executive in 2017 and for Forming the Legislative Council in 2016
3. Long Term Housing Strategy
4. Municipal Solid Waste Charging (Sustainable Development Board)
5. Statutory Minimum Wages (Labour Dept.)

# Collaborations – with Professional Bodies

1. Close partner with CIH APB, HKAPMC, HMRB, and HKIREA
2. Reciprocal recognition with RICS in 2013
3. MOU with ShenZhen Property Management Association for working at Qianhai New Development Region
4. Quality Building Awards (Founding Member)



# What HKIH has done - for the Community

## 1. Building Management Professional Services Scheme

- Led by HAD in 2010
- Supported by HKIH, CIH APB, HKAPMC and HMRB
- >100 volunteers (professionals)
- Visited >1,200 units of old buildings
- Assisted >200 owners in proper repairs and maintenance



# What HKIH has done - for the Community

## 2. Building Management Training Courses

- Co-organized with local NGO, HAD and Housing Society since 2005
- Target for OC/IO members of old buildings
- Course contents: BMO, DMC, insurance, repairs & maintenance, legal cases, etc.
- 10 districts (Sham Shui Po, Central & Western, Southern, Wong Tai Sin, Kwun Tong, Kln. City, Tsuen Wan, Yuen Long, Tuen Mun and Shatin)
- >800 graduates

# What HKIH has done - for the Community

## 3. Career Talks

- Secondary Schools
- Universities (Induction Courses)

高主教書院



## 4. Voluntary Activities

- Fund Raising



綠色力量環島行

明愛白英奇專業學校



台山商會中學

城市大學

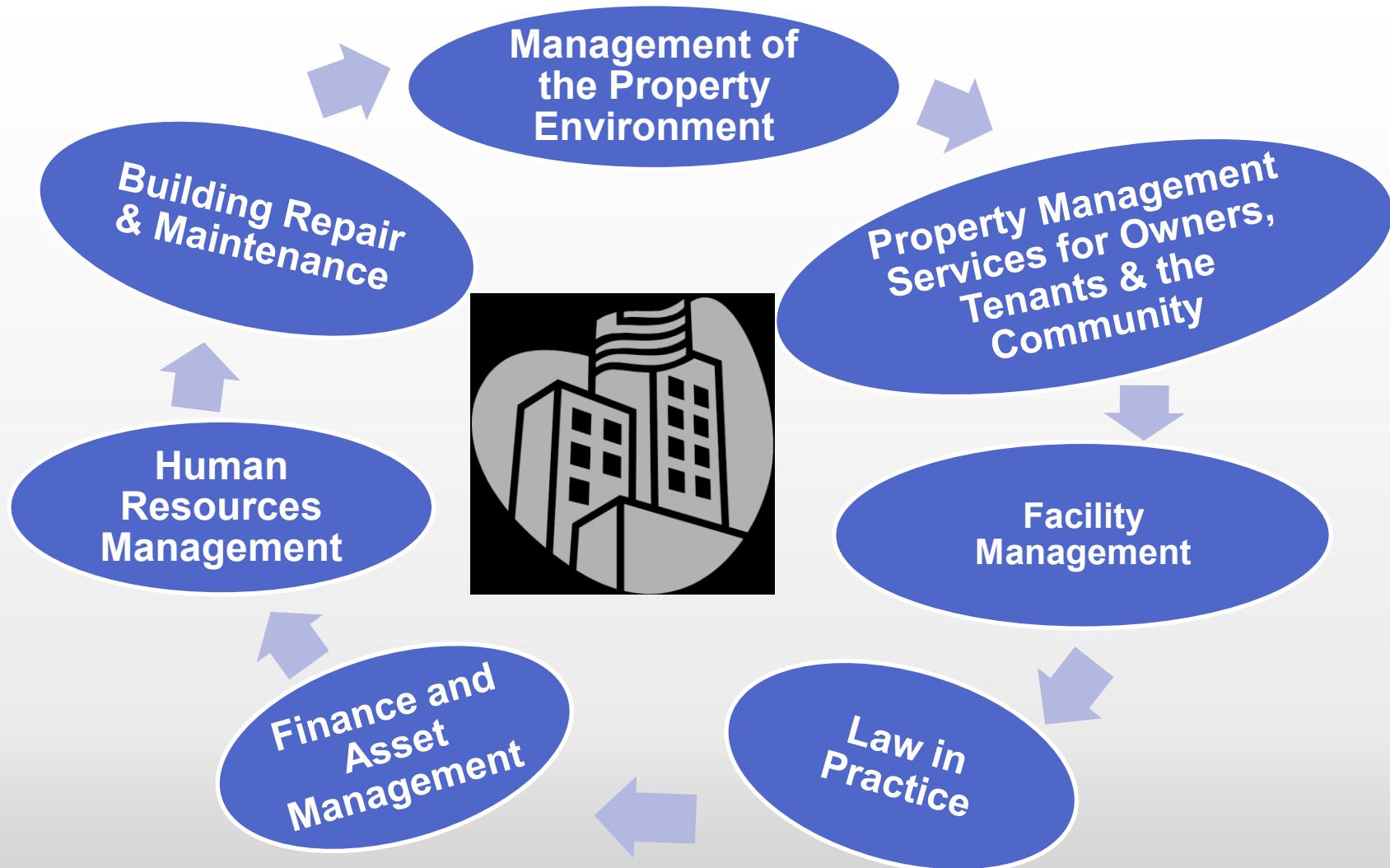


## What HKIH has done – publications

- **Housing Dynamics** (periodicals for members)
- **Articles in newspapers and magazines**
- **Media Interviews**



