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測量師時代 · T I M E S

How tech redefines the role of surveyors



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Sr Paul WONG

Before I begin in earnest, I want to express my sincere gratitude to our Immediate Past President Sr KK Chiu, the members of the General Council and Executive Committee, and the Secretariat staff for all they did to help steer the Institute last year.

For myself, I am honoured to be your President for the next 12 months. Looking ahead, my guiding principle will be continuity: we will carry on achieving the long-term goals set by Sr Chiu. Some of these initiatives are enduring, such as the communications with our Young Surveyors Group and young members, or may well extend beyond my own tenure, as with digitalisation and automation of the Institute. Such work provides the thread of continuity between our past, present, and future presidents. And as for the future, we must begin planning and preparing for our 40th anniversary in 2024, and start by forming an organising committee.

Setting the scene

While there was a brief mention of the General Council's vision and some actions at the AGM on 9 December, the greater detail will be decided at our half-day annual retreat at the

Craigengower Cricket Club on 7 January. The three-hour meeting followed by lunch will take place earlier than usual in order to facilitate our annual media lunch event scheduled on 7 February. Hence, it is important to have our plans set in stone before briefing the media face to face. Six proposed topics are tabled for discussion, among them the long-term plan for our office, its digitalisation, the promotion of surveying, connecting with government bodies, and themes of the Six Divisions and the Young Surveyors Group (YSG).

Working together

Before the AGM, I came up with 21 items for action and met with the Office Bearers. From Honorary Secretary to Vice-Presidents (VP) and even the YSG will continue to help shoulder the Institute's workload. Our discussion bore fruit, with Office Bearers devoting their time to head events and tasks. For instance, the Annual Conference is now under the wing of VP Sr Robin Leung, while VP Sr Tony Wan is in charge of the Annual Dinner and solutions and the budget for the digitalisation and automation programme. Senior VP Sr Francis Lam will take charge of the "Create Your District" competition and chair the organising committee of the "HKIS Award 2024", which was the HKIS Best Development and Conservation Award.

Now to something most important to me: involving the YSG more deeply in the Institute and its activities. It will be my personal task to foster greater collaboration among the Divisions and boards and the YSG to make this happen.

Promoting surveying

Paying visits to schools and universities, our “Create Your District” competition and career talks are the pillars of our promotion of the surveying profession. With the gradual relaxation of COVID-19 prevention measures, we hope more face-to-face activities will soon resume. For instance, “Create Your District” will be back again next year after a three-year break because of the virus, with guided tours for students in designated districts conducted by senior and young HKIS members, and interaction between our six Divisions and students to pass on information and knowledge. We are eager to resume these connections in 2023.

Every year the HKIS Annual Conference is pivotal to getting out our message. The proposed theme in 2023, “Ageing in Hong Kong”, is something every division can contribute to, as well as our youth group. Such collaborative moves promote us as unified and lets government and the public know more about our importance and professionalism.

Seamless internal and external communications

Among the Institute’s aims is to encourage young people to join surveying and then nurture them through the industry. This can’t be done without our young members’ contribution. It’s my goal to build in them a sense of belonging and encourage them to take part in the Institute’s affairs. By doing so, I hope to promote in them a sense of unity, to listen to their views with an

open mind and so understand what they are thinking.

Externally, our communications with other professional institutes will continue as usual. In addition to quarterly meals, we will carry on presenting collective views with the institutes of Architects, Engineers, Landscape Architects, and Planners on various important topics, such as a joint letter for the Policy Address. While on the subject of meals, it is our turn to the host the next Joint Institutes Dinner on 18 January.

As for working with the Government, the HKIS will continue to share our insight especially on housing and building policies, streamlining relevant procedures, adopting innovative technologies, and construction costs. Rather than wait until October or November for the usual series of annual meetings with government bodies, I will take a bold move to propose much earlier luncheons, meetings or drinks with Departments like Lands, Buildings, Housing, Architectural Services and Bureaus like Development, Transport and Logistics, and Environment and Ecology at or before the end of March. The hope is to develop a longer engagement with officials during my tenure and so be able to better reflect our views on policies.

Sr Paul Wong
President

在 正式開始之前，我希望藉此衷心感謝上任會長趙錦權測量師、全體理事會與執行委員會成員及秘書處職員，在過去一年鼎力支持學會工作。

能夠在接下來 12 個月擔任學會會長，本人深感榮幸。展望未來，我將帶領學會延續過往的工作，以此為指導原則，繼續實現上任會長趙錦權測量師訂立的長期目標。當中部分倡議屬持續性質，包括與學會青年組 (YSG) 及年輕會員保持良好溝通，亦有部分可能會超出本人任期，例如促進學會邁向數碼化和自動化。此類倡議使學會的工作有所延續，得以承前啟後。鑑於學會將於 2024 年迎來 40 週年，我們即將展開相關的籌備工作，並開始著手成立籌委會。

