

DECEMBER 2021
VOL.30 NO.12

SURVEYORS

測量師時代 · T I M E S

Rethinking land and building use flexibility



15+ years
同心展關懷
caring organisation

THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

ISSN: 18182542

The Hong Kong Institute of Surveyors 2021-2022 General Council 香港測量師學會2021-2022年度理事會

OFFICE BEARERS 執行理事

President 會長	Sr KK Chiu 趙錦權測量師	Vice-President 副會長	Sr Robin Leung 梁志添測量師
Senior Vice-President 高級副會長	Sr Paul Wong 黃國良測量師	Honorary Secretary 義務秘書	Sr Tony Wan 溫偉明測量師
Vice-President 副會長	Sr Francis Lam 林家輝測量師	Honorary Treasurer 義務司庫	Sr Raymond Kam 甘家輝測量師

COUNCIL MEMBERS 理事

Building Surveying Division 建築測量組

Chairman 主席	Sr Arthur Cheung 張文滔測量師
Vice Chairman 副主席	Sr Nathan Lee 李海達測量師
Immediate Past Chairman 上任主席	Sr Billy Wong 黃健兒測量師

General Practice Division 產業測量組

Chairman 主席	Sr Alnwick Chan 陳致馨測量師
Vice Chairman 副主席	Sr Alexander Lam 林增榮測量師
Council Member 理事	Sr Jeffrey Wong 黃正行測量師

Land Surveying Division 土地測量組

Chairman 主席	Sr Paul Tsui 徐開源測量師
Vice Chairman 副主席	Sr Alex Chu 朱紹基測量師
Vice Chairman 副主席	Sr Lau Chi Kwong 劉志光測量師

Planning & Development Division 規劃及發展組

Chairman 主席	Sr Terence Wai 衛振聲測量師
-------------	-----------------------

Property & Facility Management Division 物業設施管理組

Chairman 主席	Sr Charles Hung 熊傳筭測量師
Vice Chairman 副主席	Sr Dr Kenny Chan 陳國雄博士測量師
Vice Chairman 副主席	Sr Jonathan Lee 李文光測量師

Quantity Surveying Division 工料測量組

Chairman 主席	Sr Sunny Choi 蔡盛霖測量師
Vice Chairman 副主席	Sr Tim Ngai 魏志衡測量師
Vice Chairman 副主席	Sr Rex Ying 應鍾秀測量師

Young Surveyors Group 青年組

Chairman 主席	Sr Sunny Wong 黃健陽測量師
Vice Chairman 副主席	Sr Wilson Ko 高德仁測量師

EX-OFFICIO MEMBERS 當然成員

Immediate Past President 上任會長	Sr Edwin Tang 鄧海坤測量師
Chairman, Board of Education 教育委員會主席	(To be elected) (待選)
Chairman, Board of Membership 會籍委員會主席	(To be elected) (待選)
Chairman, Board of Professional Development 專業發展委員會主席	(To be elected) (待選)

SURVEYORS TIMES Editorial Board 測量師時代編輯委員會

Chairman 主席	Sr Tony Wan 溫偉明測量師	
Honorary Editor 義務編輯	Sr Dr Joseph Chan 陳慶麟博士測量師	
Building Surveying Division 建築測量組	Sr Conny Wang 汪敏華測量師	Sr Camille Lo 盧靜兒測量師
General Practice Division 產業測量組	Sr Benson Lee 李斌測量師	Sr Kent Yeung 楊鍵倫測量師
Land Surveying Division 土地測量組	Sr Winnie Wong 黃穎妍測量師	Sr Calvin Li 李子開測量師
Planning & Development Division 規劃及發展組	Sr Francis Lam 林家輝測量師	Sr Ivan Hui 許澤彬測量師
Property & Facility Management Division 物業設施管理組	Sr Raymond Chan 陳偉健測量師	Sr Prof Philip Chan 陳勤業教授測量師
Quantity Surveying Division 工料測量組	Sr Dr Ken Hui 許亦鈞博士測量師	Sr Eric Ting 丁遠進測量師
Young Surveyors Group 青年組	Sr Candy Ho 何翊琳測量師	Sr Gigi Mok 莫韻芝測量師

The SURVEYORS TIMES Editorial Board welcomes views, opinion and article submissions. Articles submitted can be in either English or Chinese and, if published, will appear only in the language submitted. The publication of materials will be at the discretion of the Editorial Board. Please email steditor@hkis.org.hk or fax (852) 2868 4612 or by post to: The SURVEYORS TIMES Editorial Board, Room 1205, 12th Floor, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to all members of the Hong Kong Institute of Surveyors. Circulation: 11,000 copies.

No part of this publication may be reproduced or transmitted in any form or any means without the written permission of the HKIS. HKIS is not responsible for the accuracy of any information contained in this publication and does not accept liability for any views, opinions or advice given in this publication. Each contributor (but not the HKIS) is personally responsible for ensuring that no confidential information is divulged without obtaining the necessary prior consent. The contents of this publication do not necessarily reflect the views or opinions of the HKIS or its members and no liability is accepted in relation thereto. Advertisements appearing imply neither endorsement nor recommendation by the HKIS. For general/advertising enquiries, please call (852) 2526 3679 or email: steditor@hkis.org.hk.

「測量師時代編輯委員會」歡迎會員以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由「測量師時代編輯委員會」決定。來函可電郵 steditor@hkis.org.hk 或傳真 (852) 2868 4612 或郵寄香港上環干諾道中 111 號永安中心 12 樓 1205 室「測量師時代編輯委員會」收。《測量師時代》月刊免費送贈香港測量師學會會員，每期發行量 11,000 份。

除非已獲得香港測量師學會書面同意，本刊內容不得翻印或以任何形式複製。香港測量師學會不對本刊文章資料內容的準確性負責，亦不為文章所表達的立場、觀點及意見承擔任何法律責任。文章作者（而非香港測量師學會）須自行確保任何保密的資料，均為在已獲得許可的情況下發佈。文章內容、立場及意見並不代表香港測量師學會。廣告純屬商業活動，廣告內容不包含香港測量師學會的認可。廣告查詢/一般查詢，請致電 (852) 2526 3679 或電郵至 steditor@hkis.org.hk。

CONTENTS

目錄

- 4** **President's Message**
會長的話
- 7** **Cover Story**
封面故事
- 15** **Beijing Office News**
北京辦事處簡訊
- 22** **HKIS News**
學會簡訊
- HKIS Annual General Meeting 2021 Inauguration of the New General Council
 - HKIS BIM Conference 2021 Explored challenges and opportunities of digital integration of advanced technology for surveyors
 - HKIS “Maintenance and Appreciation of Historical Buildings” Closing Ceremony
 - HKIS Charitable Foundation Chairman's Report 2020-2021
 - HKIS Charitable Foundation – Logo Design Competition Prize Presentation Ceremony
 - HKIS Charitable Foundation AGM 2021
 - Council Members Reaching Out
 - The HKIS Outstanding Dissertation/Thesis Awards 2020 Executive Summary of Winning Papers
- 34** **Divisional News & Activities**
組別簡訊
- 51** **HKIS CPD / PQSL / Social Events Summary**
- 55** **Members' Privileges**
會員優惠

Online version



Facebook: hkisofficial



Instagram: hkis.surveyors



Wechat : HKIS-Official 微信名稱：香港測量師學會



QQ group (For Members Only) QQ 群 (只限會員) : 113919687

Cover photo: istock



Sr K K CHIU

I am honoured to take up the presidency of the HKIS, and bring with me 30 years' service to the Institute. At this restorative moment for Hong Kong, my top priorities are to elevate surveyors' professional standing, court more young members and prompt our participation in societal concerns, especially in government's land and housing policies. I have shared my thoughts with our members at the AGM, and I am glad to have their full support. Hopefully, all these will be running in top gear soon.

Although some of our activities and events have been scaled down due to social distancing policies under the pandemic, I encourage members to keep engaging in hybrid physical-and-Zoom meetings so as to maintain our strong cohesiveness.

Together we have a strong voice

Moving forward, we aim to strengthen Council-member and member-to-member connectivity through more cooperation and sharing, particularly in those topics with public interest. We have to ensure that our members are well informed and kept abreast of the market trends and the latest knowledge so that we can better serve our government, clients and society. Sharing should have no boundaries—together we have a stronger voice to speak for our profession.

I can see ample opportunities open to us under environmental initiatives such as Sustainability and Carbon Neutrality. These are new fields for us to master together, to share our knowledge and so ride the winds of change. I am happy to share my humble knowledge with you and look forward to our attaining enlightenment together.

Engaging more young surveyors

One of my missions is to introduce more of the younger generations to our committees, and let them take on extra responsibilities. Inevitably our founding chairmen, committee and council members—dating back to the 1980s—are due to retire and it is time to pass the baton onto fresh runners. Our succession plan is to track down young surveyors who are passionate and devoted to leading the Institute to the next level, to make it better and greater.

With the Central Government further opening up the Greater Bay Area to Hong Kong professionals, the opportunity is there for our young surveyors to set foot in China, to understand the culture, work environment, local policies, and feel the momentum of these fast-emerging cities. Seeing is believing. In the next year or two, we aim to organise visits to the Mainland for our young members to gain a more intimate grasp of planning and real-estate development in our home country. We shall endeavour to source government subsidies for these trips so as to benefit a broader group.

Maintain efficient communication with government

A strong long-term interest of mine has been our industry's role and responsibility in societal development. Over the years, the HKIS has been chiefly concerned with land, housing and property development-related matters. In the next few decades, we can expect fundamental

changes and a transformation of our economy and our industry as a result of massive development plans like Lantau Tomorrow Vision and Northern Metropolis. We, Institute and members, should put our heads together and make sure the government hears our professional advice. On this note, I would encourage our young surveyors to play a proactive role in the consultative work and communication with the government. After all, the future is for the young and generations to come.

Communication is an art and can only work if it is two-way. We will leverage the non-partisan and neutral stance of the HKIS and continue to provide unbiased professional opinions to the government.

Bonding with secondary school students

Not only will I build connectivity between the Institute and members, but will also extend it to secondary schools. In my long experience, I have seen surveying companies competing for talents at all levels. We can't help that the talent pool is diluted by the vast market in China, and the number of fresh surveying graduates is not sufficient to keep up with the growth of the industry. However, we should aim to build up our seed base among young school students, get them to know more about the variety of our profession and their future career paths and opportunities. Our younger members should be their role models, and should actively engage with a broader population through marketing campaigns and community services. It will be one of our objectives in 2022.

Digitalisation

The world is widely and truly digital, and as professionals we must keep up-to-date. This year, I will drive digitalisation in the HKIS office; all applications and procedures like application

forms, the registration process for continuing professional development (CPD) and even paying membership fees should be done online. Our members should be able to access the Institute's databank anytime and anywhere—especially crucial in situations like the pandemic has laid bare. Digitalisation promotes paperless working environments, ensuring sustainability. It's a win-win situation.

HKIS Annual Retreat

Time is of the essence and this explains why I've given our annual HKIS Retreat a twist: by advancing it to late-January to coincide with the first General Council meeting. We will discuss and lay out the roadmap for the next three to five years, set goals to elevate our profession's standing, improve the efficiency of communication with the government and, finally, agree the implementation plan. Once these are set, we will share them at our annual media event after Chinese New Year—a message we hope the government will be attuned to, support and engage with. It's quite an ambitious to-do list to accomplish in 12 months, but I am confident that our successors will happily oblige the well-established tradition to drive a sustainable HKIS.

Sr K K Chiu
President

加入學會三十載，我很榮幸今年可以在新的崗位繼續提供服務。香港正值重回有效管治和發展關鍵時刻，我的首要任務是積極提升學會的專業形象，招募更多年輕會員以及提高我們於社會議題的參與程度，特別是政府的土地及房屋政策。我已在周年大會上與會員分享相關想法，亦得到他們的全面支持。希望我們可以盡快全速推行以上目標。

因疫情關係，學會需要遵守社交距離措施而縮小活動

規模。但我在此鼓勵會員繼續採用線上線下混合會議模式，讓大家保持聯繫，保持凝聚力。

眾志成城 團結一致

任期內，我期待學會可以同心協力，分享經驗，加強理事會與會員之間的連繫，尤其是關乎公眾利益的議題。我們需要確保會員清楚了解未來市場趨勢，掌握最新資訊，與時並進。這樣，我們才可以為政府、客戶及社會提供更優質的服務。知識資源分享極為重要，只要我們團結一致，集思廣益，一定可以讓更多人了解和認同測量專業對社會的貢獻。

我預期環保議題將為我們創造大量機會，包括可持續發展及碳中和目標等。對我們來說，這些都是嶄新的專業領域，我們更需要互相分享知識，打破傳統壁壘，才可以克服市場挑戰，成就測量專業的領導地位。我很樂意與各位分享個人和我公司團隊的有限知識，同時冀待會員們可以共同參與分享，啟發大家思維。

招募更多年青測量師

我其中一個任務是招募更多年輕測量師加入委員會，讓他們負責更多學會事務，熟悉學會運作，以便從1980年代創辦學會的會長們、委員會及理事會成員們接棒。我們期待富有熱誠、有承擔、有理想的年青測量師，繼續帶領學會創高峰。

隨着中央政府向香港專才開放大灣區，年青測量師可以享有更多踏足中國市場的機會，從中了解當地文化、工作環境及政策，親身感受這些城市的活力。百聞不如一見，未來一兩年，學會會安排到訪內地的行程，讓年青會員更深入探索祖國的城市規劃概念及房地產發展。我們會致力向政府申請補貼，務求讓更多會員可以參與。

與政府維持有效溝通

我一直關注測量專業在社會發展過程中所擔當的角色和責任。過往學會對土地、房屋、物業發展的相關事宜，不斷向政府提供意見。我預期未來幾十年，香港將經歷一個翻天覆地的經濟發展變化和轉型，測量專業將發揮更強影響力，尤其是明日大嶼和北部都會區這兩個大型發展項目。學會及會員應該群策群力，確保政府充份聆聽我們的專業意見，讓我們的專業能有

效融入香港未來的建設。因此，我在此鼓勵年青會員主動積極參與學會與政府溝通和諮詢顧問工作。畢竟，未來是為我們年青一代而建的。

溝通是一門藝術，而雙向溝通才是有效的溝通方式。學會屬於無黨派派別，立場中立。我們可以利用這優勢，為政府提供中肯的專業意見。

與中學生們的互動

除了加強學會與會員之間的連繫，我還計畫與中學生們建立更多互動渠道。入行多年，我經常看到測量行業在爭奪人才的挑戰；隨着中國市場的開放和吸引力，本地人才短缺情況更趨嚴重，而本港每年新增的測量畢業生數量遠遠追不上行業的發展。所以，我們應該在中學裡廣播種子，讓中學生了解測量行業的多樣性，認識未來的職業路向及發展機會。而我們的年青會員應該成為他們的榜樣，積極參與推廣活動和社會服務，與更多學生接觸。這將會是來年重要的目標之一。

數碼化

數碼化在全世界各領域漸趨普及，專業人士如測量師也應該跟上時代步伐。今年，我會推動學會辦公室數碼化運作。所有申請及申請程序如申請表、持續專業發展的登記，甚至繳交會費均以數碼形式進行。會員可以隨時隨地登錄學會的資料庫，這在疫情下尤其重要。除此之外，資料數碼化亦可以減少工作環境使用的紙張，營造雙贏局面。

理事會周年集思會

今年舉辦學會理事會周年集思會的模式將會微調：周年集思會將會與首個理事會會議合併，提前至一月下旬舉行。屆時，我們會編制未來三至五年的發展路向、訂立目標，提升學會專業形象，提高與政府溝通的效率；最後，釐定具體行動計畫。農曆年後，我們將舉辦周年媒體活動，屆時會正式宣佈已確實的整體計劃，期待獲得政府的大力支持及參與。未來12個月，我和理事會將竭盡全力，爭取完成我們的多項目標，與各會員一起推動學會的可持續發展。

會長
趙錦權測量師

Rethinking land and building use flexibility

By Jimmy Chow



Sr Arthur Cheung

Chairman,
HKIS Building Surveying Division



Sr Jason Kwong

Council Member,
HKIS General Practice Division



Sr Ray Ng

Council Member,
HKIS Property and Facility
Management Division



Sr Terence Wai

Chairman, HKIS Planning
and Development Division



As Hong Kong continues to look for developable land across the New Territories and through urban redevelopment, allowing for certain flexibilities in land-use and building plans can help cope with unforeseen changes and provide room for development. On this assumption, balancing legal certainty and land-use flexibility can help narrow potential mismatches between planned land and building uses and future economy.

