The Meeting
The University of Hong Kong kindly hosted the joint Conference of the CIB commissions W060 Performance Concept in Building and W096 Architectural Management, held 6-10 May 2002. The title of the conference was Measurement and Management of Architectural Value in Performance-Based Building Theoretical Approaches, Research Projects, Best Practice Examples.
Complimentary to this conference, the new Task Group TG49 on Architectural Engineering had his first business meeting, and partly concurrent with the joint conference also the CIB General Assembly; CIB Board; CIB Officers; CIB Programme Committee; CIB Publications Committee, CIB Administrative Committee had their regular meetings. After the W060/W096 conference the CIB W099 commission on Health and Safety on Construction Sites had their conference on the same location.
The amount of groups assembled in Hong Kong during the same week provided unique atmosphere in which the several groups learned from each others expertise and a lot of old and new friendships were re-established. Especially the collaborative lunches, the conference dinner, preceded by a marvellous junk trip across the bay of Hong Kong and the south Chinese sea, and the cocktail reception will long be remembered by those who were present.

After the words of welcome from Prof. Thomas Kvan, on behalf of Hong Kong University the W060/W096 joint conference was opened by Prof. dr. Thomas Galloway, dean of the college of Architecture of Georgia Institute of Technology, College of Architecture, who held a key note presentation. In his intriguing presentation titled: "Architecture Value and..."
Building Performance, An Expected Result
Theoretically, But Unrealised in Practice: What’s the Problem?” Prof. Galloway addressed the heart of the conference theme from the perspective of the U.S. General Services Administration, from the current state of the art in the US on Information Technology; and from a educational and research perspective.

Prof. Thomas Galloway, dean of the college of architecture from GeorgiaTech Atlanta presenting his key note speech.

The conference theme
The fact that any building project should be aiming to add architectural value, for all stakeholders whether directly or indirectly involved was broadly accepted as a focus point in almost all presentations given during the conference. The design and construction of buildings is carried out in organizations that more like coalitions than teams. The manner in which coalitions reach compromises, or better yet synergies, between their different goals is a major factor in determining their effectiveness. The level to which the added value contributed by each of the parties involved is mutually understood significantly determines the potential success of a building project during the process of initiation, briefing, design, engineering, construction and use.

The measurement and management of architectural value is of essential importance to all in the construction industry, as it provides the gates to a comprehensive process-approach. This approach is particularly important when trying to achieve a successful implementation of Performance Based Building (PBB).

An important and a critical factor for success of PBB the coordination and integration of all phases, from project initiation throughout the design and construction processes to hand-over and use. A practical approach of the integral treatment is to treat the business of the demanding parties/users apart from the business of the producing/supplying parties. Consequently three domains can be identified in PBB, namely the domains of demand (demand/use), production (supply), and use/facility-management (use/demand). The central theme of the conference was identification, measurement and management of architectural value, especially in performance-based building.

More than 50 participants subscribed to the conference and almost 40 presentations were given.

The Hong Kong “Integer Project”
On Tuesday an interesting excursion organized by Hong Kong University was made to the Hong Kong Integer Project, and several interesting spots of Hong Kong. The excursion ended with a visit to “The Peak” providing all participants with a breath taking sight on Hong Kong Island, The Bay of Hong Kong and Kowloon.

The Integer Project was a very interesting example of the essentials of building, combining state of the art technology on sustainability, with modern architecture, housing, planning and construction perspectives.
For the W060/W096 Joint Conference papers were presented under the following sub-themes:

- The definition and determination of architectural values especially in case of performance based briefing.
- The measurement and management of architectural values during the design process, especially in case of performance based design.
- The measurement and management of architectural values during the engineering and construction phase, especially in case of performance based engineering and construction.
- Process management, contracting, PPP, tendering and procurement, especially in case of performance based building projects.
- Information, knowledge management and regulations especially in case of performance based processes.
- Sustainability, maintenance, facility management and consumer orientation, especially concerning performance-based issues.

Future Plans

At the business meeting of W060 and W096 the members present concluded that the collaboration between the two groups was of essential profit for both, bringing the concept of architectural value and the managerial perspective more explicit to the performance based building agenda of W060 on the one hand and providing architectural design management by a sound practice based paradigm to implement the often more theoretical approaches of W096 on the other hand. The conference was considered to be such a success that both groups decided to have another joint conference next spring which is aimed to be combined with the International Conference on Tall Buildings to be held in Kuala Lumpur. Malaysia 18th – 20th April 2003.

Also the aim of both working commissions to contribute to the next CIB World Congress in 2004 was made more explicit.

Besides that is was decided that the new Task Group on Architectural Engineering (TG49) and the W096 Commission on Architectural Management will organize a joint meeting in the autumn of 2003 to be held in Lisbon.

At the business meeting of W099 after the Health and Safety Conference is was decided that all groups present in Hong Kong aim to have another collaborative meeting in 2005 in Port Elisabeth South Africa which will be hosted and organized under supervision of Prof. John Smallwood.