準備工作

在 12 月 9 日的周年大會上，我簡述了理事會的願景及部分計劃，而全體理事將於 1 月 7 日齊聚紀利華木球會，在為期半天的周年退修會期間商議來年工作細節。本次退修會包括為時三小時的會議及午餐聚會，比往常提前舉行，以便為學會定於 2 月 7 日的年度傳媒午餐會作充足準備。在與傳媒會面及簡介學會未來一年的計劃之前，我們必須先擬訂具體詳情。退修會期間，我們將會討論六個擬議的主題，其中包括學會辦公室地點長遠安置計劃、數碼化轉型、促進測量行業發展、與政府機構聯繫，以及六大組別與青年組的新主題。

攜手合作

在周年大會之前，我已提出 21 項行動計劃，

並與一眾執行理事會面，義務秘書、各副會長，以至於青年組主席將繼續協助承擔學會工作。我們的討論取得豐碩成果，而各執行理事亦慷慨撥冗，肩負領導多項活動和工作的重任。例如周年研討會現由副會長梁志添測量師負責，而副會長溫偉明測量師則負責統籌周年晚宴，以及數碼化與自動化計劃的方案及預算。高級副會長林家輝測量師將負責「構建『你』想」地區發展創作比賽，並擔任「2024 年香港測量師學會大獎」籌委會主席，該活動前身為「香港測量師學會優秀發展及保育大獎」。

至於本人而言，我的首要任務是推動青年組深入參與學會及相關活動。我的工作將會是促進各組別、委員會與青年組之間的合作，以實現這一目標。

促進測量行業發展

我們積極走訪各大學府，並舉辦「構建『你』想」地區發展創作比賽和就業講座，從而促進測量行業發展。隨著政府逐步放寬 2019 冠狀病毒病防疫措施，我們希望能夠盡快復辦更多實體活動。其中之一是「構建『你』想」地區發展創作比賽，這項活動過去三年因疫情關係而需要取消，現將於 2023 年再度回歸，屆時將由不同年齡層的香港測量師學會會員在指定地區帶領學生進行導賞，而六大組別亦將於活動期間與學生互動，增進他們對測量行業的了解和認識。我們冀望於 2023 年恢復這些聯繫。

香港測量師學會周年研討會對於傳達學會訊息亦非常關鍵。2023 年擬議的主題為「香港人口老化問題」，每個組別和青年

PRESIDENT'S MESSAGE

會長的話

組皆會作出建議。這種協作有助促進學會團結一致，並讓政府和公眾充分了解學會的重要性及專業精神。

學會內外無縫溝通

學會的宗旨之一，正是鼓勵年輕人才加入測量行業，然後在行內培育這些明日之星。要貫徹這一宗旨，年輕會員的貢獻必不可少。我的目標是培養他們的歸屬感，並鼓勵其積極參與學會事務。我更希望藉此加強年輕會員的團結精神，以開放態度聆聽他們的意見，從而了解其想法。

對外，我們將如常與其他專業學會進行交流。除了季度聚餐，我們將會繼續聯同香港建築師學會、香港工程師學會、香港園境師學會和香港規劃師學會，就多項重要議題提出共識意見，例如聯合回應施政報

告的相關政策。至於聚餐方面，下一次聯會晚宴將於1月18日舉行，並由本會主辦。

在與政府合作方面，學會將繼續提出專業見解，尤其是在房屋和建築政策、簡化相關程序、採用創新科技及建築成本方面進行倡導工作。另外我將會一改慣常做法，建議提早與政府部門如地政總署、屋宇署、香港房屋委員會及房屋署、建築署及決策局如發展局、運輸及物流局、環境及生態局等於3月底或之前舉行午餐會、會議或會面，而非如往常般留待10月或11月方與當局舉行一連串年度會議。如此一來，我希望能夠在任期間與政府官員持續進行更長期的溝通，以便充分反映學會對政策的看法。

會長
黃國良測量師



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- UGC Targeted Taught Postgraduate Programmes Fellowships Scheme (Fellowships Scheme)



Applications for Fellowships Scheme

9 fellowship awards are available for 2023/24 intake. Local students admitted to the programme in full-time, part-time, or combined mode may be invited to submit applications for the fellowships.

Programme
Details:



How tech redefines the role of surveyors

By Jimmy Chow



Sr Nathan Lee

Vice Chairman of the HKIS
Building Surveying Division



Sr Paul Tsui

Chairman of the HKIS
Land Surveying Division



Sr Eddie Wong

Former Council Member of the HKIS
Land Surveying Division



The convergence of various key technologies, including Geographic Information System (GIS), Building Information Modelling (BIM), 3D scanning, Internet of Things (IoT) sensing, drones with high-definition camera, Artificial Intelligence (AI) as well as 5G connectivity, have profoundly changed the way surveyors deliver work. Such technologies have also enabled surveyors to expand into new fields and take on new roles.

Building inspection automation

Sr Nathan Lee, Vice Chairman of the HKIS Building Surveying Division (BSD), says that building inspections, such as façade inspections, have traditionally relied on manpower, but in recent years, Hong Kong has introduced drones and AI technologies to assist in the inspection of building façades. The photos taken by drones are then analysed by the AI algorithm and based on the results, the building inspectors can quickly find defects that need to be addressed.