The current regulatory regime makes planning, development and redevelopment a long and sometimes drawn-out process. Room for alternative activities is also limited. Costs and compliance issues are other factors to consider when designing flexible, adaptive buildings.

Streamlining vetting and approval procedures

Under the existing regulatory framework, planning, development and building activities are overseen by the Planning Department (PlanD), Lands Department (LandsD), and Buildings Department (BD). This regulatory framework aims to ensure the community's health, safety, convenience, and general welfare by guiding and controlling land development and use.

It is, therefore, inevitable that it takes a long time to file applications to these regulatory bodies one by one, each operating on different standards and criteria, says Sr Terence Wai, Chairman of the HKIS Planning and Development (PDD) Division. To expedite the urban redevelopment process, he suggests that the Government review and streamline the current development plan vetting process.

The possibilities of setting up a centralised approval mechanism or authority for development plan vetting and approval should be explored, he advocates. Such a mechanism can ensure that all concerned government departments are consulted and that their feedback can be collected and actioned in one go.

Wai also suggests that standards and requirements, such as gross floor area, site coverage and building height, be standardised across the three regulatory bodies so that they can implement the vetting and approval procedures concurrently.

According to the Development Bureau, a Steering Group on Streamlining Development Control was established in 2018 to find ways to unify and streamline various approval standards and streamline the approval process.

“While the public's opinion towards a development plan should be respected and taken into consideration, we suggest that the TPB organise consultation meetings with district councils and community stakeholders more frequently and efficiently,” he says.

Wai suggests that plot ratios for larger residential redevelopment sites be relaxed to encourage urban redevelopment activities. This way, developers would find it more economically viable to acquire adjoining sites and pursue a higher development density.

Expediting industrial building redevelopment

In 2010, the Government lowered the collective sale threshold to 80 per cent for industrial buildings older than 30 years old pursuing redevelopment. In 2018, it introduced more incentives, including relaxing the maximum plot ratio by up to 20 per cent to incentivise private owners to develop ageing industrial buildings. The latest initiative to expedite industrial building redevelopment is the pilot scheme to charge standard rate premiums for lease modifications.

Currently, for an application for converting an industrial building within an industrial zone into pure office and commercial uses, or on the upper floors of an I-O building (other than those specified in Column 1 of the Notes), planning permission from the TPB is required.

Sr Jason Kwong, Council Member of the HKIS General Practice Division (GPD) applauds the Government's efforts in promoting industrial building redevelopment and revitalisation. Echoing what Wai says, however, he argues that going through the TPB is a time-consuming process, not to mention the procedures required by the other regulatory bodies.

Wai adds that many industrial buildings are closer to residential and commercial zones, ideal for redevelopment or wholesale conversion into other uses. But due to their ownership structure, it requires the consent of the majority of owners (i.e., at least 80 per cent of undivided shares) to agree on a collective sale for redevelopment or wholesale conversion.

"I would suggest that the Urban Renewal Authority (URA) take the lead in the negotiation of buyout terms with individual owners and collaborate with private developers on industrial building redevelopment projects, like the way it carries out residential redevelopment," says Wai.

More flexible codes for mixed-use developments

Citing a consultation paper in 2003, Kwong says the PlanD has proposed a type of zoning known as OU(mixed-use), which would provide more flexibility for the development of mixed-use buildings. It is believed that such mixed-use developments would create more vitality, encourage diversity of uses, and allow for greater flexibility to adapt to changing market needs.

Accordingly, OU(mixed-use) would allow developers to avoid the rigidity of the R(A) zone, which results in a maximum of three non-domestic storeys beneath pencil-like residential towers. Meanwhile, the Notes for the OU(mixed-use) zoning could be specified in such a way as to minimise any interface problems between domestic and non-domestic uses within the same building, he says. OU(mixed-use) zoning could be found in some new development areas.

"Under this zoning, the developer would be able to decide the proportion of the residential floors relative to the office and retail floors within the same complex. The prerequisite is that nuisances to and potential conflicts of uses with the residential floor occupants should be minimised using separate entrances and lift lobbies," says Kwong. "The K11 project at Hanoi Road, Tsim Sha Tsui is a good example of a mixed-use building in terms of value creation."

Integrating adaptability into modular construction?

Modular integrated construction (MiC) is gaining popularity as a more sustainable, cost-effective approach to property development. In the west, there are advocates for using MiC to extend the lifespan of a building. This can be achieved by designing building modules and structures that can be reconfigured or expanded to fit the changing requirements of the occupants.

However, while prefabricated modules could be designed to serve multiple purposes in theory, the cost of doing so could be prohibitive in practice, says Sr Arthur Cheung, Chairman of the HKIS Building Surveying Division (BSD).

"There are different sets of fire safety and structural requirements, such as fire-resisting construction and imposed loads, governing residential, commercial and industrial buildings, for instance. If one prefab module is designed to be flexible enough to serve multiple purposes, the cost would be prohibitive, unless there's a clear government policy in place that supports the industry to use MiC to achieve adaptable building design."

In 2019, the LandsD began to grant industrial building owners a waiver for converting existing industrial buildings en bloc, or part of it, into transitional housing for a term of not more than five years. These buildings must be in areas zoned as 'Commercial', 'Comprehensive Development Area' and other 'Other Specified Uses' annotated 'Business' or 'Residential'.

“This is a well-intended initiative to provide more transitional housing for the less advantaged families currently waiting for public housing. But converting industrial units into residential flats is technically challenging,” explains Cheung.

“For a flat to comply with the building ordinance, certain lighting and ventilation requirements have to be fulfilled. But given the large floor plates of industrial buildings, when an industrial unit is subdivided into multiple flats, the flats in the middle cannot afford enough natural light and ventilation. They so cannot comply with the existing building regulations.”

Challenges in managing mixed-use buildings

Sr Ray Ng, Council Member of the HKIS Property and Facility Management Division (PFMD), says managing mixed-use or older composite buildings requires the Owners’ Corporation (OC) to have good communication with all owners and tenants. “On behalf of the OC, the property manager plays a facilitative role to ensure that the unit usage restrictions stipulated in the Deed of Mutual Covenant (DMC) and house rules are observed,” he says.

Many older composite buildings are now occupied by a diverse mix of tenants of different trades. Their activities in their units are legally disputable. Even if the use meets legal or specific licensing requirements, the property manager would also suggest preventive or mitigation measures to minimise potential disturbances and nuisances caused by specific tenants to others.

For example, in a building where clinics co-exist with other general tenants, in addition to strengthening the cleaning and disinfection of public areas and facilities, the property manager may propose dedicating a lift exclusive to serving the clinics’ visitors for reducing the risk of disease transmission. For landlords renting

out industrial spaces to band rooms or rehearsal studios, acoustic insulation should be fitted as part of the provision.

Apart from minimising nuisances caused by particular tenants, Ng says the property manager also plays an important monitoring and coordinating role in ensuring that tenants comply with building safety standards.

“When a unit is undergoing renovation, we would pay attention to whether load-bearing and fire compartment walls are damaged and whether the fire escape has been illegally altered. If there are suspected violations of the Buildings Ordinance or Fire Protection regulations, we would gently remind the landlord to make corrections. But for repeated violations or immediate hazards to all owners or the public, we may resort to reporting to the authorities for enforcement actions.”

While land-use zoning protects against undesirable outcomes and provides a degree of certainty, sometimes it could be overly rigid and protects the status quo at the expense of future adaptability. As Hong Kong is set to enter a new phase of development as its integration with the Greater Bay Area continues, how land and building uses can be made more adaptable to changing needs, some foreseeable and some unforeseeable, is worth a rethink.



重新思考土地及樓宇用途靈活性

隨著香港繼續透過開發新界土地及市區重建以增加土地供應，在土地用途和項目規劃上預留一定靈活性，有助於應付未來不可預期的變化，提供較大的發展空間。在此假設下，在法律框架與土地用途靈活性之間作出更佳平衡，有助於緩減未來經濟轉型所產生的土地資源錯配問題。

話雖如此，目前的規劃、建築物管制及土地行政等方面的法規，由不同部門處理審批，制度之間難免重覆，審批時間需時，對土地及樓宇用途亦有仔細限制。此外，靈活和適應性較強的建築設計，涉及額外成本和合規問題，故要提升土地及樓宇用途的高靈活性，在法律、技術和成本等可謂困難重重。

簡化審批程序

在現行規管架構下，規劃、建築物管制及土地行政等法規由規劃署、地政總署和屋宇署負責，旨在透過引導和管制土地發展及用途的工作，促進社區的衛生、安全、便利及一般福利，並且為市民締造一個組織更完善、效率更高和更稱心的居住和工作環境。

學會規劃及發展組主席衛振聲測量師表示，在籌劃發展項目時，發展商須先後向上述機構提出申請，而它們各自的審核標準和條件皆有所不同，過程冗長。因此，為加快市區重建步伐，他建議政府審視和精簡現行的項目審批程序。

他認為，政府應繼續研究如何統一及理順各項審批標準，精簡審批流程，例如探討建立中央審批機制或窗口的可能性。統一處理項目發展申請，讓申請人可一次過取得所有相關政府部門意見，盡早採取相應措施以符合法例要求。

他還建議，三間監管機構應統一標準和要求，例如總建築面積、佔地面積和建築高度等標準，以便同時執行審查和批准程序。

發展局表示，當局於 2018 年成立「精簡發展管制督導小組」，研究如何統一及理順各項審批標準，力求精簡審批流程。

「當然，公眾對地區發展項目的意見應予以尊重，但我亦希望城規會能提升與區議會和社區人士諮詢會議的效率，縮短諮詢時間。」他說。

為了鼓勵市區重建，衛振聲測量師建議放寬市區呎數較大的住宅重建地盤的地積比，相信能鼓勵發展商更積極收購舊樓，拼合出佔地較大的重建地盤，以獲取更高發展密度，從而提升項目發展經濟效益。

加快舊工廈重建

2010 年，政府將樓齡超過 30 年有意出售用作重建用途的舊工廈，強拍門檻由 90% 降低至 80%。2018 年，當局新增工廈重建鼓勵措施，包括放寬

最高核准非住用地積比率，上限為 20%。近月更推出工廈重建「標準金額」補地價先導計，加快工廈重建的修契程序，推動活化工廈。

目前而言，如要申請將工業區內的工廈（或私人工貿大廈（I/O）高層）改成純寫字樓和商業用途（《註釋》第一欄規定除外），則需要取得城規會規劃許可。

學會產業測量組理事鄺偉賢測量師樂見政府近年積極推動工廈重建活化，然而，他認同衛振聲測量師的看法，指出城規審批程序過長，有需要精簡審批。

衛振聲測量師補充說，有不少工廈較鄰近住宅和商業區，非常適合重建或改裝成其他用途。但由於這些工廈業權分散，需要集齊 80% 業權份數的業主同意才可聯售進行重建或整幢改裝。

「我會建議由市建局牽頭與工廈業主商討收購條件，並與私人發展商合作重建，做法就如現時市區住宅重建項目一樣。」

商住混合用途建築規範

鄺偉賢測量師引述 2003 年的規劃署諮詢文件並表示，規劃署提出其他指定用途（混合用途），容許項目以較靈活的混合模式發展，相信能為社區創造更多活力，鼓勵多元化商業活動，以應對不斷變化的市場需求。

據悉，相對於較嚴苛的住宅（甲類）用途，其他指定用途（混合用途）允許發展商多元化規劃項目，避免形成建於三層商場的「牙籤樓」等刻板的建築設計。《註釋》亦訂明，發展商應盡量解決樓宇內住戶與非住戶的接口問題，例如透過設立住戶專用大堂及升降機，確保住戶私隱和安全。部分新發展區亦設有其他指定用途（混合用途）的用途地帶。

「在這用途下，發展商可靈活決定分層住宅、寫

字樓或商場的樓層數目和比例，同時設住戶專用大堂，分隔住戶與商場及寫字樓用戶。」鄺偉賢測量師補充，「尖沙咀河內道的 K11 商住項目就是一個很好例子，充份發揮了商住混合模式的經濟潛力。」

以組裝合成建築法提升項目未來的適應性，可行嗎？

組裝合成建築法（MiC）作為一種更可持續、更具成本效益的建築方法，在業界越來越受歡迎。西方業界更有人提倡設計出有利於日後改變用途及重用的 MiC 組件，以適應用戶不斷變化的需求。

不過，學會建築測量組主席張文滔測量師指出，雖然理論上預製組件可以容許多種用途，但實際上成本上並不划算。

他坦言：「住宅、商業和工業樓宇對消防和結構安全都有不同要求，如耐火結構和承重等。如果同一件預制組件需要符合不同的安全要求，成本必然大幅增加，除非有明確的政府扶持措施支持業界利用 MiC 實現多用途建築設計，否則從成本效益的角度看來，這個做法難以實行。」

2019 年，地政總署落實給予工廈業主地契豁免，容許位於「商業」、「綜合發展區」和「其他指定用途」並註明「商業」或「住宅」地帶的工廈，整幢改裝工廈以提供過渡性房屋單位，為期不超過五年。

