

## A People-Orientated Construction Management

Sun Fook Kong commenced the construction works of Students Hostels Block 10 and Block 11 for the City University of Hong Kong in October 2009 to cope with the growing demand of student housing. The contract sum of the Main Contract of Student Hostel Phase 4, City University of Hong Kong exceeds HK\$200 million. The scope of works includes the construction of a 15-storey hostel building plus another one of 14-storey, the interior design of hostel rooms and the mechanical and electrical installation works. The project will bring to an increase of around 344 twin bedrooms for the University. There are also single rooms, common rooms, common kitchens, activity centers and other facilities within the new hostels.



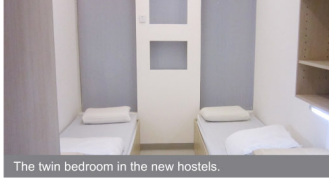
Full attention has been paid to public safety as the construction site is located in the residential area surrounded by student hostels. Mr. K. M. Fung, the Director of Sun Fook Kong Construction Limited, said, "The upkeeping of public safety is the inavoidable responsibility of contractors. As the proposed Student Hostels are in the residential area, we should take students' safety, as well as nearby residents' and pedestrians' safety into consideration. Sun Fook Kong has conducted risk assessment at all levels before and during the construction works to secure public safety."

A unique transfer plate structure was to be constructed for the Sky Garden in Block 11 and project supervision had to be further strengthened when building the uppermost storey. Mr. K. M. Fung said, "Transfer plate structure is used to transfer a structural layout to another. During the construction process, we will strictly follow the approved drawing to ensure that the structural steel components are installed in the right locations; we also reinforce the monitoring of construction procedures and workers' personal protection equipments to reduce the chance of accident."

To complete the work efficiently, it is necessary to be familiar with the site environment and to be able to communicate well with customers. Mr. K. M. Fung said, "The contract includes the provision of some furniture, like cabinets and bed frames. The furniture placement is closely related to the power connections. Thus, we should maintain good communication and coordination with the electrical sub-contractor to avoid redoing the work. In addition, we have kept the Hostel Property Management Office informed about the construction progress and arrangements of construction materials transportation." Sun Fook Kong believes that establishing a close relationship with subcontractors, clients and end-users would definitely enhance the project efficiency.



The common kitchen in the new hostels.



The twin bedroom in the new hostels.

The work area of most urban construction sites is usually small, which results in insufficient space for construction material storage. Mr. Douglas Kam, the Project Manager of Sun Fook Kong Construction Limited, said, "The limited space in site confines the work of workers, and causes inconvenience to materials storage and transportation. To deal with the problem, Sun Fook Kong has developed a comprehensive construction plan to minimize storage of materials on site. In addition, Sun Fook Kong has worked closely with the project consultant to improve the work arrangement to facilitate the daily site operations."

The key to solve the logistics problem is to coordinate and communicate effectively with different sub-contractors and suppliers. The inventory of site materials could be systematically controlled when the materials transportation process is well coordinated and working procedures are well planned.

Besides, the project site is situated next to those existing student hostels, so the impacts to the students should be taken into consideration during the work. Mr. Douglas Kam said, "As stated in the contract, the contractor would be requested to stop the noisy works at any time during the examination period. Sun Fook Kong always respects the spirit of contract and is willing to take students' interests and feelings into account. We will strive to fulfill the requests of the school." Beside limiting noisy works during



Sun Fook Kong has produced different furnitures for the hostels.

the examination period, Sun Fook Kong has established a separate site entrance at Tat Hong Avenue solely for the transportation of site materials, to avoid disturbance to the students.

There are always challenges during the construction process. Sun Fook Kong always strives to assist our clients to solve problems encountered and to protect our client's interest with an aim to complete the projects in a safe and efficient manner.

## Achieving Safety through Efficient Construction Management

Since March 2009, Sun Fook Kong has commenced the Civil Engineering and Development Department Contract-10-year Extended LPM Project of Landslip Prevention and Mitigation in Hong Kong Island. The contract sum of this two-year works exceeded HK\$30 million. The contract covered the installation of soil nails in Po Shan Road and the construction of hand-dug caissons in Peak Road.



The slope fixation works at Peak Road.