“3D scanning and drone technologies are also changing the face of surveying. 3D scanning can capture complex structures to get precise and clean 3D data about the building, such as its size, structure and facade. Drones with 3D scanners can be used to survey areas and structures that are difficult or dangerous for humans to get into or are otherwise inaccessible,” he adds.

However, Sr Lee does believe that machines cannot

replace professional judgement of surveyors. When developing an AI algorithm for image recognition, the system needs to be trained which usually requires a large input of image data, which must be provided by surveyors. “Moreover, we need to have professional surveyors analyse the results, investigate the causes, and propose remedial actions, which are especially important in preparing for litigation.”

Integrating position tracking, GIS and AI improves search-and-rescue effort

“New technology being used in surveying is having a far-reaching impact. Robotics, IoT, open geospatial data and AI are becoming more accessible and widely used by the industry. Moreover, the Hong Kong Smart City Blueprint launched by the Government has been a game changer, driving innovation from within the public sector,” says Sr Eddie Wong, Senior



The Fire Service Department's drone image analysis platform can process about 1,500 photos in around two hours with an accuracy of 65 per cent.

(Source: FSD)

消防處的無人機圖像分析平台，可以在大約兩小時內處理約 1500 張照片，準確度為 65%。（圖片來源：消防處）

Land Surveyor at the Hong Kong Fire Services Department (FSD).

In a search-and-rescue mission, it is vital to identify and locate the victim as quickly as possible. Using AI and drones equipped with high-definition cameras, the FSD has recently deployed a system that helps track down stranded hikers more efficiently. This new system can help save 75 per cent of time in processing and analysing drone images and contribute to faster rescue missions.

A new mobilising system is also being developed to make the most of GIS and real-time traffic data to facilitate the deployment of resources. “For example, the mobilising system allows fire engines and ambulances to go the shortest routes by taking into account speed limits, congestion and real-time traffic lights,” he says.

Apart from search and rescue missions, the locations of fire stations/ambulance depots are of paramount importance in achieving a minimal travel time which is part of an effective and reliable emergency response system. In fact, fire station location planning requires a scientific land survey, which allows for the most effective deployment of fire and rescue service resources, says Sr Wong.

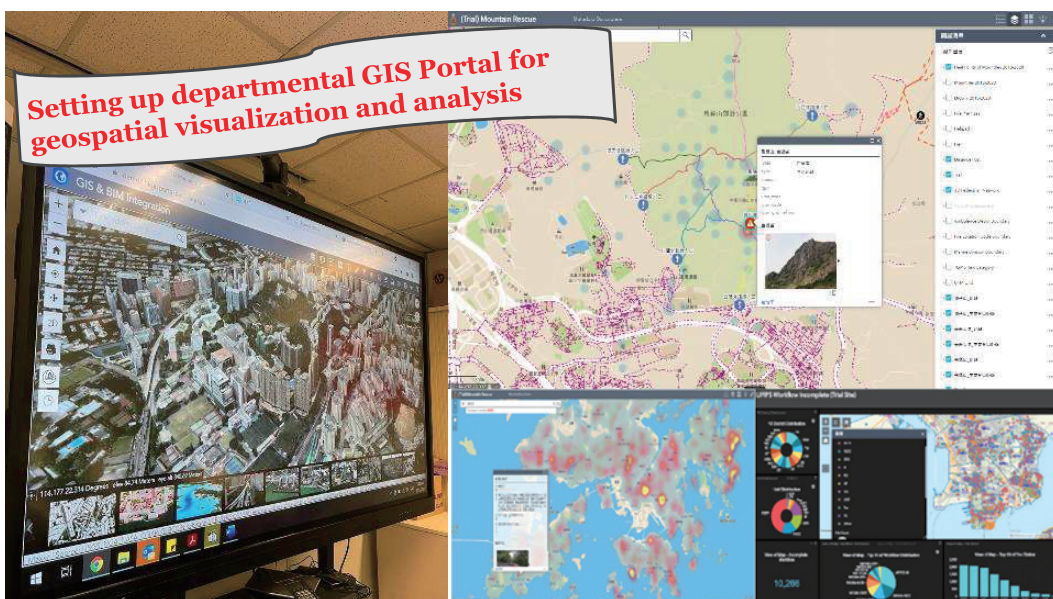
“Once the location of a proposed fire station has been selected, we use a GIS network analysis to identify the best location for the station that allows firefighters and ambulancemen to arrive within six minutes of dispatch,” he explains.

Roles of land surveyors redefined

Land surveyors have traditionally performed standard topographical or land surveys. With the integration of GIS, BIM and IoT remote sensing,

land surveyors are now becoming even more skilled and well-rounded than ever before, allowing them to use their land surveying knowledge to develop GIS-based solutions in a wide range of industries, says Sr Wong.