# Property Management Services



# Governance of Property Management

## Building Management Ordinance Chapter 344

### Deed of Mutual Covenant (DMC)

### Laws of HKSAR

- Environmental
- Building Dept. regulations and Fire Safety
- EMSD (electricity, lift/escalator, etc.)
- Insurance
- Labour Ordinance
- Personal Data (Privacy) Ordinance
- Minimum Wage Ordinance, etc....



# Tree Management



## Intake of new development

- Approved number and types of trees
- Landscape / Greenery design
- Sophisticated species
- Slopes and Retaining Walls
- Land Grant Limitation e.g. Public Open Spaces



# Tree Management

## Sustainability

- Soft Landscape Maintenance contracts
- Type of Plants / Trees
- Soil and Slope condition
- Insects and Fungi
- Increment Weather
- External Factors e.g. flooding, landslides etc.
- Owners' Involvement – costs, choice of species
- Users Behaviours



# Challenges

## Tree Management Knowledge

- Development Bureau
  - Management Guidelines on Tree Care
  - Information of Tree Maintenance for Private Properties  
(Risk Assessment, Video Guides, PowerPoint Files, etc.)
- Self Learning
- Seminars by the Tree Management Office
- Seminars by HKILA or ISA HK Chapter



# Challenges (*Cont'd*)

## Approved List of Specialists

Development  
Bureau

- 18 Landscaping Contractors

ISA  
HK Chapter

- More than 826 Certified Arborists

HKILA

- 51 Accredited Arboricultural Practitioners

To carry out Tree  
Works

- Certified Arborists / Work Supervisor
- Tree Workers

# Challenges (*Cont'd*)

## Tree Maintenance



- Public Area – Tree Management Office
- Building Area – building owners / property managers
  - Not compulsory on tree inspection / assessment
- Responsibility issue
  - TPB (Government) vs. Building Owners
- Public to report problematic trees (1823)
- Nothing done by Building Owners?!

# Challenges (*Cont'd*)



## Risk Assessment Report

- Report details
- Report charge in the market
- Validity of the Report
- Reliability of the Report

## Liabilities (injury / death)

- 3<sup>rd</sup> Party Insurance Coverage
- Indemnity Insurance Policy

# Challenges (*Cont'd*)

## Relevant Regulatory Constraints

- Nature Conservation Policy – treatment on conservation areas and old valuable trees
- Environmental Protection
- Tree Preservation Ordinance

## Other Constraints

- Accessibility to trees e.g. slope and retaining wall
- Space limitation / Relocation arrangement
- Increment weather

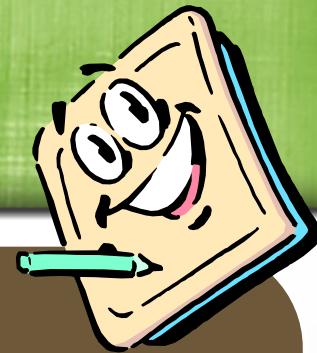
## Costs Implications

Lower priority than other building maintenance

Decision Maker is Building Owners



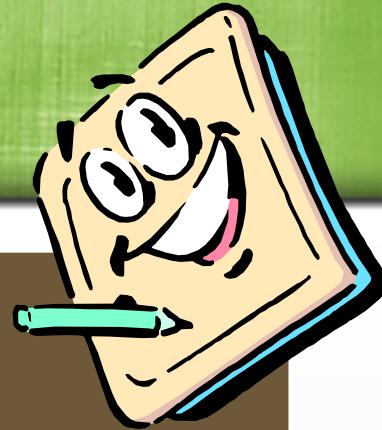
# Suggestions



## Government

- to provide more comprehensive Tree Management / Maintenance Guidelines
- to encourage more certified Arborists registered on the List
- to simplify procedures for trees removal application
- to organize more seminars for the public
- to encourage academic institutions to train more certified arborists for the market
- to regulate tree inspection / assessment
- to provide supports on developers / owners / property managers as far as possible

# Suggestions



## Developers

- to employ certified arborists to comment on suitability of tree species, location of trees etc. for better future maintenance
- to involve property management personnel in design stage
- To reflect constraints and keep close communication with relevant Authorities on design and practical completion

# Suggestions



## **Building Owner / Property Manager**

- to consider tree management as the same priority as other building management issues
- to employ certified arborists for risk assessment on regular basis
- to train and setup working manual for frontline staff for visual inspection of trees and plants
- to engage qualified contractors for all the tree works and maintenance works
- to attend seminars for updating of best practices



# Thank You !

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