



**The Hong Kong
Institute of Housing**

Tree Management Challenges Related to Property Management

**By
Ms. Cora Yuen
Immediate Past President
of HKIH**

30 September 2014

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)**



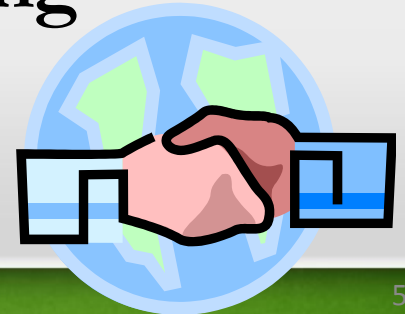
Suggestions / Opinions - to Government

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 HKIHL has done - for the Community

1. Building Management Professional Services Scheme

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



What HKIHK 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 HKIHL has done - for the Community

3. Career Talks

- Secondary Schools
- Universities (Induction Courses)

高主教書院



4. Voluntary Activities

- Fund Raising

明愛白英奇專業學校



綠色力量環島行



台山商會中學



城市大學

What HKIHK has done – publications

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



Interview with
Ms. Cara Yuen
President, The Hong Kong Institute of Housing

The Hong Kong Institute of Housing (HKIHK) is an ILO established in 1988 and its 1997 it was registered under the Hong Kong Institute of Housing Ordinance (Cap 34). Currently, the HKIHK has approximately 2,000 members, of which more than 1,000 members are professional housing managers. Together, the members are responsible for the management of over 70% of the housing stock in Hong Kong. Members are engaged in the consultation and coordination of housing services, including the design, prevention, improvement, rehabilitation, management and administration of all types of housing. Apart from actively engaging local network, HKIHK is helping close links with property management associations and academic institutions in Taiwan, Macao, and other parts of mainland China.

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優質物管可保安居

本港地少人多，一個屋苑動輒有數千甚至逾萬人居住，難免有機會出現突如其來的事件發生。如果物業管理公司方面處理不善，小則影響屋苑正常運作，為居民帶來不便；大則出現危機，導致性命財產損失，所以專業的物業管理更顯重要。

就如最近期發生的屋邨槍擊事件，物業管理公司在事件中可擔任協助及配合警方行動的一個重要角色。在是次危機中，前線管理員能協助聯絡居民發放有關警方的訊息及呼籲，避免出現混亂的情況，減少誤會。

高度密集是香港樓宇的特色，故一旦不幸有火警發生而處理不當，勢會造成嚴重後果。故此，除大廈的日常防火工作要做妥，如定期檢查和維修大廈的防火設備和裝置之外，亦須配合優質的物業管理，定期舉行防火講座和火警演習，讓住戶一同參與，配合管理公司的逃生指引。

應急方案宜早預備

如真正遇上火警發生時，由熟悉大廈而又受過專業訓練的物業管理人員即時指揮現場，讓住戶安全有序地離開大廈，將損害降至最低。

以往不少屋苑都曾發生火災事件，若處理不當，致大廈的公共設備受到破壞，有立刻將路封閉。

協助業主成立法團的支援措施

香港房屋經理學會資深會員 吳偉豪

大廈的管理及維修是業主自負其責，政府一直鼓勵業主成立法團，以加強對大廈設施的維修及保養。為此，政府及法團成立一個「協助業主成立法團」的支援措施，為業主提供技術支援及諮詢服務。