He advises young surveyors to learn new knowledge and acquire new skills proactively. Continuous and on-the-job training are the basics, and surveyors should also familiarise themselves with other disciplines such as engineering and even coding these days.



The GIS Portal provides satellite images, heat maps and dashboards summarising incidents reported in the past, including accidents, natural disasters and other emergencies, enabling first responders to make informed decisions on the ground during rescue missions.

消防處 GIS 平台為救援人員提供衛星圖像、熱圖和儀表板，總結過去的緊急事故和自然災害紀錄，協助拯救人員在救援任務期間作出迅速應變。（圖片來源：消防處）

“We need to know how to present complex geospatial data and analyse it in a meaningful way. This way, we can mine for actionable insights that are otherwise hidden.”

Sr Paul Tsui, Chairman of the HKIS Land Surveying Division (LSD), agrees with Sr Wong on the evolving and increasingly multi-disciplinary roles of surveyors. He is also the Chief Executive Officer of Esri China (Hong Kong), which specialises in GIS software, location intelligence and mapping.

The proliferation of IoT sensors along with powerful cloud computing has led to the growing adoption of GIS-based applications for a wide range of organisations across the public and private sectors that need to track and monitor infrastructure, facilities, and assets remotely, say both Sr Tsui and Sr Wong.

The power of geospatial, BIM and GIS data integration being unleashed

The opening up of government-owned geospatial data through the Common Spatial Data Infrastructure (CSDI) Portal and free access to the digital topographic base map of Hong Kong have helped to create a diverse range of GIS-based applications that are driving the development of Hong Kong’s smart-city infrastructure, says Sr Tsui.

Led by the Development Bureau and implemented by the Lands Department, the CSDI Portal was launched in December 2022. Over 500 spatial datasets from various government departments will be made available through the portal, covering planning, lands, buildings, works, population and transport. Framework Spatial

Data Themes, such as buildings, land parcel and address, are also available on the portal to provide location references for other datasets.

“The launch of CSDI Portal is creating a wave of new possibilities in the GIS application space. With this, software developers and start-ups alike are finding new inspiration to further their creativity,” he says, “especially so when they are combined with 3D building data produced by BIM.”

GIS interacts with BIM by providing the real-time data of a facility’s existing environment which helps planners, architects and engineers to explore and evaluate the design and construction, he explains. “By integrating BIM and GIS data, a more robust interactive model can be built. This will help different stakeholders better understand their project in a visually compelling manner.”

Implementing GIS and BIM technologies can help with building design by combining various climate data sources to create a more energy efficient and sustainable space, he adds. For example, they can be used together to analyse the environmental impact of the building structure, so that they can address its potential negative impact through mitigation measures. Planners and designers can also further leverage sunlight and wind data to determine if there is enough natural light and ventilation.

“As ESG reporting becomes mandatory for listed companies and public organisations, being able to provide accurate, real-time data with portfolio-specific context will be imperative. Not only can GIS help them meet their legal reporting requirements, but it can also make them more appealing to investors who want to ensure the sustainability of their portfolio,” he adds.

Collaboration with startups

Collaboration with tech startups has become a key driver of innovation in the surveying industry. By partnering with tech-savvy entrepreneurs, surveyors are able to co-create innovative solutions for clients and the public.

Sr Tsui stated that, as a GIS software and platform provider, his company runs a startup programme that helps early-stage start-ups leverage Esri's GIS platform and location intelligence to develop their smart-city applications. To nurture young GIS talents, the company also holds competitions and award programmes to recognise exemplary GIS research works or projects.

Sr Wong of the FSD says that under the Hong Kong Smart City Blueprint, government



departments these days are supportive of startups and are keen to collaborate with those that can bring new innovative solutions. “We have been working with startup companies that provide AI image recognition services and real-time traffic data to support our applications,” he says.

科技重塑 測量師角色

近年，地理資訊系統（GIS）、建築資訊模型（BIM）、3D 掃描、物聯網（IoT）感測、攜載高清鏡頭的無人機、人工智能（AI）及 5G 網絡等軟硬件技術日趨成熟，其互相融合所產生的創新技術，徹底改變了測量師的工作模式，大大提升了工作效率。時至今日，測量師能憑藉創新技術的應用，開闢新領域，擔任新角色。

樓宇檢查自動化

學會建築測量組副主席李海達測量師舉例說，外牆勘察等樓宇安全檢測工作一向通常依賴人力資源，但近年香港已引入無人機及人工智能技術，協助建築物外牆檢測。由無人機拍攝得來的照片，再利用 AI 模型加以分析，樓宇檢查人員可快速查找出有需要處理的樓宇問題。

他續說：「3D 掃描技術和無人機結合亦大大提升了測量師的工作效率。3D 掃描器能精確擷取複雜的建築物或地形數據，包括其大小、結構和外立面等。測量人員可以透過運用搭載紅外線鏡頭的無人機，前往無法進入的樓宇範圍或地點進行勘察，更快速、更安全的繪製地圖或結構圖。」