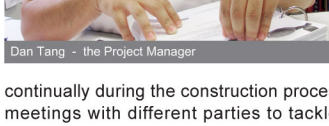
The slope stabilization works at Peak Road involved the hand-dug caissons construction which has been restricted by the Government since 1994. Sun Fook Kong received a special relaxation from the government to carry out hand-dug caissons for this project due to the unique topography where piles were to be constructed at steep slope. Hand-dug caisson is a highly risky construction technique and its high accident rate has been a great concern. Mr. Wallace Lee, the Senior Project Manager of Sun Fook Kong (Civil) Limited, said, "We have been making great efforts to conduct a thorough and comprehensive risk assessment to finalize the most appropriate construction method. We had gone through a number of discussions with the Consulting Engineer and several Government Departments.

After considering all the factors, all parties came up to a consensus on the method of carrying out the hand-dug caisson work in a safe and efficient manner."



Wallace Lee - the Senior Project Manager

Sun Fook Kong has performed hand-dug caisson constructions in the past and therefore was sufficiently experienced in performing this type of project. Mr. Wallace Lee said, "Sun Fook Kong always strives for safety on site and safety is the top priority of this project. Sun Fook Kong implemented a series of control measures to reinforce the management on safety. We kept a close working relationship with all concerned parties. All the time and working safety at all levels." All these helped reduce the chance of having accident and achieved zero accident for the construction of hand-dug caissons.



Dan Tang - the Project Manager

In the perspective of safety, the most challenging task is to ensure safety in the limited working space. Mr. Dan Tang, the Project Manager of Sun Fook Kong (Civil) Limited, said, "The chance of having accidents could be reduced if we have seriously taken safety into account during the planning stage. Therefore, we had a thorough planning before the commencement of the project." Safety is particularly emphasized in the planning and installation of the transportation system for disposal of soil and rock for the hand-dug caisson works. The volume of every transportation process has been precisely estimated. In order to eliminate or minimize the risk in the workplace, the design and construction teams worked closely together to inject safety concepts into the project. The team monitored the project

continually during the construction process and held regular meetings with different parties to tackle every challenge encountered.



Eric Chau - the Safety Manager

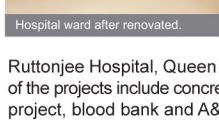
In addition, Sun Fook Kong possesses a comprehensive safety system which allows projects to be completed in a safe and efficient manner. Mr. Eric Chau, the Safety Manager of Sun Fook Kong (Civil) Limited, said, "Risks exist in every project and our mission is to control the risk and minimize the chance of having accidents. It is important for the Group to have an effective safety system, but it is even more important for all the staff members to raise their awareness of safety by themselves. A true safety atmosphere could therefore be maintained."



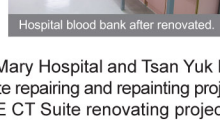
In order to complete this challenging project, Sun Fook Kong strived the best to emphasize on safety during the planning, design and implementation stages. All project team members united together to achieve zero accident, so that the project could be completed in a safe and efficient manner. Sun Fook Kong believes that safety and team-work are the keys to success of every project.

## Enhanced Medical Facilities of Eastern and Western District

Sun Fook Kong begins to provide building renovation and maintenance services to a number of hospitals in Hong Kong Eastern and Western District. Sun Fook Kong aims to assist the Hospital Authority in improving the medical facilities, as well as to create a comfortable environment for medical personnel and patients through its commitment of delivering a professional, high efficiency and high quality services.



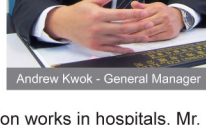
Hospital ward after renovated.



Hospital blood bank after renovated.

HA-TMC-017, the Term Contract for Minor Works for Hong Kong East and West Clusters' Hospitals, was commenced in October 2009. The contract sum of the three years works exceeds HK\$300 million. The contract covers more than ten hospitals and medical centers in Hong Kong Island, including Pamela Youde Nethersole Eastern Hospital, Tung Wah Eastern Hospital,

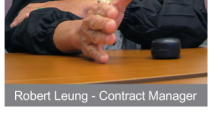
Ruttonjee Hospital, Queen Mary Hospital and Tsan Yuk Hospital; while some of the projects include concrete repairing and repainting project, wards renovating project, blood bank and A&E CT Suite renovating projects.