「這措施原意很好，希望藉此提供更多過渡性房屋，協助輪候公屋的基層市民。不過，要將工廈單位改裝成住宅單位，在法規和技術上存在不少挑戰。」張文滔測量師解釋說。

「住宅樓要符合建築條例，必須滿足一定的採光和通風要求。但鑑於工廈單位呎數大，當分間出幾個住宅單位時，中間的單位較難符合採光和通風要求。」

管理混合用途樓宇的挑戰

學會物業設施管理組理事吳傑華測量師表示，混合用途或舊式商住（或稱綜合用途）樓宇的業主組織（即法團或委員會），有需要與各單位業主及其租戶保持良好溝通，物業經理則發揮積極的協調角色，確保業主和用戶遵守大廈公契當中的單位使用限制和必須遵守的規則。

現時，許多舊式綜合用途樓宇都有不同類別的租戶，單位用途是否合法存在不少爭議。即使用途已符合了相關法例或特定牌照要求，物業經理也會建議採取適切的預防或緩減措施，以盡量減少某些租戶活動對他人造成的滋擾。

例如，在一些診所與其他一般租戶並存的樓宇，除加強對公眾地方及設施的清潔消毒外，物業經理可建議為診所訪客安排使用指定甚至直達樓層的升降機，以減低疾病傳播風險。而用作 Band 房的工廈單位，亦可建議業主預先安裝隔音降噪設施。

吳傑華測量師續說，除了盡量減少特定類型租戶有可能造成的滋擾外，物業經理在確保租戶遵守樓宇安全標準上，也發揮著重要的監察和協調作用。

「例如，某單位在裝修時，我們會特別注意主力牆和耐火間隔是否受損，走火通道是否被不合法改動。如懷疑某租戶違反了建築物條例或防火條例，我們一般會先提醒業主通知租戶作出糾正，但對於屢次違規或直接構成公眾安全風險的用戶，我們有責任向當局報告以採取執法行動。」

明細的土地用途劃分，能一定程度減少土地使用者之間的矛盾，但過於僵化的用途分類，有可能削弱發展過程中所需的靈活性和適應性。隨著香港與大灣區的持續融合，香港將進入一個新的發展階段，如何令土地和樓宇用途更能適應不斷變化和不可預見的需求，值得各方重新思考。



Programmes Subsidized by Vplus Engineering*

Tuition Subsidy

- ⚙️ **Professional Diploma / Diploma in Land Surveying (QF Level 4 / 3)**
- ⚙️ **Professional Diploma in Quantity Surveying (QF Level 4)**
- ⚙️ **Professional Certificate in Building Information Modelling (Building Works) (QF Level 4)**
(Recognised as CIC-Accredited BIM Coordinator Course)
- ⚙️ **Professional Certificate in Digital Works Supervision System (QF Level 4)**
- ⚙️ **Certificate in Building Information Modelling (Quantity Surveying / Facility Management / Project Management) (QF Level 4)**

* For details of QF Level, QR Registration Number and Validity Period of the programme, please visit the programme website
Vplus Engineering is part of the Vplus Subsidy Scheme. Eligible applicants can reimburse 60% of the tuition paid up to a maximum of \$45,000 per person

Enquiries

9081 5283

EDIT@vtc.edu.hk



Facebook



Programme Website



Vplus Subsidy Scheme

Member of VTC Group



Quality Building Award
優質建築大獎

2022

Smart | Sustainable | Superior
智慧創新 | 持續發展 | 卓越建築

Now open for Nominations

Nomination Deadline: 18 March 2022

Nomination Categories

Hong Kong Residential (Single Building)

Hong Kong Residential (Multiple Buildings)

Hong Kong Non-Residential
(New Building - Government,
Institution or Community)

Hong Kong Non-Residential
(New Building - Non-Government,
Institution or Community)

Hong Kong Building
(Renovation/Revitalization)

Building Outside Hong Kong

New added Special Awards

Innovative Project Award

Sustainable Development Award



Enquiry

QBA 2022 Secretariat Office

3159 2900

enquiry@qba.com.hk

www.QBA.com.hk

QBAHK

优质建筑大奖

QBAHK



Nominate Now
QBA.com.hk



HKICM
香港建造師學會



HKCA
香港建造商會



HKIA
香港建築師學會



HKIE
香港工程師學會



HKIH
香港房屋經理學會



THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會



HKQAA
香港品質保證局



IFMA (HK Chapter)
國際設施管理協會
香港分會



REDA
香港地產建設商會

QBA 2022 Chairing Organization
轉任主席

国内新闻分享

CIM 基础平台标准编制的思考与建议

近年来，各界已普遍认识到，城市信息模型（City information modeling，以下简称“CIM”）基础平台的提出，可解决智慧城市建设中数据共享和业务协同的痛点和难点问题，可有效支持智慧城市建设。自 2018 年以来，住房和城乡建设部先后在广州、南京等地区开展 BIM 报建审查和 CIM 基础平台建设的试点工作。与此同时，各地 CIM 基础平台建设发展十分迅速，截止到 2021 年 10 月，据不完全统计，共有 31 个城市 105 个项目提出 CIM 基础平台的相关建设愿景，涉及招标金额总计约为 6.7 亿元，建设内容包括园区、开发区、新区、城市等不同尺度的 CIM 基础平台建设、标准建设以及智能化审批、安全监管等 CIM+ 应用开发。

CIM 标准编研的背景特点

CIM 基础平台涉及多源数据融合、多业务协同、多主体参与，这就需要一套完善的标准体系规范数据接入、平台建设、运维保障等各个环节。标准的编制一般要以科学、技术和实践经验的综合为基础。建筑信息模型（简称“BIM”）的发展经历了 20 多年的实践，如今 BIM 标准体系已经趋于成熟。而 CIM 的发展仅 3 年时间，在建模和应用技术上其复杂程度远高于 BIM，而且我国 CIM 标准的出台有著显著的现实性背景：

一是快速增长的建设需求催生标准迅速出台。在相关成熟经验还比较缺乏、国家和行业等相关上位标准还不太完善的背景下，各地结合数字政府、智慧城市、城市更新等工作纷纷提出 CIM 基础平台的建设愿景。鉴于 CIM 基础平台建设是一项复杂性较高、多种技术交融、多主体参与的长期性工作，项目的落地实施必须有相应的标准来规范平台建设，催生了标准的迅速出台。

二是三级 CIM 基础平台体系的建成需要标准来保障。住房和城乡建设部在 2020 年 9 月印发的《城市信息模型（CIM）基础平台技术导则》中，提出要建立国家 - 省 - 市三级 CIM 基础平台体系。当前 CIM 基础平台的建设属于自下而上的探索性建设阶段，城市仍是 CIM 基础平台建设的主场。如何保障各城市在探索过程中走出个性的同时具有一定的共性，能够和省级、国家平台有效衔接，都急需标准来规范。

三是 CIM 基础平台实践周期短，可参考案例较少。CIM 需要多个行业、多个领域、多个管理层级的横、纵向打通，在国内外均处于探索阶段，已建成和可参考的成熟案例较少，而且对于 CIM 的认识也在处于逐步统一的过程中，国家、行业、地方、企业各级标准之中也存在著缺位现象。

未来 CIM 标准编研的思考

在以上背景下，笔者认为我国 CIM 标准的出台将有别于传统行业标准。这是在阶段性经验总结的基础上，适应实际工作的切实需要，需要不断进行迭代更新。

首先，CIM 基础平台相关标准将是急用标准优先出台、逐步完善，形成 CIM 基础平台标准体系的过程。横向来看，可按 CIM 基础平台的建设内容分为基础类、数据类、平台类、应用类、运维类、安全类等标准。纵向来看，可按标准发挥的定位和功能分为基础类、通用类和专用类标准。从当前已公开或征求意见的标准来看，标准是根据平台建设的紧迫程度按序推出的。在省级或城市的地方标准中，大多集中于城市级 CIM 基础平台的数据类或平台运营类标准，以及结合工程建设项目审批等专项工作推行的信息交付类标准等。在行业标准中，自 2020 年 9 月，住房和城乡建设部办公厅陆续发布或公开征求意见的 CIM 相关行业标准共 9 项，其中标准类型涉及基础类标准 2 项、通用型标准 3 项、专用类标准 4 项。从推出时序来分析，行业标准的出台是快速回应各地建设平台和数据加工的技术性要求，解决项目实施落地过程中的难点问题。同时，也是在不断推进工作中逐步统一认识，共同谱写 CIM 基础平台标

准体系图谱的过程。这一点在最新发布的《城市信息模型应用统一标准（征求意见稿）》中有所体现，该标准是 CIM 类标准中的基础和纲领性标准，明确了 CIM 表达的对象、模型内容等，为其他标准提供了纲领和框架。

其次，CIM 标准是阶段性成熟的产物，但需要随著技术和实践的发展不断迭代更新。当前发布或正在征求意见的 CIM 标准，是在对试点成熟经验总结和充分的技术探讨下形成的产物，在当下及较长一段时间对实践会有较大的指导意义。但 CIM 基础平台的建设中既有多源数据的汇聚，也有多种信息技术的集成，同时有多种应用需求的交织。随著信息技术的迭代更新，数据获取和治理技术的不断演替，以及应用探索中需求的不断变化，CIM 基础平台的标准也将是不断修订更新的过程。

结论

总体来看，我国 CIM 基础平台的发展迅速。各地已经普遍认识到 CIM 基础平台建设对智慧城市和城市治理现代化的突出贡献。当前，随著各地项目落地的实际需求和国家对该项工作的总体部署，各城市相关部门、省级管理部门和国家有关部门已经开始编研 CIM 基础平台的数据和平台类标准。未来，随著 CIM 基础平台逐步进入验收和运营阶段，评测类、应用类、安全类的标准需求将更为突出。

摘自：中国建设新闻网 作者：季珏
中国城市规划设计研究院（住房和城乡建设部遥感应用中心）正高级工程师 2021.11.30

更多测量相关的内地新闻资讯可于
学会网页内浏览（每星期更新）：
https://www.hkis.org.hk/en/newsroom_mainlands.html



北京办事处资讯

广州议会讲座：《融入大湾区论坛系列三：前海深港现代服务业合作区最新发展、政策及机遇》

2021年12月10日，广州议会以混合形式举行 CPD 讲座《融入大湾区论坛系列三：前海深港现代服务业合作区最新发展、政策及机遇》并获得圆满成功。

当晚邀请了全国人大代表、前海管理局香港事务首席联络官洪为民教授，JP，分享前海内相关的最新发展，及对青年专业人士如何走进前海发展，提供参考意见。他指出深圳和香港分别是「中国矽谷」和国际金融中心，前海更是深港现代服务业合作特区，为深化深港进一步合作带来新发展机遇。而深圳前海位于粤港澳大湾区的核心位置，邻近香港交通便利，且具备多项优惠及备案政策，也特别支持香港测量界行业内的人士及企业参与更多内地建设项目，提供相关专业服务。

其后洪为民教授，JP 与香港测量师学会会长（2020-21）邓海坤测量师、学会内地事务委员会主席兼前会长赖旭辉博士测量师，JP、学会广州议会副主席李国华测量师及学会青年组副主席高德仁测量师，一起主持问答环节，就如何协助香港专业测量师及公司前往前海及大湾区发展分享见解。其中，学会青年组副主席高德仁测量师问及如何协助香港青年测量师把握前海发展机遇时，洪教授指出青年专业人士心态上应该尝试及接纳新事物、新挑战，理解及明白各国各地或会因应其独有环境及背景而发展出一套与香港相异的专业标准和做法，并虚心学习。他亦建议青年专业人士在内地工作时宜多与当地沟通互动以更了解当地文化及建立自身人脉。

此外会长（2020-21）邓海坤测量师及各嘉宾也互动交流了如何进入前海及大湾区的会员想法及疑问，学会期待一起帮助在服务私人市场上的青年

北京办事处简讯

专业测量师及测量专业相关的中小企业，可以尽早取得更多支持条件进入大湾区发展，推广测量专业的人才发展空间。

是次活动获得 250 多位参加者于线上或线下参与。议会相信透过今次的活动，会员及就读测量专业的学生们能更多地了解前海以至粤港澳大湾区内的发展机会，并从经验者的分享中获得了宝贵的经验及建议，对他们落实具体参与，把握前海及粤港澳大湾区的发展、政策及机遇都有所得著。

是次活动为广州议会「融入大湾区论坛系列」活动之一，在往后的日子议会会继续向各会员介绍不同大湾区城市的最新发展及测量师机遇，敬请各位会员密切留意！

各位会员现可以于 2022 年 1 月 31 日前下载活动当日的简报以及重温当日录影内容以便参考：

录影内容：

<https://tinyurl.com/y554flog>



讲座简报：

<https://tinyurl.com/y5wrtbtr>



请注意，本讲座及简报所提供之内容只供参考，一切讯息及资料皆以官方公布为准，如有变更恕不另行通知。



全国人大代表、前海管理局香港事务首席联络官洪为民教授，JP 分享前海内相关的最新发展，及对青年专业人士如何走进前海发展，提供参考意见。



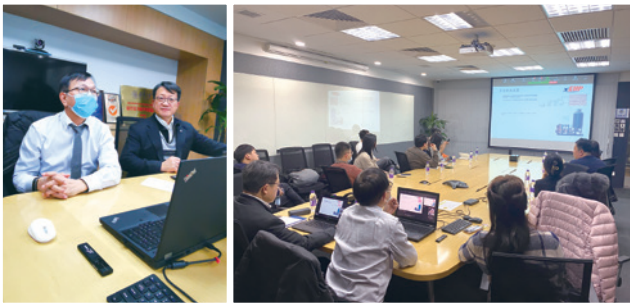
洪为民教授，JP (右 2) 与会长 (2020-21) 邓海坤测量师 (左 3)、学会内地事务委员会主席兼前会长赖旭辉博士测量师，JP (右 1)、学会广州议会副主席李国华测量师 (左 2) 及学会青年组副主席高德仁测量师 (左 1) 在问答环节一同与参加者分享最新前海及大湾区发展机遇及见解。



会长 (2020-21) 邓海坤测量师 (左 3) 最后向洪为民教授，JP 颁发感谢状，感谢他当晚的分享以及对青年测量师的建议。

北京议会活动讲座《冷源系统调试》

2021年12月14日北京议会活动讲座《冷源系统调试》圆满结束，此次活动的演讲嘉宾陈国湖测量师已经多次给北京议会的讲座活动演讲，陈国湖测量师从事建筑行业38年，在内地香港两地参与多个大小不同项目。在不同公司（机电分包、总包、机电顾问、开发商）任职不同岗位，有丰富的机电工程施工、安装、设计的经验。



此次讲座陈国湖测量师从以下几方面为大家举例解析：循环系统—冷冻水循环泵，冷却水循环泵；冷却系统—冷却塔；冷源系统—冷冻机。讲解过程中通过相关的操作流程、数据分析和具体的案例说明来进一步的给大家进行分享。他以幽默风趣的表达方式吸引了很多粉丝，线上zoom听课大概有280人左右，现场听课将近20人，很多现场听过陈测量师讲课的人都觉得意犹未尽。