然而，他認為機器始終無法取代測量師的專業判斷。在開發用於圖像識別的 AI 模型時，開發人員需要為演算法提供大量數據以實現人工智能訓練，而這些原始樓宇缺陷圖片須由專業人士提供及事先鑑定。「此外，我們需要有專業測量師分析結果、調查原因，並提出補救措施，特別是勘察結果須提交法庭進行訴訟。」

定位、GIS 和 AI 加快搜救工作

消防處高級土地測量師王正琪則表示，機器人技術和物聯網廣泛應用，地理空間數據開放，人工智能高速發展，各種大數據與技術平台融合，對測量行業正產生深遠的影響。此外，政府推出的

《香港智慧城市藍圖》，也為政府部門及公營機構內部的創新提供助力。

他舉例說，在搜救行動中，搜救人員必須爭分奪秒，盡快確定求救者或遇難人士的位置。為提升搜救效率，消防處去年便引進了一套圖像分析系統，透過深度學習訓練 AI 模型，辨識由無人機拍攝的現場照片，能節省 75% 的圖像處理和分析時間，更迅速地搜索遇險行山人士。

此外，消防處亦正在開發新一代的調派系統，更充分利用 GIS 和即時交通數據，分析車速限制、路面擠塞情況和即時交通燈訊號，為消防和救護車規劃出最短的行車路線。

他續說，各區的消防局位置對當局提供緊急服務的效率至關重要，而事實上，消防局/ 救護站的選址規劃須經過科學的土地調查工作，才能於最適合的地點部署緊急資源。他解釋道：「當粗略選定好擬建消防局的位置後，我們會利用 GIS 數據仔細分析四周環境，確定出最佳位置，盡可能做到消防車或救護車於六分鐘召達時間內到達現場。」

重新定義測量師角色

傳統以來，土地測量師從事土地的實體測量及整理資料以編製圖則及地圖，但王正琪測量師認為，隨著 GIS、BIM 和 IoT 廣泛應用，土地測量師的角色比從前更加多元化，更加全面，現時已能利用本身的土地測量知識，為不同行業開發 GIS 解決方案。



他建議，新晉測量師應積極學習新知識，掌握新技能，持續進修和在職培訓固然必不可少，但測量師更應主動學習其他專門學科，如工程甚至編程等。「我們需要知道如何呈現複雜的地理空間數據，懂得如何對其進行分析，發掘新的見解。」

學會土地測量組主席徐開源測量師認同王正琪測量師的觀點，指出測量師的角色比從前更多元化，而徐開源測量師本身是 Esri 中國（香港）行政總裁，該公司專門提供 GIS 軟件、智慧定位和地圖繪製服務。他指出，IoT 裝置及系統收集數據，配合強大的雲端運算能力，能為各行各業及公私營機構創造新的服務，特別是有需要遠程追蹤和監控基建、設施和資產的機構。

地理空間、BIM 和 GIS 數據互聯互通

徐開源測量師及王正琪測量師均指出，政府開放不同部門的空間數據集，而數碼地形基礎地圖亦免費開放，有助於創建各種基於 GIS 的應用平台及軟件，推動香港發展智慧城市基礎設施。

由發展局牽頭及地政總署執行的空間數據共享平台，於 2022 年 12 月啟用。門戶網站將提供來自多個政府部門的 500 多個空間數據集，涵蓋規劃、土地、建築物、工程、人口和交通。門戶網站上還提供框架空間數據主題，例如建築物、地塊和地址，為其他數據集提供位置參考。

「地理空間數據共享平台提供的數據，能大大增加 GIS 的應用場景，為軟件開發人員和初創公司提供空間發揮潛能與創造力，而當地理空間、BIM 和 GIS 數據結合起來，應用領域極為廣泛。」他解釋說，GIS 提供的建築物現有環境的即時數據與 BIM 互聯互通起來，有助於規劃、建築設計和工程人員探索和評估項目設計和施工程序。此外，BIM 和 GIS 數據集成後，可以構建強大的互

動模型，有助於讓利益持份者了解項目與地理環境的關聯。

他續說，GIS 和 BIM 模型結合各種氣候數據，有助項目團隊設計出更節能和環保的建築。舉例說，團隊能預先評估項目對該區環境的影響，從而針對可能出現的負面環境影響訂定緩解措施；而規劃師和建築師亦可分析日照和風向等數據，確定樓宇設計是否有足夠的採光和通風。

「隨著港交所和政府明確要求上市公司和公營機構披露 ESG 報告，它們更有必要就資產組合提供準確、甚至是即時的數據分析。GIS 不僅能幫助它們滿足信息披露要求，還能更準確呈現資產的可持續性特質，提升對投資者的吸引力。」他補充道。

與初創企業合作

與科技初創企業合作，近年已成為測量行業創新的驅動力，測量師能與初創共同為客戶和公眾創造新服務。

徐開源測量師表示，公司作為 GIS 軟件和平台提供商設有創業計劃，協助處於早期階段的初創公司在藉助公司的 GIS 平台和智能定位技術開發智慧城市應用服務。該公司還舉辦創新比賽及獎勵計劃，表彰傑出的 GIS 研究或項目，培育新一代 GIS 人才。

