

## A day in the life of an NEC accredited Project Manager



**Alan Kwan**  
Project Director  
Paul Y Construction Ltd

*Please introduce yourself including your background, role and company.*

My name is Alan Kwan and I am the Project Director of Paul Y Construction Limited, a Hong Kong based main contractor company. I am a chartered builder and have over 20 years' experience in project management on construction projects.

*What does your role involve?*

My role involves working with the tendering team to bid for projects. After the contract is awarded, I am responsible for producing the master work programme and forming the project team. I am also responsible for developing a suitable procurement strategy based on the contract requirements and guiding the team to work as per those requirements.

*What does a typical day look like to you?*

My typical day is to ensure my team work as per the set plan I have created. This involves checking on site that the progress is on schedule, the cost is within the budget, and the quality for the final product is acceptable. My focus is always on the early warnings which may affect those factors. Another aspect of my day is to lead the team in ensuring they submit qualified documents such as comparison programmes and quotations for compensation events.

*What do you enjoy the most about your job?*

I enjoy working on different projects with different engineering contract forms. It involves developing proper working procedures through applying my engineering and contractual knowledge with my observations. Also my job broadens my knowledge.

**//** I am responsible for developing a suitable procurement strategy based on the contract requirements and guiding the team to work as per those requirements.

**//**



*How many NEC procured projects have you worked on?*

I have worked on one NEC procured building project using NEC3 ECC Option A. The key to success was to guide the team to have a spirit of mutual trust and co-operation. This was a really difficult task in management.

*At what point in your career did you (or your organisation) decide to take the NEC accreditation course?*

Paul Y is a proactive construction company in Hong Kong. The aim is to train up every project manager in the company to be a qualified NEC professional. I took the NEC accreditation course in 2017. I wanted to ascertain the formal NEC training and to be recognised through the qualification. At the same time, I could apply this knowledge to my projects and to improve my management skills.

*What was the one takeaway from the course that you are using every day?*

The “mutual trust and co-operation” relationship between client, consultant and contractor has always been useful in my management role. Moreover, different contract forms and payment methods require those in management to pay a closer attention to this in order to effectively manage the project’s commercial issues as well as daily site operations.

**“The “mutual trust and co-operation” relationship between client, consultant and contractor has always been useful in my management role.”**

**“ Paul Y is a proactive construction company in Hong Kong. The aim is to train up every project manager in the company to be a qualified NEC professional.”**

*What was the first NEC procured project that you worked on?*

My first NEC project was the Kennedy Town Swimming Pool Phase Two (KTSP11) project. It was an NEC3 ECC Option A building project with a contract sum around HK\$671 million.

*What was the most memorable NEC procured project that you worked on and why?*

KTSP11 is the most memorable for me. As this was the first trial of NEC for both Paul Y and MTR, I continuously took into consideration every relevant NEC contract clause when dealing with the contractual and technical issues throughout the two-year construction period. This project became a practical training experience for me to discover the benefits of NEC.

*What advice would you give somebody pursuing engineering as a career?*

The construction industry is not only founded on building skills and technical engineering applications, it also involves contract and project management. Through the training delivered by NEC, I learnt that gaining new knowledge, developing an accepting attitude, and embracing new innovative ideas are the keys to success in this era.