讲座结束后，北京议会主席胡煜琳测量师代表学会向陈国湖测量师颁发纪念品和感谢状以表感谢。



现场听课人员合影



讲座结束后聚餐时刻

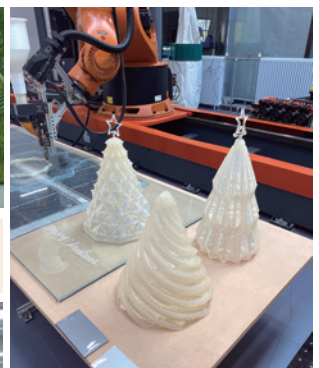
北京议会活动参观《北京未来设计园区》

2021年12月18日，香港测量师学会北京议会组织参观了《北京未来设计园区》。在参观的过程中，项目的工作人员向大家介绍了《北京未来设计园区》的历史沿革、建筑格局和建筑特色等相关信息。

北京未来设计园区是张家湾设计小镇的示范样板工程，致力于构建绿色、智慧、共享的多元活力场景，打造兼具设计感、科技感、工业感、未来感和幸福感的“五感”家园。2019年12月北京市建筑设计研究院有限公司作为首批企业签约入驻张家湾设计小镇，积极发挥头部企业引擎带动作用，投身张家湾设计小镇规划设计建设，探索城市副中心张家湾创新模式。为构建副中心“高精尖”经济结构、服务主城区、辐射京津冀提供有力支撑。园区一期改造工程共计13,000平方米，包括共享办公大厅、创新办公楼和设计师餐厅。昔日的铜牛老厂房变身为充满活力的北京未来设计园区，聚焦设计产业前端研发与创新，融合创研工作室、大师工作室、设计博物馆、设计交流与展示中心等功能。北京未来设计园区作为设计小镇“首创”、“首个”项目，已初步呈现出工业气息浓厚、设计与科技交织的活力场景。



未来设计院副院长郭少山给会员们介绍

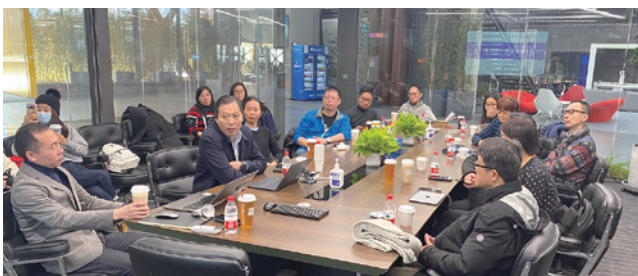


3D打印机制作出的工艺品，环保技术无污染

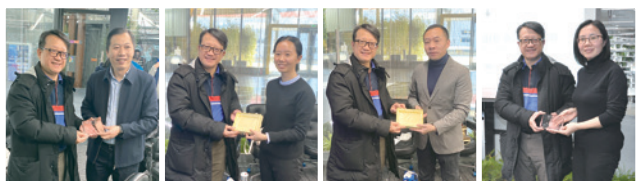


3D打印机

在参观结束后，园区给大家安排了4个有关园区的介绍讲座，包括：《老旧厂房改造创新模式》、《数字设计，数字创新建筑中的实施综述》、《BIM全过程咨询及案例》及《智慧园区及实施平台》，令参加者们对于园区的发展背景、设计、建设技术等方面都得到充份的了解，令参加者获益良多。



讲座交流中



讲座结束后，北京议会主席代表学会向四位演讲嘉宾（郭少山、刘济瑀、胡笏和刘智宏）赠送了纪念品致谢



大家在北京未来设计园区合影留念

历时大半天的北京未来设计园区参观活动圆满结束，能有幸参观交流让参加的会员们收获满满。

1 月份各议会活动预告

北京议会将与学会绿色建筑工作小组于1月18举办 CPD 讲座活动《中国绿色建筑的下一个10年 - 高质量、低碳、健康、以人为本》，有兴趣参加

的会员请到本网站或学会官方微信公众号了解参加详情。

2021-22 年度的会费缴纳

2021-22 年度的会费缴纳工作已经开始，从4月中旬起，香港测量师学会北京办事处已陆续向内地会员的个人邮箱发送电子版的缴费通知单和内地会员汇款方式信息，请各位内地会员在收到缴费通知单后按照规定时间安排汇款。所有内地会员将统一汇款至北京办事处的对公账户。北京办事处交通银行的对公账户为境内人民币账户，所以请各位会员在汇款时将账单港币金额换算成人民币金额汇款即可。会员在汇款时请务必按要求备注会员号和会员姓名，汇款后将汇款凭证的扫描件和缴费通知单一并发送至北京办事处邮箱 info-bjo@hkis.org.hk。如有任何疑问请致电（86 (10) 8219 1069）或电邮（info-bjo@hkis.org.hk）予北京办事处。

香港测量师学会在内地设有三个议会，定时举办不同活动如讲座或考察，请关注香港测量师学会微信公众号以获取更多活动资讯：

北京议会 - 主席：胡煜琳测量师	副主席：罗绮华测量师
上海议会 - 主席：张丽娟测量师	副主席：梁傲文测量师
广州议会 - 主席：张子涛测量师	副主席：李国华测量师

关注香港测量师学会

香港测量师学会微信公众号：

微信号：HKIS-Official
微信名：香港测量师学会



香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687
群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



Programme
Application Deadline
30 April 2022

Apply Now!



DIREC

Doctor of International Real Estate and Construction (DIREC) Programme

1st Professional Doctorate in
International Real Estate and Construction in HK

UNIQUE FEATURES



Enrich senior executives' theoretical and technical knowledge in international perspectives for top level advancement



Inspire senior executives with holistic thinking and analytical methods to tackle the complex influence of public policy and the global economic environment



Bring together innovative and highly practical approaches in the areas of project management, information technology, urban economic processes, urban and regional planning, etc.



Strong multi-disciplinary team of faculty members including seasoned scholars ranked among top 2% of scientists in the world and veteran professionals from the industry



PolyU Inspirational World Rankings (QS World University Rankings by Subject 2021) 21st : Engineering – Civil & Structural ; 18th : Architecture / Built Environment

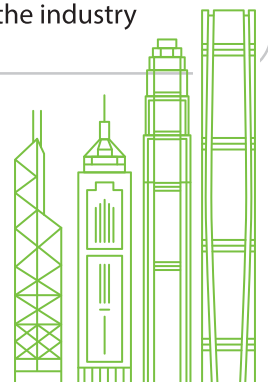


Proud History & Strong Alumni Network : Close-knit and large community of remarkable alumni produced over the past 80+years in the industry

Apply:



Programme
Details :





Entry Scholarship

Applicants from reputable universities with outstanding academic results (e.g. First-class honours bachelor's degree) are invited to submit applications for consideration of award of the Entry Scholarship. Details are available on <https://www.polyu.edu.hk/fce/study/taught-postgraduate-programmes/>

Online Application

<http://www.polyu.edu.hk/study> on or before **30 April 2022 (Sat)**. Applications after this deadline may be considered only when places are available

Continuing Education Fund

Two subjects of each of the above first three programmes have been included in the list of reimbursable courses for Continuing Education Fund (CEF) purposes

Info Seminars

8 Jan 2022 (Sat)

Details will be announced on the website
Registration Deadline: **6 Jan 2022 (Thu)**

Enquiries

CRE

3-4pm Online
3400 8121 (Miss Mak)
ka-man.mak@polyu.edu.hk

CLDR

3-4pm Online
3400 3819 (Ms Yap)
bsconnie@polyu.edu.hk

PM

3-4pm Online
3400 8122 (Ms Wong)
bssywong@polyu.edu.hk

DIREC

3-4pm Online
3400 3819 (Ms Yap)
bsconnie@polyu.edu.hk

Taught Postgraduate Programmes in Construction and Real Estate Sector

Applications are now invited for admission during the 2022/2023 academic year for both the full-time and part-time taught postgraduate programmes for relevant professionals working in the construction and real estate sector.

MSc in Construction and Real Estate (CRE)

建築及房地產學 理學碩士學位
(Programme Code 04001)

MSc in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位
(Programme Code 04001)

MSc in Project Management (PM)

項目管理 理學碩士學位
(Programme Code 04001)

Doctor of International Real Estate and Construction (DIREC)

國際房地產及建築博士
(Programme Code 32109)
(part-time programme : normally 3 years; no full-time mode)

Inspirational World Rankings

6th (QS Top 50 Under 50 Rankings 2021)

25th (QS Asia University Rankings 2022)

66th (QS World University Rankings 2022)

21st (QS World University Rankings by Subject 2021 - Engineering - Civil & Structural)

18th (QS World University Rankings by Subject 2021 - Architecture / Built Environment)

Sign Up for
Info Seminars

polyu.edu.hk/bre



HKIS Annual General Meeting 2021 Inauguration of the New General Council

The Annual General Meeting (AGM) of the Hong Kong Institute of Surveyors (HKIS) was held on 20 December 2021. Sr K K CHIU was elected as the President of HKIS for 2021-2022. Outgoing President Sr Edwin TANG will assume his title as Immediate Past President to continue serving the Institute.

At the AGM, Sr Paul WONG was elected as Senior Vice-President, Sr Francis LAM and Sr Robin LEUNG were both elected as Vice-President, whilst Sr Tony WAN and Sr Raymond KAM were elected as Honorary Secretary and Honorary Treasurer respectively.

The incoming President, Sr K K CHIU, is a Fellow Member of the HKIS. He is the Chief Executive of Greater China at Cushman & Wakefield and has devoted himself to serving the surveying industry over the past 37 years. Since 1999, he has held various positions at the HKIS, including the Chairman of the General Practice Division in 2015-2019, and has made tireless efforts to enhance the professionalism of the surveying industry and to promote land and property valuation. Apart from his service to the HKIS, Sr CHIU also engages in works in various professional organisations and government committees to promote the development of the industry. He is currently a Member of Working Group of Advisory Forum of International Valuation Standards Council (IVSC), General Council Member of the China Institute of Real Estate Appraisers, and Member of Land and Development Advisory Committee (LDAC) appointed by the Government of Hong Kong SAR under Development Bureau etc. In

addition, Sr CHIU helps nurturing surveying students in local universities by providing advice to the curriculums and examinations.

The incoming President Sr CHIU said: “As Hong Kong is getting back into its stride after overcoming the social order and pandemic constraints, the Institute will strengthen its role in promoting the wellbeing of the surveying industry leveraging on the tailwind of the numerous large-scale development projects outlined in the Policy Address. Our professional expertise shall play an integral part to build a sustainable city. At the same time, the Institute will strive to enhance the connectivity with its members especially the engagement with our young surveyors. Furthermore, development in different directions is placed in priority. We will continue to maintain the professional standards of surveyors and strengthen their status in the society, as well as expand our ties with the international and Mainland counterparts. Let’s go the extra mile together for a better Hong Kong.”

The following are the members of the General Council 2021-2022:

Office Bearers

Sr CHIU Kam Kuen	President
Sr WONG Kwok Leung, Paul	Senior Vice-President
Sr LAM Ka Fai, Francis	Vice-President
Sr LEUNG Chi Tim, Robin	Vice-President
Sr WAN Wai Ming, Tony	Honorary Secretary
Sr KAM Ka Fai, Raymond	Honorary Treasurer

Members

Sr CHEUNG Man To, Arthur	Chairman, Building Surveying Division
Sr LEE Hoi Tat, Nathan	Vice-Chairman, Building Surveying Division
Sr WONG Kin Yee, Billy	Immediate Past Chairman, Building Surveying Division

Sr CHAN Chi Hing, Alnwick	Chairman, General Practice Division
Sr LAM Tsan Wing, Alexander	Vice-Chairman, General Practice Division
Sr WONG Ching Hang, Jeffrey	Council Member, General Practice Division
Sr TSUI Hoi Yuen, Paul	Chairman, Land Surveying Division
Sr CHU Siu Ki, Alex	Vice-Chairman, Land Surveying Division
Sr LAU Chi Kwong	Vice-Chairman, Land Surveying Division
Sr WAI Chun Sing, Terence	Chairman, Planning and Development Division
Sr HUNG Chuen Ka, Charles	Chairman, Property and Facility Management Division
Sr Dr CHAN Kwok Hung, Kenny	Vice-Chairman, Property and Facility Management Division
Sr LEE Man Kwong, Jonathan	Vice-Chairman, Property and Facility Management Division
Sr CHOI Shing Lam, Sunny	Chairman, Quantity Surveying Division
Sr NGAI Chi Hang, Tim	Vice-Chairman, Quantity Surveying Division
Sr YING Chung Sau, Rex	Vice-Chairman, Quantity Surveying Division
Sr WONG Kin Yeung, Sunny	Chairman, Young Surveyors Group
Sr KO Tak Yan, Wilson	Vice-Chairman, Young Surveyors Group
Ex-Officio Members	
Sr TANG Hoi Kwan, Edwin	Immediate Past President
(To be elected)	Chairman of the Board of Education
(To be elected)	Chairman of the Board of Membership
(To be elected)	Chairman of the Board of Professional Development



Incoming President of HKIS Sr K K CHIU



HKIS General Council 2021-2022



Incoming President of HKIS Sr K K CHIU (left) and Immediate Past President Sr Edwin TANG

HKIS BIM Conference 2021 Explored challenges and opportunities of digital integration of advanced technology for surveyors

The Hong Kong Institute of Surveyors (HKIS) hosted the HKIS Building Information Modelling (BIM) Conference at the Surveyors Learning Centre on 2 December. Themed “**Digital Integration of Advanced Technology for Surveyors: Challenges and Opportunities**”, the Conference gathered more than 150 participants including government officials, business leaders, industry experts and scholars attending both online and offline to deliberate on the prospects of Development Information Modelling used by the surveying industry. **Mr CHAN Tak Yeung, Thomas, Principle Assistant Secretary (Works) of Development Bureau of the Hong Kong SAR** attended the Conference as its Guest of Honour.

Digitalisation and new work models have pushed the evolution of surveying industry. Coupled with the Government’s commitment of building a northern metropolis put forward in its latest policy address, Hong Kong will see a substantial increment in land development and construction. Facilitating such government strategy will not only require extensive adoption of Building Information Modelling (BIM) by the surveying industry as well as the property development and construction industry, but will also need comprehensive knowledge of a broader concept brought up at the Conference – the Development Information Modelling (DIM), and an enhancement in the application of digitalisation and information to cater for a new environment and new requirements. With the aim of inspiring participating professionals to explore more possibilities, six industry leaders and experts were invited to the Conference to share and discuss in detail the onward trends and potentials of digital technology.

The Guest of Honour of the Conference, **Mr CHAN Tak Yeung, Thomas, Principle Assistant Secretary (Works), Development Bureau of the Hong Kong SAR** shared that “BIM has in fact become the backbone of our design and construction works and is a linchpin of all our digital construction initiatives such as Modular integrated Construction (MiC), Multi-trade integrated MEP (MiMEP), etc., which all rely on the accuracy of the data of BIM models for automated and computerised fabrication of the construction modules in a safe and cost effective manner.