在法團成立後，業主可根據法團的職責，向法團提出建議，並可根據法團的職責，向法團提出建議，並可根據法團的職責，向法團提出建議。

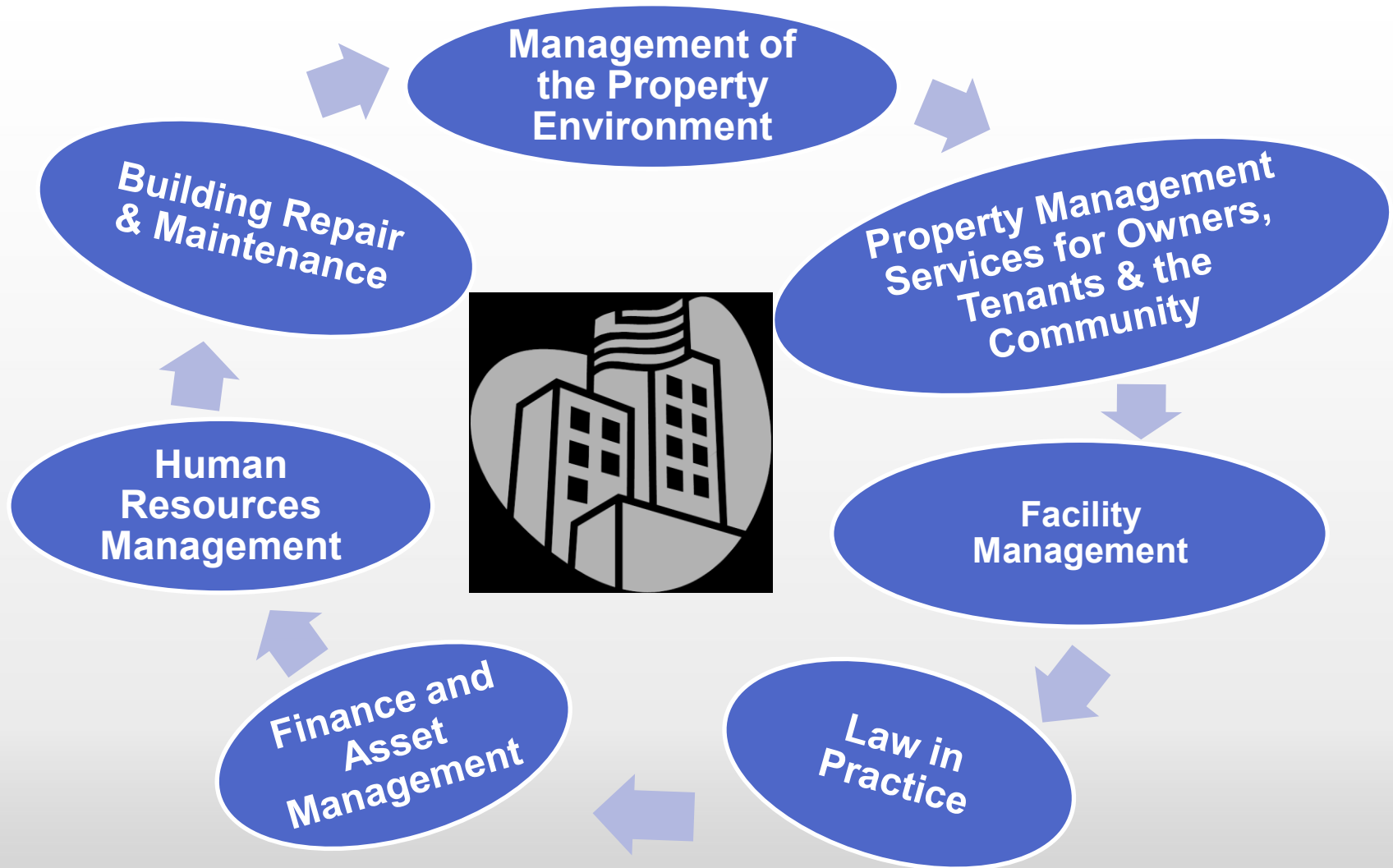
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Property Management Services



Governance of Property Management

Building Management Ordinance Chapter 344

Deed of Mutual Covenant (DMC)

Laws of HKSAR

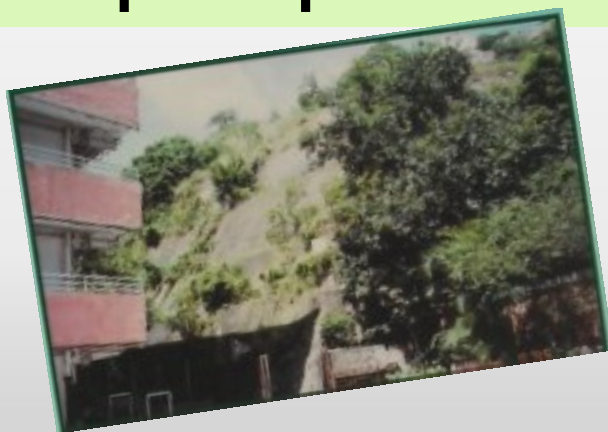
- Environmental
- Building Dept. regulations and Fire Safety
- EMSD (electricity, lift/escalator, etc.)
- Insurance
- Labour Ordinance
- Personal Data (Privacy) Ordinance
- Minimum Wage Ordinance, etc....



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)

- 3rd 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**

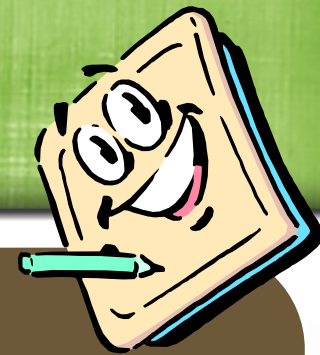


Costs Implications

Lower priority than other building maintenance

Decision Maker is Building Owners

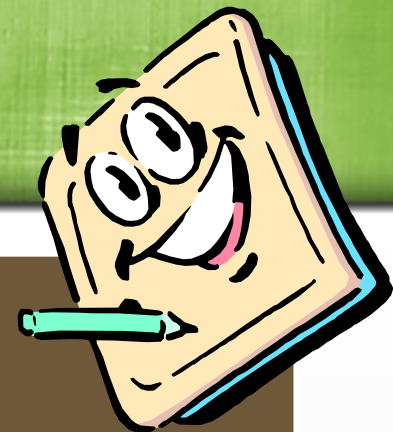
Suggestions



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

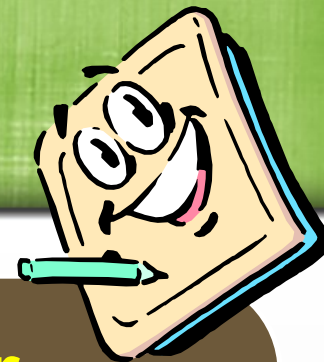
Suggestions



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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