Andrew Kwok - General Manager

Hospital works usually involve a large amount of medical facility installment and emphasizes on communication and unity between partners. Mr. Andrew Kwok, the General Manager of Sun Fook Kong Construction Limited, said, "Sun Fook Kong is always customer-oriented, tends to work closely with its clients, and emphasizes on team spirit; in order to complete the missions safely and efficiently." Sun Fook Kong keeps on holding meetings with the project team of Hospital Authority, the consultancy and the end-users for tracing the project progress and understanding everyone's needs. Partners will support and back-up each others to work best for the project.

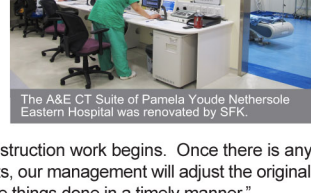
Other users' feeling should be taken into account when carrying out construction works in hospitals. Mr. Robert Leung, the Contract Manager of Sun Fook Kong Construction Limited, said, "Sun Fook Kong would adopt two principles to deal with the Hospital Authority's contract: first, do not affect the daily operation of hospitals; second, do not affect the patients for taking rest. In addition, our goal is to assist the Hospital Authority to improve and optimize the hospital environment for bringing sufficient lighting and a comfortable atmosphere to the medical personnel so as to improve their work performance, while the patients can enjoy a better hospital environment." Strict noise control is applied to avoid affecting patients and medical personnel for the construction works in hospitals. Mr. Robert Leung said, "We usually work out the work schedule together with the Hospital Authority; moreover, we always put the interest of hospital and patients in the first place and used to provide real-time support for the hospitals whenever they ask us to stop the noise work."



Robert Leung - Contract Manager

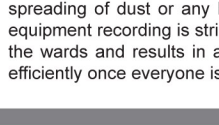
In addition, Sun Fook Kong emphasizes on works' quality and has tailor-made a series of monitoring measures based on the nature and specific requirements of this contract. Mr. Robert Leung said, "We have established hospital-based management team and working groups to tightly control over the construction progress. Appropriate arrangement can be derived from their knowledge of hospital daily operation and environment, as well as their understanding on the real needs of hospital and end-users. Sun Fook Kong also developed an emergency and complaint handling plan before the work starts, which had restricted that all senior staffs that ranked equal to or above the Group Representatives should be 24 hours standing-by. No matter how many changes occurred during the work, we would complete the work on time by flexible deployment of labours, adding extra manpower and resources, or adopting any other possible means."

Another focus of hospital work is on installation of electricity and drainage system. Mr. C. M. Fung, the Assistant Manager of Sun Fook Kong Construction Limited, said, "No mistake can be made during the installation of the following three devices, including: the connection of medical oxygen central supply system, electricity and dialysis water treatment system. Once there is any mistake occurred during the construction process, it may affect the surgery and ward operations, and even constitute a danger to the patient's life." Strong organization and coordination is essential for completing a mission that no error can be accepted. Mr. C. M. Fung said, "Detailed planning, good arrangement and



The A&E CT Suite of Pamela Youde Nethersole Eastern Hospital was renovated by SFK.

good understanding on the construction site are needed before construction work begins. Once there is any unexpected change or our client requests for temporary amendments, our management will adjust the original plan immediately by experience and professional know-how to get the things done in a timely manner."



C.M. Fung - Assistant Project Manager

The primary mission of all construction projects is to carry out safety in all levels. Mr. C. M. Fung said, "Accept periodically holding the tool box talk for spreading safety messages to all site workers, all workers are required to complete the pre-employment infection control training. Our management will also frequently remind the workers to pay greater attention on personal hygiene, to wash their hands more often and to avoid touching objects that may contain bacteria."

In addition, hospital works are closely related to the safety of patients, medical personnel and end-users of different medical facilities. Mr. C. M. Fung said, "We will separate the wards' air conditioning system from the construction sites", as well as carrying out appropriate dust control measures to avoid the spreading of dust or any harmful substances to the public through the central system. Moreover, the equipment recording is strict for some construction works to ensure no danger matter or tool being left in the wards and results in accidents. Sun Fook Kong believes the construction work can be completed efficiently once everyone is united to achieve safety.