In his welcome remarks, **Sr Edwin TANG, President of the Hong Kong Institute of Surveyors (2020-21)** mentioned, “Unlike previous editions of the BIM Conference, this year we have explored a number of related advanced technologies commonly used by the construction industry such as big data and cloud platform. We hope that the Conference has inspired industry professionals to make use of these tools to speed up digital transformation and step up themselves for a new digital era.”

Sr YIP Yin-yung, Chairman, HKIS Building Information Modelling Committee mentioned in his closing remarks, “The Conference has explored how surveying industry can adopt and integrate the use of digital technology from multiple perspectives. I hope that participants can get a comprehensive understanding of the possibilities that digital technology presents, and how we can maximize the speed and efficiency in the development of land, planning and construction despite limited resources. The application of BIM should go beyond construction phase into the entire land and housing development cycle. The novel idea of DIM will help us step outside the current BIM definition.”

BIM Conference Proceeding downloadable at:

<https://tinyurl.com/y5eys7d2>





Mr CHAN Tak Yeung, Thomas, Principle Assistant Secretary (Works), Development Bureau of the Hong Kong SAR (middle), Sr Edwin TANG, HKIS President (2020-21) (left) and Sr YIP Yin-yung, Chairman, HKIS Building Information Modelling Committee (right) attended the HKIS BIM Conference.



1. Mr CHAN Tak Yeung, Thomas, Principle Assistant Secretary (Works), Development Bureau of the Hong Kong SAR attends as the Guest of Honour of HKIS BIM Conference.
2. Sr Edwin TANG, HKIS President (2020-21) delivers the opening remarks.
3. Sr YIP Yin-yung, Chairman, HKIS Building Information Modelling Committee delivers the closing remarks.

Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members' professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members' recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member's views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one's personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Word limit: 1,300 words
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS corporate members' submission only





HKIS “Maintenance and Appreciation of Historical Buildings”
Sr Arthur Cheung Organising Committee Chairman

HKIS “Maintenance and Appreciation of Historical Buildings” Closing Ceremony

The HKIS “Maintenance and Appreciation of Historical Buildings” closing ceremony was held on 14 December to mark the perfect end of a series of events. The Institute was honoured to invite Mr Ivanhoe CHANG, Commissioner for Heritage, Development Bureau, HKSAR Government, as its Guest of Honour. Ms Clarice YU Po-mei, JP, Director of Buildings, Buildings Department; Mr Alan SIN Kwok-leung, Assistant Director (Property Services), Architectural Services Department and other experienced experts in architecture, surveying, and heritage conservation attended as our guests.

The ceremony started with the opening speech by HKIS President (2020-21), Sr Edwin Tang, and the speech from Mr Ivanhoe Chang. Followed by the launch of the campaign closing video, guided tour video and the presentation of the campaign achievement. Sr Vincent HO Kui-yip, MH, JP, HKIS Convener of the Working Group on Heritage and Sr Arthur Cheung, HKIS “Maintenance and Appreciation of Historical Buildings Organising Committee Chairman introduced the Tips for Maintenance of Historic Buildings which was then uploaded to the website. Finally, the guests were invited to come on stage to conclude the event.

Guided tours, workshops, competitions, and forums organised by the HKIS over the past two years received an overwhelming response from the general public, which wanted to learn about the aesthetic and conservative values of historical buildings, and gain a better understanding of the history and village culture of Hong Kong. Due to the pandemic, this year’s guided tours went online and took participants to Yuen Long to visit the three declared monuments in the area – I Shing Temple in Wang Chau, Cheung Ancestral Hall in Shan Ha Tsuen, and Tang Ancestral Hall in Ha Tsuen – so that they could gain a deeper understanding of Hong Kong’s history and local culture. Videos of this tour were uploaded to the YouTube channel “HKIS Heritage 賞·惜·舊築跡”. Members may click the link below to watch them.

You can also find other videos of the campaign like the opening video, workshop and forum video, etc from the YouTube Channel listed below.

Knowing the past can help us understand the present. A series of events of “Maintenance and Appreciation of Historical Buildings” has ended, but the HKIS continues to contribute to the industry by demonstrating its professionalism to promote the importance of built heritage conservation to the general public.

Special thanks to Organising Committee members and the Historic Building Conservation Association for their support to the event.

Website: <https://www.hkis-heritage.com/>

Facebook: <https://www.facebook.com/hkis.heritage.project>

Online Guided Tour Video

「賞·惜·舊築跡」元朗公眾導賞團
— 山廈村張氏宗祠 :

https://youtu.be/dzFoRv8G_5o



「賞·惜·舊築跡」元朗公眾導賞團
— 橫洲二聖宮 (第一集) :

<https://youtu.be/3hQ-9BQkz7o>



「賞·惜·舊築跡」元朗公眾導賞團
— 橫洲二聖宮 (第二集) :

<https://youtu.be/JvkbUzcxvkU>



「賞·惜·舊築跡」元朗公眾導賞團
— 廈村鄧氏宗祠 (第一集) :

<https://youtu.be/MyrP3DUCQck>



「賞·惜·舊築跡」元朗公眾導賞團
— 廈村鄧氏宗祠 (第二集) :

<https://youtu.be/zG2AVIcuaFg>



HKIS Heritage 「賞·惜·舊築跡」
Youtube Channel

[Comment, Like, Share and Subscribe]
<https://tinyurl.com/y2qtqwkvw>



Pamphlet

HKIS “Maintenance and Appreciation of Historical Buildings” Closing Ceremony Project Highlights :

<https://bit.ly/313sO4e>



Tips for Maintenance of Historic Buildings:

<https://bit.ly/3mF6Snz>





「賞·惜·舊築時」
Maintenance and Appreciation of Historical Buildings

開幕禮 Launching Ceremony

公眾導賞團 Guided Tours

工作坊 Workshops

論壇 Forum

傳媒報導 Media Publicity

短片及社交媒體 Video & Social Media

官方網站 Official Website

歷史建築維修小冊子 Tips for Maintenance of Historical Buildings

比賽 Competition



HKIS "Maintenance and Appreciation of Historical Buildings" Closing Ceremony



HKIS Charitable Foundation
Sr Winnie Shiu Chairman (2020-2021)

HKIS Charitable Foundation Chairman's Report 2020-2021

It has been a great privilege to serve as the Chairman of the HKIS Charitable Foundation ("the Foundation"). A special resolution to amend the Articles of Association at an EGM held on 24 September 2020, meant I had the honour to serve for two terms, in 2019-2020 and the current term of 2020-2021. To alleviate the workload of the President and make the Foundation more functioning, it was proposed to change the capacity of the Chairman from the HKIS President to the Immediate Past President.

I would like to highlight some of the accomplishments during the current term.

1 Identity for the Foundation

To create an identity for the Foundation and make it recognizable and help towards promoting the mission of the Foundation, a Logo Design Competition was organised in August 2021. Members of the HKIS were invited to showcase their talent and creativity by designing a logo to reflect the nature and mission of the Foundation. A total of 20 designs were received from 11 members, including from Corporate Members and Probationers. A prize presentation ceremony for the winners of the Grand Prize and Certificate of Merit will be held on 15 December.

2 Launching of the Website

A website for the Foundation (www.hkischarity.org.hk) was developed and launched on 14 December 2021. It is hoped that the website can help to spread a message across to individuals and businesses in the community to support the Foundation to sustain and carry out its mission to help the underprivileged and individuals from all walks of life.

3 Donations

The Covid-19 pandemic social distancing

measures restricted plans to organise activities for raising funds. To enable the Foundation to offer assistance and financial support to the underprivileged, socially disadvantaged, and vulnerable groups in the community, an appeal for donations was made to property developers and organisations, HKIS surveying companies and members.

An appeal was also made to the six Divisions and the Young Surveyors Group of the HKIS to donate the net proceeds from their CPD events.

The appeal and invitation for support has generated donations of HK\$157,000 towards the Foundation.

A raffle ticket sale is in the pipeline, and I hope that more funds can be raised.

4 Sponsoring Activities

During the year, the Foundation sponsored the activities under the Project SPARKLE (「擦亮童心」伙伴同行計劃) and Happy Future Mentorship Programme (「前面有樂」量師童行計劃), including:-

- 前面有樂 - 量師童行計劃 2021: 前面有樂之「嘩鬼出「城」童拾趣 held on 30 October 2021
- 前面有樂 - 量師童行計劃 2021 : 前面有樂之「聖誕動起來 - 創新運動會」 to be held on 18 December 2021

5 Word of thanks

I would like to express my sincere gratitude to the Board of Directors and Operations Committee for their contribution and support to the Foundation during the year.

While I will be stepping down as the Chairman, I will continue to offer my support and assistance in the coming new term of the Board of Directors.

HKIS Charitable Foundation – Logo Design Competition Prize Presentation Ceremony

A prize presentation ceremony for the winners of the HKIS Charitable Foundation Logo Design Competition was held on 15 December 2021 at the HKIS Surveyors Learning Centre. The Chairman of the Foundation, Sr Winnie Shiu, presented the awards to the winners of the Grand Prize, Sr CHU Wai Lok, Eric, and Certificate of Merit, Sr LAI Lit Ki, Ricky. The Grand Prize entry will be adopted as the logo of the Foundation and for promoting its mission.

After the presentation, the winners briefed the Board of Directors and members of the Foundation, the concept behind their design. Once again, congratulations to the winners and thanks to all the HKIS members who participated in the competition.



Grand Prize winner, Sr Eric Chu

Certificate of Merit winner, Sr Ricky Lai



The winners with the Chairman and members of the Foundation

HKIS Charitable Foundation AGM 2021

On 15 December 2021, the Annual General Meeting (AGM) of the HKIS Charitable Foundation (“the Foundation”) was held at the HKIS Surveyors Learning Centre. A new Board of Directors was elected for 2021-2022. In accordance with the Foundation’s Articles of Association, the outgoing Chairman, Sr Winnie Shiu, will be replaced by the incoming Immediate Past President of the HKIS, Sr Edwin Tang.

Board of Directors 2021-2022:

Sr CHIU Kam Kuen
Sr FOK Ching Yin, Amelia
Sr HO Kwok Kwan, Thomas
Sr HUI Wah Lun, Daniel
Sr LEUNG Chi Tim, Robin
Sr SHIU Wai Yee, Winnie
Sr TANG Hoi Kwan, Edwin
Sr WONG Kin Yee, Billy
Sr YEW Yat Ming, Edmond



Council Members Reaching Out

1 December	Seminar for Young Construction Professionals Organised by the Development Bureau	Sr Edwin Tang Sr Sunny Wong Sr Shelley Chan
1 December	Annual Dinner of the Association of Consulting Engineers of Hong Kong	Sr Edwin Tang
3 December	Celebration of the 20 th Anniversary of the Establishment of the Hong Kong Coalition of Professional Services Seminar cum Luncheon	Sr Edwin Tang Sr Chiu Kam Kuen Sr Paul Wong Sr Winnie Shiu Sr Dr Lesly Lam Sr Robin Leung Sr Alexander Lam Sr Alnwick Chan Sr Terence Wai Sr Kays Wong Sr Amelia Fok
5 December	RSCP Volleyball Men's Tournament 2021 Organised by the Recreation and Sports Club for Hong Kong Professional Bodies	Sr Edwin Tang
5 December	建造業議會舉辦「2021年立法會換屆選舉 - 與建造業有密切關係的選委與選舉委員會界別候選人座談會」	Sr Edwin Tang
10 December	The 2022-23 Budget Consultation Session: Construction and Engineering Sector Organised by the Financial Secretary's Office	Sr Edwin Tang

10 December	Meeting on the "4178CD Yuen Long Barrage Scheme" and "4161CD Improvement of Yuen Long Town Nullah – Town Centre Section" Projects Organised by the Drainage Services Department	Sr Ivan Law
15 December	廣東省粵港澳合作促進會主辦《粵港澳熱點大講堂》第七期：「建築規劃、建築設計如何助力前海、橫琴方案的實施」	Sr Dr Stephen Lai, JP
16 December	廣東省住房城鄉建設廳與香港發展局合辦「粵港合作項目推介會」	Sr Edwin Tang Sr KK Chiu Sr Dr Stephen Lai, JP Sr Arthur Cheung Sr Paul Tsui Sr Alnwick Chan Sr Charles Hung

HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)
HK\$80 (Member price)



HKIS 35th Anniversary Cap
HK\$35 (Member price)



Available for sale at HKIS reception / HKIS Website

For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://www.hkis.org.hk/en/hkis_shop.html

CIC Construction Digitalisation Award

建造業議會數碼化大獎 2021

23 outstanding local projects and local organisations were recognised by the inaugural CIC Construction Digitalisation Award 2021 for their contribution in the promotion and adoption of digitalisation tools and workflows and in bringing about innovation in these areas to improve productivity, quality, sustainability and safety, with measurable KPIs. Let us celebrate their achievements in digitalisation!

WINNER LIST

Project Category

Gold	Cross Bay Link, Tseung Kwan O - Main Bridge and Associated Works
Silver	InnoCell
Bronze	North Lantau Hospital - Hong Kong Infection Control Centre
Merit	CKR - Digitalisation Journey
Merit	Three-Runway System (3RS)

Organisation Category

Client

Gold	Electrical and Mechanical Services Department
Silver	Airport Authority Hong Kong
Bronze	Corporate Intelligence of the Architectural Services Department
Bronze	Digitalisation Journey for Smart Drainage Services Delivery in Drainage Services Department

Contractor Category A

Gold	Gammon Construction Limited
Silver	Hip Hing Engineering Co., Ltd.
Bronze	China State Construction Engineering (Hong Kong) Limited

Training / Research Institute

Gold	The Hong Kong University of Science and Technology
Silver	iLab@HKU: The finest lab that catalyses construction digital transformation
Bronze	City University of Hong Kong (Department of Architecture and Civil Engineering)
Bronze	Transcendence Company Limited

Consultant

Gold	Arup
Silver	Digital is Differentiator - AECOM
Bronze	Rider Levett Bucknall Limited

Contractor Category B

Gold	ATAL Engineering Limited
------	--------------------------

Start-up Company

Gold	Varadise Limited
Silver	RaSpec Intelligence Inspection Limited
Bronze	Llewellyn and Partners Company Limited

Scan here to view winning stories of construction digitalisation on the award website!



The HKIS Outstanding Dissertation/Thesis Awards 2020 Executive Summary of Winning Papers

A STUDY ON THE FEED-IN-TARIFF (FiT) SCHEME IN HONG KONG: A REVIEW OF THE COSTS AND BENEFITS OF INSTALLING SOLAR PANELS

**Undergraduate Category (PFMD) – Top Award
Winner: LUK Sin Yee
The Hong Kong Polytechnic University – BRE**

In recent years, Hong Kong has proposed increasing its renewable energy use. Feed-in-tariff (FiT) is a new initiative for stimulating the development and adoption of renewable energy by providing economic incentives to the private sector. Since FiT's launch two years ago, its practitioners have aimed to encourage more users of and investors in solar energy. FiT can be a great platform for the development of renewable energy in Hong Kong, but its effects and impact are still under-assessed. Thus, this dissertation attempts to investigate and examine the feasibility of FiT and determine if it has the potential to help ensure a sustainable future.