消防處王正琪測量師認為，在《香港智慧城市藍圖》的推動下，政府不同部門都十分支持初創公司，樂意與能夠帶來創新解決方案的初創合作。「我們的人工智能圖像識別和即時交通數據分析系統，正是與初創公司合作的成果。」他說。

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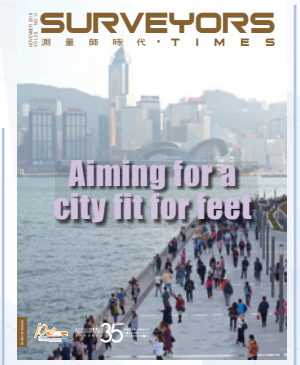
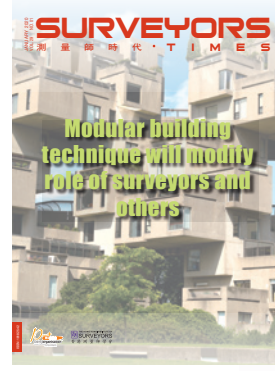
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第 13 届中国房地产科学发展论坛落幕，大咖们都讲了什么？

旨在向会员企业传递宏观经济、行业发展、城市规划与建设、企业发展战略、新技术应用等方面的理论、思路和实践经验，以促进房地产行业健康发展的年度论坛——中国房地产科学发展论坛，已经圆满落幕。

11月10日，由中国房地产业协会主办的“第13届中国房地产科学发展论坛”在北京举行。本届论坛采用了线上+线下的方式召开，围绕“新格局新动能”这一主题，就宏观经济形势、房地产平稳健康发展、碳达峰以及企业发展战略等热点问题，展开了深入探讨和交流。

本次论坛由中国房地产业协会副会长兼秘书长陈宜明主持，中国房地产业协会会长冯俊致辞，邀请了全国政协常委、经济委员会副主任杨伟民，中国工程院院士、同济大学原副校长吴志强，中国工程院院士、浙江大学求是特聘教授谭建荣，国务院发展研究中心市场经济研究所副所长邓郁松，绿城中国董事会主席张亚东，上海易居房地产研究院执行院长、易居企业集团 CEO 丁祖昱，住房和城乡建设部标准定额司司长田国民，中国建设银行住房金融与个人信贷部总经理梁海燕，绿城管理集团执行董事兼 CEO、轻资产联盟首届轮值主席李军等各领域的专家进行了演讲分享。

本届论坛虽然采用了“线上+线下”的方式举行，但却丝毫不缺“干货”，以下为您带来 10 位重磅嘉宾的精彩观点：

冯俊：房地产市场有望走出低谷

中国房地产业协会会长冯俊表示，中国房地产市场经过一段时间的深度调整，在多方面政策的作用下，在经济发展总体向好的大背景下，有望走出低谷，进入市场规模相对小一些、平稳发展的阶段。

冯俊认为，房地产市场此轮的深度调整，教训深刻、损失巨大。在他看来，在供给端，要素价格上涨过快，供给与需求失衡，生产方式落后；在需求端，投资品属性过强，居民住房负债率上升过快，居民财富构成中住房占比过高；在企业机制方面，杠杆率过高，金融化过度，治理结构失衡。这些都是导致市场问题的深层次原因，因此必须反思从制度环境到企业发展模式存在的问题。

但冯俊同时强调，房地产市场是以住房为主要产品，而住房的长期需求取决于人口和收入。收入增长是长期的趋势，随著收入的提高，居民对美好居住生活的需求也在不断增长；人口增长在全国范围里可能会逐渐停滞，但在城镇化进程中，人口向城市流动，尤其向中心城市、都市圈流动，仍会不断提出住房需求。当前，房地产市场流动性风险和需求不足的双重压力并没有完全消除，但是有理由相信，明天一定会更美好。

杨伟民：尽快制定综合性、长期性、制度性的房地产新政

全国政协常委、经济委员会副主任杨伟民表示，最近十几年来，以房价上涨为龙头，房地产企业、金融机构、地方政府三大主体相互支撑，促进了房地产发展，对拉动经济增长作出了重要贡献。但是随著人口的总量、结构、区域分布发生趋势性变化，新型城镇化进入中后期，房地产企业、金融机构、地方政府的风险敞口均有所增大，原有房地产发展模式和格局已经不可持续。近期看，房地产投资持续下滑，商品房销售面积和金额逐月下降，房地产业增加值自去年三季度以来连续五个季度负增长。房地产业从过去十几年拉动增长的重要动力，变为当前拖累经济增长的重要因素。

杨伟民认为，房地产在中国仍然是支柱产业，并不是夕阳产业，现在面临的主要是结构性、区域性和体制性问题。房地产发展具有全局性、整体性意义，房地产业面临的问题，不是单个城市和单个部门能解决的。下一步要贯彻落实二十大精神，瞄准建立新的住房制度，多部门协同制定综合性、长期性、制度性的房地产新政。