In the course of investigating the feasibility of FiT in Hong Kong, the author conducted literature

reviews, case studies, and questionnaire surveys among potential applicants. Her research revealed that Hong Kong had a very high initial FiT rate in the broad view when compared to its Asian neighbours. In addition, the differences in value between this FiT rate and standard residential tariffs in Hong Kong were the highest in the region, thus creating a financial incentive to adopt FiT. Given Hong Kong's high electricity tariffs, it could take up to six years for a solar PV system in a general village house to be paid off.

Apart from economic issues, the FiT application process is smooth, but often troublesome and time-consuming. Hence, the duration between the application for FiT and the installation of solar panels in the average residential unit takes over half a year. As for learning FiT in schools, it involves a lot of training, so it would be difficult for teachers who lack knowledge of solar-related projects to teach it.

To improve the performance of FiT, power companies can provide more technical help in data submission to simplify the application process. Meanwhile, the Government should provide more support to increase FiT's use. For instance, it could provide subsidies to lower investors' risks during the early stages. To attract more investors, it could air frequent advertisements through the mass media to encourage the use of renewable energy.

As FiT is still quite new, the data collected on it remains limited. Thus, the public has a low awareness of the scheme. There should be further studies to examine the scheme after its coverage expands and sample sizes for study increase, so as to enable a more representative and comprehensive assessment of its feasibility.

WALKING TO THE TRAM: SPATIAL COGNITION OF THE TRAM ROUTE ENVIRONMENT IN HONG KONG

Undergraduate Category (PDD) – Second Award

Winner: TAM Hiu Lam

The University of Hong Kong – UPD

In cities, the interplay between their many moving and stationary elements is flexible, yet complicated, given the hardly predictable human-environment relations. Studies on spatial cognition have explored the psychological associations between travellers and their surrounding environments and sought to understand how the former acquire, mentally structure, and use geography to guide their travel behaviours. Travellers' cognitive maps represent their spatial knowledge and how they think, feel, and act in their surroundings. Thus, these maps perform as "coping mechanisms," which help people find places and how to get there.

Previous studies on cognitive maps focused on the general portrayal of certain neighbourhoods or cities. While some researchers drew connections between travel and spatial learning, there remains a limited understanding of how the existing transport infrastructure contributes to people's spatial cognition and various travel behaviours including route selection.

This study aims to fill this research gap by examining the relationships between the route environment and people's cognition map knowledge before they embark on their tram journeys. The study area is Sai Ying Pun, a largely residential area along the tram routes in

Northwestern Hong Kong Island. The author conducted both street and online interviews and asked questions about respondents' tram use, spatial cognition, and sketching of cognitive maps. She then evaluated how the memories, impressions, and preferences of Sai Ying Pun's inhabitants entwined with the features of the tram route environment during their walks to the tram.

The result was that the respondents' spatial cognition along their tram routes was mainly shaped by street patterns and landmarks, the respondents' sense of direction, and their past experiences. Buildings, pedestrian roads, and crossings were the dominant features that helped the respondents learn and remember their routes. "Fuzzy" languages were frequently spoken to describe the physical distance and time required for the respondents' foot journeys, which were possibly induced by their time constraints. The simplicity and abstractness of sketched maps further suggested that the respondents' experiences and sense of direction, without attributive information, allowed them to reach their destinations. Incompleteness and distortions were believed to have been caused by confusion over streets with similar names, the low frequency of visits, and the habitual basis of the respondents' walks.

The limited awareness of the visual attractiveness and landscaped features hinted at a lack of character or liveliness in the respondents' spatial cognition. Even though many praised the clarity of Sai Ying Pun's street layout, they were also confused by some directions and locations including the tram stops. These aspects pointed at ways to improve the legibility and attractiveness of Hong Kong's tram routes and stops.



Building Surveying Division
Sr Arthur Cheung BSD Council Chairman

BSD AGM

On 27 November, the BSD successfully held its Annual General Meeting at the School Hall of Henrietta Secondary School. During the meeting, the new BSD Council was elected.

It is my pleasure to assume the BSD chairmanship for 2021-2022. A full list of the council members is shown below:

Office Bearers	
Chairman	Sr CHEUNG Man-to, Arthur
Vice-Chairman	Sr DY Wai-fung, Peter
	Sr LEE Hoi-tat, Nathan
Honorary Secretary	Sr CHAN Ka-man, Margaret
	Sr LI Wing-shan, Joanmi
Honorary Treasurer	Sr CHAN Tak-ming, Terence
Council Member	
Council Member	Sr CHAU Bing-che, Henry
	Sr CHEUK Cheung-kei, Cheuky
	Sr CHEUNG Yan-kwai, Eddy
	Sr KWOK Pak-wai, Jeffrey
	Sr LAI Carmen
	Sr LAM Wai-keung, Andrew
	Sr LAU Cheuk-kit, Paul
	Sr LAW Fuk-chuen, Ivan
	Sr LI Chung-ho, Jerry
	Sr LO Ching-yee, Camille
	Sr MOK Wan-chi, Gigi
	Sr TEE Lee-wai, Hazel
	Sr WANG Man-wah, Conny
	YSG Representative
Sr CHAN Yuet-man, Leonie	



For this council year, the BSD's mission is 「厚積.凝聚.感受」. The council wants to encourage BSD members to work together for better knowledge transfers and professional development, to serve society and to support each other.

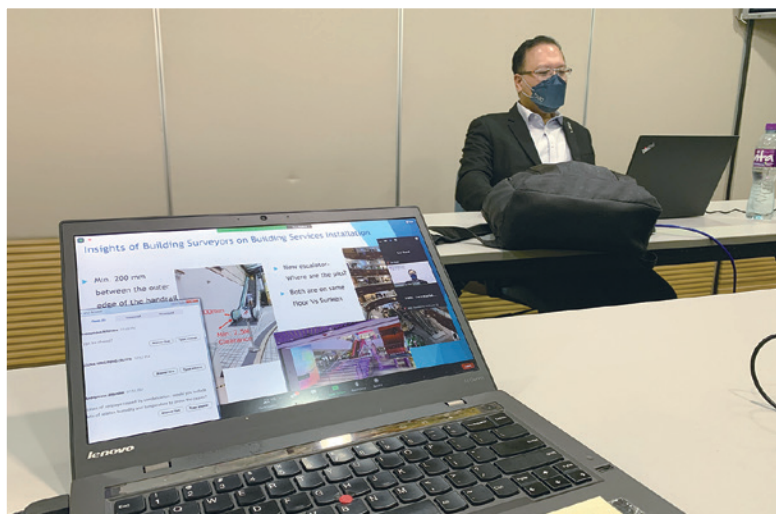


I take this opportunity to thank the outgoing council for its great efforts on behalf of and contributions to the BSD.

CPD

Since November, the BSD has held four CPDs:

- An experience-sharing session, Building Maintenance and Improvement Works in Commercial Portfolios, by Sr Henry Chau (8 December)
- Two visits to the Hong Kong Housing Society's Accessible and Adaptable Design Mock-up Flat Prototypes (both on 4 December)
- A joint CPD with the BOPD, the Safety Management System and Safety Audit for Repairs, Maintenance Alterations, and Addition Works, by Dr YY Wong (29 November)



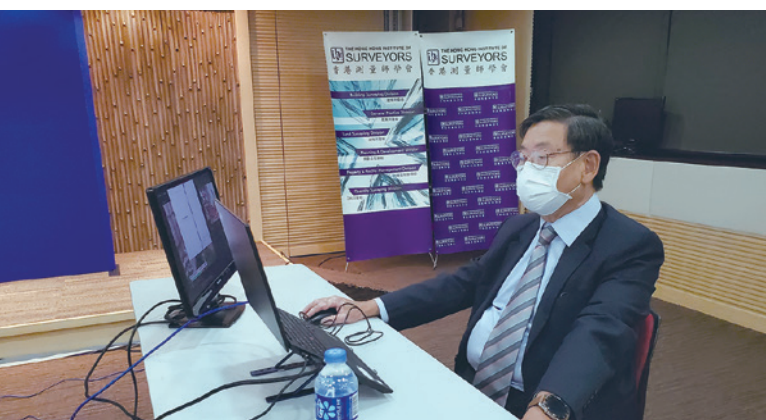
Experience-sharing session, Building Maintenance and Improvement Works in Commercial Portfolios, by Sr Henry Chau (8 December)



Two visits to the Hong Kong Housing Society's Accessible and Adaptable Design Mock-up Flat Prototypes (4 December)



Two visits to the Hong Kong Housing Society's Accessible and Adaptable Design Mock-up Flat Prototypes (4 December)



Joint CPD with the BOPD, the Safety Management System and Safety Audit for Repairs, Maintenance Alterations, and Addition Works, by Dr YY Wong (29 November)

Proposed Amendments to the Code of Practice (CoP) for Minimum Fire Service Installations and Equipment and Inspection, Testing, and Maintenance of Installations and Equipment (April 2012 Version)

The Fire Services Department (FSD) has been reviewing the current CoP for Minimum Fire Service Installations (FSIs) and Equipment and Inspection, Testing, and Maintenance of Installations and Equipment. It proposed changes that included updating the technical requirements of the FSIs and the relevant submission procedures and parties.

The BSD's Fire Safety Expert Panel commented on this matter. Official comments were filed by HKIS to the FSD on 8 December.

Retreat 2022

The Council is now planning the BSD Council Retreat for 2022. I will keep you updated on this and other interesting, innovative ideas after the retreat in my next Chairman's Message!



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Happy New Year! I wish all members a healthy and prosperous new year.

GPD AGM 2021



The GPD's Annual General Meeting was held on 1 December at the Surveyors Learning Centre. At the conclusion of the nomination period, 21 nominations were received for 21 seats, so all nominees were elected.

I am pleased to announce that the new GPD Council has been formed with the following members:

GPD Council Members (2021-2023)

1	Sr CHAN Chak Wa, Jason
2	Sr CHAN Chi Hing, Alnwick
3	Sr CHAN Ka Fai, Andrew
4	Sr CHAU Yee Lei, Crystal
5	Sr CHEUNG Kason
6	Sr CHEUNG Sing Din, Leo
7	Sr CHOW Yeuk Yu, Dorothy
8	Sr FONG Man Hung, Alex
9	Sr KWONG Wai Yin, Jason
10	Sr LAM Man Ting, Kirsten
11	Sr LAM Miu Sheung, Kelly
12	Sr LAM Tsan Wing, Alexander
13	Sr LAM Wan Kai, Anne

14	Sr LEE Bun, Benson
15	Sr LEUNG Chun Fung, Alvin
16	Sr TCHAO Shuk Man, Rosa
17	Sr TONG King Chung, Kenneth
18	Sr TSANG Chun Tat, Eric
19	Sr TSE Wai Hung, Cliff
20	Sr WONG Ching Hang, Jeffrey
21	Sr YEUNG Kin Lun, Kent

The 1st GPD Council Meeting was held right after the AGM. It is my honour to be re-elected to serve a second consecutive term as Chairman of the GPD Council. I shall continue to work closely with my Vice Chairmen, Sr Alexander Lam and Sr Kelly Lam, and fellow Council members.

GPD Office Bearers

Chairman	Sr CHAN Chi Hing, Alnwick
Vice Chairman (External)	Sr LAM Tsan Wing, Alexander
Vice Chairman (Internal)	Sr LAM Miu Sheung, Kelly
Honorary Secretary	Sr CHAU Yee Lei, Crystal
Honorary Treasurer	Sr CHAN Chak Wa, Jason

Please join me to welcome and congratulate the GPD's new Council and co-opted members in their new positions.

GPD Co-opted Members

1	Sr Charles CHAN
2	Sr Chris CHAN
3	Sr Jason CS CHAN
4	Sr Ken CHUNG
5	Sr Lennon CHOY
6	Sr Cyrus FONG
7	Sr Michael HUNG
8	Sr Jim LAM
9	Sr CK LAU
10	Sr Paul MH LI

On behalf of the GPD, I also congratulate Sr KK Chiu and Sr Tony Wan for their new roles as the President and Honorary Secretary of the HKIS, respectively.

Last, but not least, I take this opportunity to express my appreciation for the outgoing GPD Council members for their hard work over the past two years.

Focus Areas for the New Council Year

For the new year, the GPD has identified new focus areas that require the Council's attention. Working groups will be formed to handle matters related to the following:

1. Standard rates for charging land premiums for agricultural lot exchanges
2. Proposed revisions to the compulsory sale threshold
3. Chinese guidance notes on compulsory sales for the general public (『強制售賣』概覽)
4. Proposed enhancement to the HKIS GPD Company List

Notable Events



On 3 December, I was honoured to attend the Business Innovation of Valuation and Advisory

Services in Greater Bay Area Seminar (評估諮詢業務創新研討會) via Zoom with Sr Hon Tony Tse, BBS, JP. The event was organised by the Guangdong Real Estate Valuers and Assets Association (廣東省不動產登記與估價專業人員協會).



On 16 December, I attended the Guangdong-Hong Kong Cooperation Construction Projects Promotion Conference (粵港合作項目推介會), which was jointly organised by the Development Bureau (DevB) and the Department of Housing and Urban-Rural Development of Guangdong Province (廣東省住房和城鄉建設廳(住建廳)). The conference introduced those architectural designs and municipal construction projects in the Guangdong-Hong Kong-Macau Greater Bay Area (GBA) that will invite the participation of Hong Kong-based architectural, surveying, planning, landscape architectural, and engineering enterprises.

Valuation Licence in the GBA

On 9 December, GPD representatives had a fruitful discussion with DevB regarding the hurdles faced by GP firms in Hong Kong that try to obtain valuation licences in the GBA.

The GPD suggested that the bureau consider the HKIS company list, which will be subject to a thorough review this year. DevB agreed to convey the GPD's suggestions to the Mainland authorities and report back in due course.

CPD Event: Visit to The Hong Kong Palace Museum (under construction)

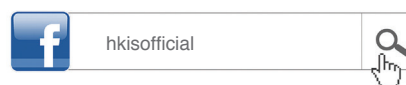
A CPD visit to the Hong Kong Palace Museum was held on 11 December 2021. Our distinguished speaker, Mr Freddie TT Hai, Director of Rocco Design Architects Associates Ltd, led the tour and briefed participants on the special architectural features of this purpose-built museum. There will be 9 exhibition halls all tailor-made for specific types of antiques or paintings. Sophisticated building facility systems, such as temperature control, humidity control and security system will be installed. The foyer with different orientation on each floor will allow visitors to view the surrounding developments in the West Kowloon Cultural District. Participants found the design of the restaurant section particularly intriguing. We thank Mr Freddie TT Hai for leading this very informative tour.



We are on FACEBOOK now!
Official FACEBOOK PAGE of the HKIS

www.facebook.com/hkisofficial

Join us and click the 'like' button now!





Land Surveying Division
Sr Paul Tsui LSD Council Chairman

First LSD Council Meeting of 2021-2022

The last issue of *Surveyors Times* reported that LSD Immediate Past Chairman Sr TM Koo introduced the newly-elected LSD Council for 2021-2022. The first Council meeting was successfully held on 16 December in the SLC. Most Council members attended it in person, whilst the rest joined online.

During the meeting, members discussed how to organise future conferences and the LSD Annual Dinner, while waiting for the pandemic to subside. Sr CK Lau and Sr Winnie Wong, respectively, have been tasked to lead the Organisation Committees for these two events. The support for and participation of members in them are crucial to their success. Please stay tuned for more details.

Five co-opted members have been elected to join the Council due to their expertise and experience.

Co-opted Council Members	Sr Jessica LEUNG
	Sr Winnie SHIU
	Sr Sirius SHUI
	Sr Jerry YEUNG
	Dr Haodong ZHANG

The LSD also warmly welcomes Sr Mickey NG as the new YSG representative to its Council for 2021-2022.

Season's Greetings

As the newly-elected LSD Council Chairman, I am honoured to have the opportunity to serve all LSD members. If you have any question or opinion, please send it to the division by e-mail at lsd@hkis.org.hk.

Finally, on behalf of the LSD Council, may I wish all members a happy and healthy new year.

Revision of the Guidance Notes for Land Boundary Survey

As notified in the Gazette vide GN 7603 dated 3 December 2021, the Land Survey Authority approved the revision of the Code of Practice, Fourth Edition (Revised) – December 2006. The revised Code of Practice is titled, Code of Practice, Land Survey Ordinance (Chapter 473), Fifth Edition – December 2021,” and took effect on 3 December.

Members are cordially invited to visit the websites for the Code of Practice (Fifth Edition) below:

<https://tinyurl.com/y4zg9dxa> (English)
<https://tinyurl.com/y5hu4wew> (Chinese)

In view of the approval and issuing of the COP Fifth Edition, the LSD considers it opportune to review the provisions of the HKIS's Guidance Notes for Land Boundary Survey (hereafter Guidance Notes). A working group comprising Sr Alex Chu, Sr Dr Conrad Tang, and Sr TANG Wing-lun was formed to review and update the Guidance Notes. Members are welcome to send comments or suggestions to lsd@hkis.org.hk.

CPD Highlights

Mapping Evolution – the Services: the Changing and Challenging Role of Authorised Land Surveyors in a Smart City Era

Qualifications for registration as an Authorized Land Surveyors (ALS) - 認可土地測量師

According to the Land Survey Ordinance (Cap. 473), the applicant must be:

- Member of **MHKIS** or equivalent
- Minimum **1 year land boundary survey experience** in Hong Kong **acceptable** to the Land Surveyors Registration Committee consisting of:
 - (a) **the Land Survey Authority as the Chairman;**
 - (b) **2 public officers** from the Lands Department who have at least 5 years land boundary survey experience in Hong Kong and are nominated by the Authority;
 - (c) **3 persons, not being public officers,** who have at least 5 years land boundary survey experience in Hong Kong and **are nominated by the Institute.**

Recently there is a total of 27 Authorized Land Surveyors as shown on the List of Practicing Authorized Land Surveyors 2021.

<https://www.landsd.gov.hk/doc/en/smo/leg/als/als.pdf>

By law, only authorised land surveyors (ALSs) registered under the Land Survey Ordinance can conduct land boundary surveys for subdividing private land in Hong Kong. At this seminar, Sr Dr Ken Ching reviewed the Land Survey Ordinance settings and the professional services that private practice ALSs can provide to multi-stakeholders. He also illustrated the changing and challenging role of ALSs during the smart city era through case studies. Ken concluded his presentation by sharing his views on how to handle the typical challenges young surveyors faced.

How to deal with the challenges ?

To all young land surveyors, irrespective whether you are Authorized Land Surveyor or not:

- ✓ Should always try to **improve and equip yourselves;**
- ✓ Should **venture into the areas beyond the scope of the traditional land surveying profession.** e.g. get to know or even familiar about the laws of Hong Kong; about private contracts; and matters not merely related to land surveying but other professional services such as Heritage Studies; Urban and Regional Planning; Land Administration procedures; Traffic and Transport Studies; Artificial Intelligent and Social Economics.
- ✓ Should **embrace and keep ourselves abreast of the ever-changing technological advancement** such as *Unmanned Aerial Vehicle (UAV); Airborne & LiDAR Survey; Mobile Mapping System (MMS); GNSS; GIS & BIM* as well as *3-D Spatial Data Analysis*. The development trends in these areas are extensive and could now be clearly seen.



Presentation by Sr Dr Ken Ching



Q&A Session



Sr Lau Chi Kwong (left) presents a souvenir to Sr Dr Ken Ching (right).



Planning & Development Division
Sr Terence Wai PDD Council Chairman

Greetings for the New Year

The PDD Council wishes you all a happy and healthy 2022!



Limited who came to share with members the unique Sha Po Fairyland of the Park Yoho on 8 December. Sha Po is a successful example of a balance being struck between wetland conservation and sustainable residential development in Hong Kong.



Sr Annie Chong (left) presents a souvenir to Sr Grant Yuen (right).

PDD Council Meeting

The PDD Council held its second meeting on 9 December. Due to the pandemic, the 2020 and 2021 PDD Annual Dinners and Conferences were postponed. We hoped that both the Annual Dinner and Conference can be resumed in 2022. Please stay tuned for further details!

PDD CPD Event: Sha Po Fairyland – 1st Residential Development with Wetland Conservation in Hong Kong

The PDD welcomed Sr Grant Yuen, Senior Project Manager of Sun Hung Kai Properties

Celebration of the 20th Anniversary of the Establishment of the Hong Kong Coalition of Professional Services Seminar cum Luncheon

On 3 December, Sr Terence Wai attended a seminar cum luncheon for the 20th Anniversary of Hong Kong Coalition of Professional Services.



Group photo with Hon Paul Chan Mo-Po and Sr P C Lau

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



Group photo with Hon C Y Leung, Hon Paul Chan Mo-po and Hon Teresa Cheng Yeuk-wah

On 20 November, Sr Eureka Cheng attended the Island South Community Planning Workshop held by HKU MSc students in Urban Planning.



Student Outreach

On 26 November, Sr Terence Wai, on behalf of the PDD, attended the Mrs Paula Lam Au-yeung Scholarship 2020-21 Awards Presentation Ceremony for Technological and Higher Education Institute of Hong Kong BSc (Hons) in Surveying students. Congratulations to the winners!



Photo with the guests and winners

HKIS BIM Conference 2021

On 2 December, Sr Terence Wai and Sr Eureka Cheng attended the HKIS BIM Conference 2021.



Sr Terence Wai (left) and Sr Eureka Cheng (right) at the HKIS BIM Conference 2021



Photo with the students of THEi



HKIS BIM Conference 2021



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

Nomination of Council Members for 2021-2023

The first Council Meeting chaired by Sr Charles Hung was successfully held on Tuesday, 7 December, via Zoom and face-to-face meetings. Apart from updating attendees on matters that arose from the previous minutes, it was proposed that the Quality Property and Facility Management Award competition will be jointly organised with the Hong Kong Association of Property Management Companies Limited with full support from the Property Management Services Authority (PMSA). Tentatively, this event will launch during the first quarter of 2022 and be finalised by the end of 2022, when a dinner and awards ceremony will, subject to the pandemic rules and requirements in place at the time, take place.

Council members, including co-opted members, were nominated to join the HKIS's various working groups, task forces, committees, and panels related to finance, IT, building/land matters, administration, recreation/sports, members' welfare, research and training, etc. The following Council members were nominated to the HKIS main boards:

Board	Council Members (2021-2023)	
Board of Education (BoE)	Sr Dr James Chan	Sr Kays Wong
Board of Membership (BoM)	Sr Charles Hung	Sr Dr Kenny Chan
Board of Professional Development (BoPD)	Sr Dick Li	Sr Patrick Leung

The PFMD Council will continue to promote the work of PFM professionals in the industry by steadily expanding the membership; encouraging professionals to equip themselves with the latest IT and technological skills; and fostering closer relations with the relevant institutes, organisations, and companies to ensure better communications.

Advancing Net Zero (ANZ) Ideas Competition (Exhibition/Opening Ceremony)

On 29 November, I, representing the HKIS, attended the ceremony organised by the Hong Kong Green Building Council and its principal partner, Swire Properties, at Dorset House of Taikoo Place. A series of exhibitions demonstrating ANZ ideas by contestants was held at the Lincoln Bridge in Quarry Bay. Eight finalists (three for existing buildings and five for future buildings) were shortlisted from 22 entrants. The contest's objectives were to inspire professionals to develop and build a knowledge bank of net-zero carbon buildings with renewable energy and energy-saving technologies, so as to urge the industry and Government to review the current legislation on buildings. PFM members have also contributed their knowledge and skills to maintain the built environment's sustainability in the long run.



(L-R): Ms Ada Fung, Chairperson of the Committee on Building Information Modelling (CIC), Sr Charles Hung, PFMD Chairman, and Ms Elizabeth Kok, Director & Senior Advisor of Swire Properties Limited



(L-R): Sr Cheung Hau Wai, Chairman of the Hong Kong Green Building Council, and Sr Charles Hung, PFMD Chairman

Congratulations to the 618 Shanghai Street project team for winning the Grand Award of Post-Occupation category.



BDCA2021 Organising Committee Members, Sr Jonathan Lee (left) and Sr Danny Leung (right) from the Division and PFMD Chairman Charles Hung (middle).

HKIS Best Development and Conservation Award Ceremony 2021

After two years of effort of the Organising Committee which includes its PFMD representatives, the award presentation ceremony of the 1st HKIS Best Development and Conservation Award 2021 (BDCA 2021) was successfully conducted. The face-to-face presentation ceremony was held at the Hong Kong Convention Exhibition Centre on 12 November. The event was officiated by The Hon Mrs Carrie Lam, Chief Executive of the HKSAR. The new award will not only support the sustainable development goals 2015 set by the United Nations, but will also promote the work of surveyors and recognise their contributions to development and conservation from the planning to post-occupation stages.

Prop Tech: the Opportunity for Building Operation and Management

Reported by Vice Chairman Sr Jonathan Lee

Technology is a crucial strategy for improving the service standards and efficiency of property and facility managers. Recently, a new term, “prop tech,” has become popular, particularly in the fight against the Covid-19 pandemic. A webinar titled, “Prop Tech – the Opportunity for Building Operation and Management,” was held on 24 November to share the latest developments in this area. The featured speaker, Ir Andrew Young, is Associate Director (innovation) of the Sino Group and an expert

on the development and application of new technology.

The talk was very practical, comprehensive, and informative. At the first instance, digitalisation is the new normal and its implementation has been expedited in the past year with 5G wireless technology being widely applied to various industries. Different networks and systems could connect equipment and data systems to enable data exchanges at extremely high speeds. Robots were not only deployed to automatically disinfect a shopping arcade, but also provided one-stop customer services.

With the assistance of IT, big data and artificial intelligence could provide the optimum solution and configuration of operating central chiller plants to achieve maximum energy-savings.

Furthermore, Young briefed the audience on how the digital twins, BIM and drone applications, could enhance service quality and performance in building operations and management. During the Q&A session, there were enthusiastic exchanges on concerns over cyber security, long term running costs, etc. The webinar received plenty of positive comments and appreciation.



Sr Jonathan Lee (left) and Ir Andrew Young (right)

Digital Integration of Advanced Technology for Surveyors

It is well known that BIM is an effective tool for the design and construction industry. Further integration with operations systems will enhance the quality of property and facility management services to support the development of smart cities.

On 2 December, the PFMD representatives joined the organising committee at the HKIS BIM half-day conference with the theme of “Digital Integration of Advanced Technology Surveyors – Challenges and Opportunities”. It was honoured to have Principal Assistant Secretary (Works) of the Development Bureau, Mr Thomas Chan, as its Guest of Honour to deliver the opening keynote speech. The conference was very informative and covered various BIM topics applied to different scenarios (eg, enhancing human experiences, supporting MIC and MIMEP, common data lakes, digital twins, etc).

A holistic approach to “Development Information Modelling/Management” was introduced at the end of the conference for the purpose of making development become more efficient and effective.



(L-R): Immediate Past Chairman Sr Kays Wong, Director of Buildings Clarice Yu, URA Managing Director Ir Wai Chi-Shing, and Vice Chairman Sr Jonathan Lee



Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

QSD AGM

On 26 November, the Quantity Surveying Division Annual General Meeting (QSD AGM) was held at the Surveyors Learning Centre. It was my great honour to be elected QSD Chairman for the 2021-2022 Council Year. The following members were elected Officers and Council Members during the AGM:

Chairman	Sr Sunny CHOI Shing Lam
Vice Chairman	Sr Tim NGAI Chi Hang Sr Rex YING Chung Sau
Honorary Secretary	Sr Staw WONG Kin Wai
Honorary Treasurer	Sr Eric TING Yuen Chun
Immediate Past Chairperson	Sr Amelia FOK Ching Yin
Council Members	Sr Dr Joseph CHAN Hing Lun Sr Tiffany CHAN Ka Yee Sr Jim CHARK Kwun Wai Sr Johnson CHEUNG Kai Chung Sr Joseph CHONG Hok Ching Sr Dr Ken HUI Sr Cindia HUI Pui Wai Sr Pesire LAU Yuen Man Sr Betty LO Kar Yin Sr Mandy NG Man Yan Sr Steven TANG Chi Kin Sr Dr Sandy TANG Lai Yee Sr Ameer TONG Yan Pui Sr WAN Ho Yin Sr Jesse WONG Chi Kin Sr Karen WONG Shuk Yu Sr Christina WONG Wai Yee Sr Tzena WONG Yuan Chin



The 2021 Year Plan

Along with the QSD's routine events, such as CPDs, PQSLs, scholarship presentations, and other social gatherings, the following work plan was presented during the AGM:

1. Organise the QSD Annual Dinner 2022.
2. Actively promote the QS profession.
3. Promote quantity surveying to secondary and tertiary level students.
4. Launch the *Standard Form of Building Contract 2022*.
5. Launch the *Model Information Requirements for Quantity Takeoff*.
6. Launch the *Hong Kong Standard Method of Measurement of Building Works, Fifth Edition, 2022*.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊

- Attend the 26th Pacific Association of Quantity Surveyors (PAQS) Congress 2022 in Singapore.
- Enhance connections with overseas counterparts.

The QSD Council has fixed the 2022 meeting schedule as follows:

3 January (Mon)	10 February (Thurs)	3 March (Thurs)
7 April (Thurs)	5 May (Thurs)	9 June (Thurs)
7 July (Thurs)	4 August (Thurs)	1 September (Thurs)
6 October (Thurs)	3 November (Thurs)	

All members are welcome to attend the Council meetings and participate in the QSD's activities.

I also take this opportunity to wish you all a peaceful and joyous Christmas and a prosperous New Year. I hope to meet you at the QSD's coming events.