吴志强：科技造房，还有很大规模

中国工程院院士、同济大学原副校长吴志强表示，

城市建设并未结束，而是另外一种发展的开始。高质量发展肯定要淘汰简单、没有技术的发展，所以科技含量会大规模提升，带有科技含量的造房，还会有很大规模，而简单堆上去的时代结束了。

吴志强认为，越发达的住宅，生活的耗能占比越来越高，生产性能耗占比会越来越低。所以“被动+主动”节能的住宅，一定是未来的大方向。随著经济的转型，中国也一定是这样，所以要有技术含量。中国做绿色转型，碳排放主要在产业上。所以，只要中国做起来，把城市里面最重要的几个碳排产业转型，就是革命性的变化。在发达的社会里面，产业已经游走在城市里面，而住宅一定是第一位的。

吴志强指出，世界大势所趋，人类会向几个区域集聚，大城市边缘还会生长，并不是发达了以后就不发展了，而是会有绿色的、科技的、精准的、数字的发展。人类今天开始有了一个虚拟的和真实的互动，这些都会大大加强房地产行业。而那些掌握了世界的、精准的、未来的、科技的、明天的企业，一定会做得更强大，做得更幸福，做得更快乐。

谭建荣：智慧城市是信息智能化发展的必然趋势

中国工程院院士、浙江大学求是特聘教授谭建荣表示，高质量发展离不开智慧化、智能化、拟人化、低碳化的发展，要建设智慧城市，需要把人工智能技术与城市建设融合起来，把人工智能技术应用于城市的规划、城市的建设、城市的生活当中。

谭建荣表示，智慧城市是全球城市快速发展的产物，也是信息化向智能化方向发展的必然趋势，由数字化、网络化向智能化、智慧化方向发展，这样的第四次工业革命为智慧城市注入新的活力和新的智慧。他强调，智慧城市是基于数字城市、物联网、云计算建设的现实世界与数字世界的融合，但不是信息化、数字城市等概念的简单加法，而是通过构建政府、企业、市民为主题的交互与共享信息平台，为城市治理、城市运行提供更加“便捷、高效、灵活”的决策支持和行动工具，从而实现“低碳、安全、便利、友好、宜人”的城市发展目标。

谭建荣认为，发展智慧城市具有五大优势。一是提高了生活质量，智慧城市使用各种技术为城市居民提供了互联网的解决方案，把生活和工作融汇起来，

使城市充满活力；二是提供更好的服务，智慧城市可以提供更加可靠、更加值得信赖、更加友好的服务和体验；三是优化运营管理，促进跨机构的协作，提高效率；四是能够推动经济快速增长，吸引企业进入城市；五是促进生态环保，减少碳排放；六是简化交通创新。

邓郁松：房地产行业短期化解风险仍是首位，市场将走向供需双向收缩下的平衡

国务院发展研究中心市场经济研究所副所长邓郁松表示，虽然市场处于深度调整过程，但也要看到一些积极的信号正在逐步显现。如金融方面的政策，利率出现了比较明显的降幅，提升了需求端的购房支付能力；销售端政策的演进，加之供给端调整的幅度显著大于需求端的调整幅度，意味著整个市场正在向新一轮的供求平衡在演进，走向供需双向收缩下出现的平衡。所以，要始终坚信所有的调整和危机终将过去，生活终会回归正常，而房地产行业也将从深度调整走向一个更可持续的新的发展阶段。

邓郁松认为，随著人口进入正常的下降的阶段、随著城市内部空间的饱和，房地产将从新建为主向增存并重的全领域覆盖转变，行业相应的制度框架、政策、产品、服务对象、产业链都会发生深刻变化，房地产的问题从来不是孤立的房地产的问题，房地产的问题背后有更深层次的要素的配置，区域发展的问题。因此，对于经历这一轮周期之后，邓郁松建议：首先，行业短期化解风险仍然是第一位的，只有风险得到了平稳的化解，才能为后续转向新的发展阶段赢得时间。第二，一定要统筹去考虑房地产的、金融的，包括像地方政府的一些可能面临的风险，把它放在一起，统筹去找一个解决的路径。当前的调整是一个难得的窗口期，一些政策需要回归常态，需要重新去思考怎么样构建稳定、可预期的政策体系，只有这样房地产市场的稳定才能真正得到加强。第三，要认识到随著房地产业发展阶段的变化，原有发展模式的不适应性凸显，所以现在到了我们去探索、形成新的发展模式阶段。而形成新的发展模式过程一定要建立在各方利益共享、政策预期稳定可持续这样一些基本的理念基础上。

张亚东：房地产已转向低增长、低利润、低容错的新阶段

中国房地产业协会副会长、绿城中国董事会主席张

亚东表示，从去年下半年以来，房地产形势急转直下，目前市场整体形势依然严峻，虽然在政策层面有所放松，但整体回暖尚待时日。

对于房地产发展形势，张亚东认为要从短期和长期两个方面来看。短期看，房地产行业处于承压筑底态势，行业出现分化，部分企业出清，市场信心恢复尚需时日。这一态势可能会持续到明年二季度，二季度之后能不能好转还有待观察。与之相应的是房地产市场的规模也会相应降低，这些都是短期内行业必须承接的压力。长期看，衣食住行关乎民生。作为国民经济的支撑产业，房地产肩负使命，依然稳定向好。市场在变，房地产行业作为中国经济压舱石和支柱产业的地位不变，但规模见顶已成为行业共识。