HKIS Souvenir

HKIS Car Badge

A premium quality HKIS Car Badge is available now for you to decorate your car. Featuring HKIS' signature purple colour and shiny chrome, this nickel-plated car badge comes with two screws for easy installation.

Each retailed at **HK\$180.**



For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.html

SUBSCRIBE TO HKIS
YOUTUBE CHANNEL



 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會

www.youtube.com/TheHongKongInstituteofSurveyors



Young Surveyors Group
Sr Sunny Wong YSG Committee Chairman

Career Talk to THEi Surveying Students

YSG has been trying its best to reach out to Hong Kong's surveying students by sharing the paths to becoming surveyors. Thanks to the Technological and Higher Education Institute of Hong Kong (THEi) Surveying Society, lecturer Sr Lawrence Tse, and Professor Elvis Lau, YSG held a successful career talk on 23 November at the THEi campus. Most Year 1-2 students joined this event.

During the talk, YSG introduced the HKIS's six surveying divisions before dividing the students into small groups. The talks not only delivered the relevant information to the students, but also answered their queries about their futures and enabled them to gain a clearer understanding of the surveying profession before they declared their majors.

YSG will continue to stay connected with young surveying professionals and students. Please stay tuned for more exciting events and continue to support YSG. If you have a great idea that we should know about, please don't hesitate to contact us!



Career Talk to PolyU BRE Students

YSG delivered a career talk to over 80 Building and Real Estate Students (BRE) of the Hong Kong Polytechnic University at the Surveyors Learning Centre on 24 November. YSG committee members from the different disciplines also attended and shared their overviews and assessments of the HKIS's professional competence. They also discussed the possible career paths and prospects for future surveyors.

The students showed an interest in the surveying industry and their future careers. The ensuing small group sessions convened by YSG allowed the students to raise their concerns and learn more from its committee members.

I take this opportunity to thank participants from the BRE and YSG committee members who attended this event.



Seminar for Young Construction Professionals: – Catching the Next Wave

On 1 December, three YSG committee members and I attended the Seminar for Young Professionals – Catching the Next Wave organised by the HKSAR Government’s Development Bureau. During the seminar, speakers shared their views on the Hong Kong construction industry’s future. YSG had the opportunity to communicate with young practitioners from the architecture, engineering, and construction industries.

Ever since the announcement of the 2021 Policy Address, the Government has been proactively investing in innovative infrastructure projects to enhance Hong Kong’s competitiveness. The guest speakers at the seminar outlined the future opportunities for young professionals in the above industries and encouraged them to contribute to society. By upholding innovation, professionalism, and revitalisation, young professionals can turn their passions into actions that could bring invaluable results to the construction industry and Hong Kong.



“Sr” – The Abbreviation for Surveyor

“Sr” is adopted as the abbreviation for surveyor by The Hong Kong Institute of Surveyors. The pronunciation for “Sr” is “surveyor”.

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation “Sr” in front of their English names in their official communications. Likewise, corporate members are also invited to address themselves as “測量師” after their Chinese names.

“Sr” – 測量師的英文簡稱

香港測量師學會採納「Sr」作為「Surveyor」（測量師）的英文簡稱。其發音與 Surveyor 相同。

為向公眾宣傳「Sr」的用法，我們鼓勵正式會員在日常生活中，在英文名字之前加上「Sr」。至於中文方面，我們亦會邀請正式會員在其中文字之後加上「測量師」。



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

5 JAN - 26 MAR
2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
5 Jan 2022	2022001	Registered VALUE MANAGEMENT (VM) Programme (12 Hours)	Please refer to website	QSD, HKIVM, HKICM	12.0	✓	12.0	HK\$280 / Session (or all 4 Sessions for HK\$1,000)
6 Jan 2022	2021135	High frequent earth observation based on urban skyline and passenger aircraft: A new remote sensing approach for emergency response (Reschedule from 28 October 2021)	C S Wang	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
10 Jan 2022	2022004	Overview of Contractual Arrangement for Building Information Model (BIM)	Raymond K S Au	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
11 Jan 2021	2022009	The First Estates - The Story of Fairview Park and Hong Lok Yuen with Documents	Roger Nissim	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
14 Jan 2021	2022011A	QSD PQSL Specialization Series 2022 (1) – The Role of Quantity Surveyor in Construction Arbitration, Adjudication and Mediation 	Eric Y C Ting	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
15 Jan 2022	2022002	Glass Series (2) – Performance Testing and Quality Assurance of Curtain Wall and Façade Systems	Dominic W K Yu	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$40 - members; HK\$400 - non-members; FOC - full time degree student members
18 Jan 2021	2022014	中國綠色建築的下一個 10 年 - 高質量、低碳、健康、以人為本 	張智棟	HKIS	2.0	To be determined by respective Division	To be determined by respective Division	Free of charge
21 Jan 2022	2022010	Latest Practice on Installation of Solar Photovoltaic (PV) System in Hong Kong	Benson Wu	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
22 Jan 2022	2022003	Glass Series (3) – Design Considerations and Innovative Glass Technology of Curtain Wall and Façade Systems	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
24 Jan 2022	2022011B	QSD PQSL Contract Administration Series 2022 (1) – Payment Application and Valuation 	Mandy C Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
12 Feb 2022	2022007	Structural Series (1) – Engineering Practice in construction industry	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
15 Feb 2022	2022011C	QSD PQSL Measurement Series 2022 (1) – Measurement of Civil Engineering Works 	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
17 Feb 2022	2022013	"Multi-functional Smart Lampropos" Pilot Scheme 	Cari W Wu, Nelson K L Ip, Kenny C H Chan	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
26 Feb 2022	2022008	Structural Series (2) – Engineering Practice in construction industry	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
2 Mar 2022	2022012	Scheduling Revit for QTO 	K C Tang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
19 Mar 2022	2022005	Experience Sharing (1) – From the Civil & Structural Engineer’s practices for surveying	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 – members; HK\$400 – non-members; FOC – full time degree student members
26 Mar 2022	2022006	Experience Sharing (2) – From the Civil & Structural Engineer’s practices for surveying	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 – members; HK\$400 – non-members; FOC – full time degree student members

(1) “Recognised Divisional PQSL Event” and “Divisional PQSL Hours”: Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

(2) “CPD Hours”: Applicable to all Corporate Members and Associate Members across the 6 Divisions.

(3) “Recognised Divisional PQSL Event” is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division’s APC scheme or not shall be determined by the APC candidate’s respective Division.

(4) A CPD event may be recognised as a PQSL event when it is so indicated under the “Recognised Divisional PQSL Event” column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

For details of the CPD events, please refer to the HKIS Website at https://hkis.org.hk/en/professional_cpd.html



For details of the CPD events, please refer to the HKIS Website at https://www.hkis.org.hk/en/professional_cpd.html or use the QR code provided.

GASOLINE

PETROCHINA CARD

From 1 January 2022, HKIS members can enjoy the private car discounts of **HK\$4.30 per litre for gasoline** and **HK\$9.20 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit www.cheerwayco.com/pro.

ESSO FLEET CARD

From 1 October 2021, HKIS members can enjoy the privileged private car discounts of **HK\$3.60 per litre for petrol** and **HK\$8.50 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

SHELL CARD

From 1 September 2021, the discount is **HK\$3 per litre for gasoline** for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

CALTEX STARCARD

From 4 November 2021, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$4.2 per litre for gasoline** and **HK\$9 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 9279 5187**.

AFFINITY CARD

HKIS American Express® Credit Cards

Introducing the American Express Credit Cards exclusive to The Hong Kong Institute of Surveyors members: Platinum Credit Card/ Gold Credit Card. For exclusive offers to HKIS members, please refer to the HKIS website. Enquiry: **2277 1370**

Shanghai Commercial Bank HKIS Credit Cards

For exclusive offers of the Shanghai Commercial Bank HKIS VISA Platinum / MasterCard Titanium Credit Card, please refer to the HKIS website. Enquiry: **2818 8236**

OTHERS

Up To 15% DRY CLEAN & LAUNDRY

From now until 31 December 2022, HKIS members can enjoy **15% off on garment laundry and dry cleaning service**, and **5% off on household items & 10% off on pick up and delivery service from Vogue Laundry**. Please refer to the HKIS website for details.

10% CHORAL CONCERT TICKET

The Hong Kong Bach Choir presents a wide repertoire, from the Renaissance to World Premieres, while concentrating on music of the Baroque, Classical and Romantic periods. As a caring organisation, the HKIS is working with HK Bach Choir to promote performing arts in Hong Kong. Members of the HKIS can enjoy a **10% discount** on HK Bach Choir programmes by showing your membership card at URBTX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

22% 5G HEARING AID

From now until 31 December 2022, HKIS members and their family members can enjoy free pure tone hearing test and **22% discount** on all models of 5G hearing aid purchase at SoundDelight Hearing Centre. Members can also enjoy additional one year warranty for selected models.

For enquiry or appointment, please call **3905 0388** or visit www.sounddelight.net.

Up To 10% DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants (including **Di King Heen and La Scala**) to HKIS members. The offer will start on 2 January 2022 and last until 31 December 2022. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

Up To 25% INSURANCE

HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (single trip plan, 25% off), medical plan (up to 15% off), home protection plan (15% off), etc.

Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or product information, please call **2903 9393** or visit zurichcare.com.hk/surveyor

40% / 38% HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of **HK\$3,500 for male and HK\$4,420 for female**. Plan is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2023.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170** (Union Hospital) / **2986 1111** (Tsim Sha Tsui Health Centre).

Free subscription Magazine

Building Journal, published monthly since 1973, is offering a **12-month FREE e-version subscription** through its online portal, www.building.hk, especially to HKIS members for online viewing. Together, the printed and e-version copies of Building Journal enjoy a combined monthly readership exceeding 500,000 around the world. Please refer to the Free Subscription Form on the HKIS website for detailed information.

Free subscription Magazine

Construction+ is a new bimonthly magazine that seeks to present extensive, in-depth B2B insights and updates from the industry, for the industry. It highlights China, Hong Kong & Macau's architectural, construction and design developments, and their contributions to the local construction landscapes. HKIS members can enjoy **complimentary copies** of Construction+ Magazine. Please visit HKIS website for more details.

50% HEALTH CHECK PLAN

From now until 31 December 2022, **health.ESDlife** offers 1) extra **5% off** on over 600+ health check plans on eshop (Discount code: HKIS2022). For Mobile Medical Platinum Health Check Plan (2 persons), HKIS members can enjoy up to **50% off** (average \$2,992.5/per person; HKIS discounted price: \$5,985). The plan consists of 103 checkup items including cancer marker, cardiac, liver, kidney and renal condition, thyroid, lung with \$2,000 FREE Parki/Shop/Apple/Fortress cash voucher or add \$300 for Dyson vacuum cleaner. More gifts like Dyson supersonic hairdryer, OTO massager and Nintendo Switch are available on selected plans. For purchase and details, please visit health.esdlife.com/hkis. For enquiry, please call **3151 2244**.

10% FOOTBALL SHIRT

Kitroom Sports is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a **10% discount** in Hong Kong and Macau branches. For details of the shop, please go to <http://www.kitroomsports.com/>.

10% DINING

FRITES restaurants is offering a **10% discount** to HKIS members (a la carte and express lunch menus), loyalty point programme and exclusive promotions throughout the year etc. For more details, please visit HKIS website.

Up to HK\$1,000 cash reward DBS Bank

HKIS members can enjoy an **exclusive account opening offer from DBS Bank**. Terms and conditions apply. Please refer to the HKIS website for details.

Special Offer (平安鐘) Care-on-Call Service

From now until 31 March 2022, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

15% WINE SHOPPING

Wine etc is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2022. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

Please check Wine etc's website for more details: <http://www.etcwineshops.com/>.

15% WEIGHT REDUCTION PLAN

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2022, HKIS members can enjoy its exclusive offers, including a **free "Wealth & Health Assessment"** (original price: \$188), **15% off** to join its "Weight Loss Plan" and a **free session of "Tummy Exercise Class"**.

An advance booking is required. For more information, please call **2526 0888** or visit www.mslhk.com.

10% BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS affinity cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2022.

15% PROFESSIONAL COURSE

HKIS members can enjoy a **15% discount** on fees of professional courses (except some programmes) of **OCHK's Li Ka Shing Institute of Professional and Continuing Education** under the Non-Profit Making Organisations Study Support Scheme (NMOSSS). Please refer to the HKIS website for details.

Special Offer INSURANCE

From now until 31 December 2022, HKIS members and their families can enjoy the **special offers from Prudential General Insurance HK, Ltd** including personal accident, overseas study, home & home-landlord, home decoration and relocation care insurance, etc. For further promotional details, please visit HKIS website.

Up To 25% DINING

Renaissance Harbour View Hotel is providing a special offer for dining at their restaurants, bar (including Cafe Renaissance, Mirage and Dynasty Chinese Restaurant) to HKIS members. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

29% BOAT LICENSE COURSE

From now until 31 December 2022, **A & M Boating Limited** is offering a special discount and group discount for Boat License Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit www.amboating.com, or call **2891 3220** or email to info@amboating.com.

10% DRIVING COURSE

From now until 31 December 2022, HKIS members can enjoy **10% discount** on specified driving training courses from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit leekin.com.hk.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly.

For more details about members' privileges, please refer to the HKIS website at https://www.hkis.org.hk/en/members_corner_welfare.html.

Looking for advertising opportunities? Try *Surveyors Times*!

What is Surveyors Times 測量師時代?

Surveyors Times is the official monthly newsletter of the Hong Kong Institute of Surveyors (HKIS) covering topical issues of interest to the surveying industry and up-to-date news about HKIS activities, reaching surveyors in a wide range of fields, including consultants, contractors, public utilities, civil servants and academics.

Who can see my advertisement?

Surveyors Times is circulated free to over 10,000 HKIS members with complimentary copies to government departments and professional bodies globally. The advertisement will be available in both the print and online version.

Special discount:

We offer special discount for advertisement placement of 3 times/ 6 times / 9 times/ 12 times per year.

Booking deadline: 10th day of publication month

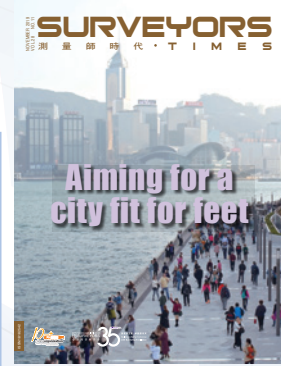
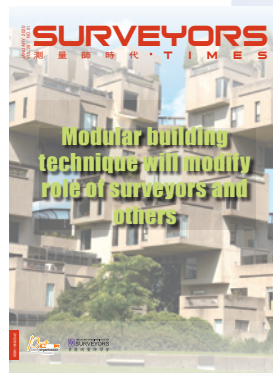
Material deadline: 15th day of publication month

Publication date: 30th day of each calendar month

For enquiries, please contact:

Tel: (+852) 2526 3679

Email: editor@hkis.org.hk



Advertisement order form



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會