在张亚东看来，房地产已经从原本高杠杆、高周转、高收益的打法，转向了低增长、低利润、低容错的新阶段。企业需要补齐短板，均衡协调才能走得更长远、更健康。

丁祖昱：房地产轻资产模式的核心在于运营能力

上海易居房地产研究院执行院长、易居企业集团 CEO 丁祖昱指出，在房地产开发领域，轻资产包含了代建、物管、资管等业务板块。其中，代建是目前开发的新发展模式中的一个重要方向，这两年行业进入调整之后，越来越多的房企进入到了这个细分赛道。而物业管理是轻资产领域当中这几年发展速度最快的板块，不过经历了前几年的高速发展之后，今年物业行业也出现了洗牌调整。资管业务涵盖的内容比较多，如商业、办公、长租、康养等，都纳入到了资管领域。

对于轻资产模式未来的发展，丁祖昱表示，最核心的就是要提升运营能力。“我们看了太多的相关的运营公司，这当中的好坏最终比的就是运营能力，当然这个运营能力和传统开发的运营能力，还有一定差异。这当中更关注细节，我们要把收入和支出单位基本上调一万倍，在房地产开发当中，单位用‘万元’，在轻资产运营当中，单位要用‘元’。如果一件事情你要经历一万倍的话，大家就理解了对运营能力的要求会比原先要高得过多。”

丁祖昱强调，REITs 是未来轻资产运营的一个基础，

是资本退出最核心的方式。如果没有 REITs 加持的话，未来轻资产的发展速度也不会特别快。

田国民：房地产绿色低碳发展的八大方向

住房和城乡建设部标准定额司司长田国民指出，对于如何绿色低碳发展，概况起来就是开源、节流、使用可再生能源，转变建造和发展方式。当中，与房屋相关的措施包括：

第一，大力推广绿色建筑，包括星级建筑。未来可能还要对每个建筑进行能效标识。第二，推广超低能耗建筑，目标就是要取消集中供暖，同时也不再上新风系统。第三，推广电气化，大力使用储能技术，包括直流电器的推广使用。第四，推广装配式建筑，但要确保安全，还要降低成本。比如要推广标准化的构件，进行批量生产，比如对层高 3 米的规范，对连接技术的规范等。第五，推广政府采购，必须使用绿色建材，要达到绿色二星级建筑，公共建筑要使用钢结构等。第六，大力推广屋顶绿化，目前技术上非常成熟。不但有利于保温，还可以替代一部分地面绿化。第七，降低密度，小区也要通风。下一步还将提高日照的标准水平。第八，完善社区的配套设施。目标是要完整社区，把配套设施尽量齐全一点。

梁海燕：金融服务模式要随著房地产新模式创新

中国建设银行住房金融与个人信贷部总经理梁海燕表示，“十四五”规划期间，保障性租赁住房建设目标 870 万套，蕴藏著超过 3 万亿投资，空间非常广阔。

建设银行支持发展住房租赁的初心和相应的考虑有三方面：一是，地产和金融的运作息息相关，如何去发展房地产新模式，必然要求金融服务模式要随之变革。二是，百姓和客户是金融服务的对象，以客户为中心，永远是金融机构发展的要求。三是，房地产金融也有不断创新迭代的要求，其发展模式也要随著市场和行业的变革而发生相应的变革。

李军：代建进入“确幸时代”

绿城管理集团执行董事兼 CEO、轻资产联盟首届轮值主席李军表示，今年房地产行业面临巨大压力，

多数头部企业负重前行。在这个过程中，轻资产模式风起云涌，很多企业陆续开展代建业务，“轻资产联盟”进一步扩编和壮大，代建进入了“确幸时代”。

李军称，目前的房地产行业呈现了典型的“去中心化”特征。无论是未来保障租赁物业建设的提速和增量，还是大量国企和城投公司拿地后，对专业代建企业的需求，亦或是欧美发展过程中展现出的投资商巨头通过轻资产模式主导开发服务的经验，都不难得出判断——未来的的房地产投资将从由头部企业完成，变为由地方政府、国央企、城投公司、金融机构、AMC、REITs、CMBS 等股权类投资基金成为房地产投资的主要类型。

基于这样的模式，李军判断未来会出现一个开发与服务平台化的商业模式，把开发过程和服务内容标准化，这种标准化将提升整个商业模式效率，能够让投资人、消费者更方便地做出选择，更好地获得收益。而代建就是这样一个投资与开发相分离的模式，委托方作为投资商，为这个项目进行投资、做重大的经营决策以及享受投资的收益、承担投资的风险。代建企业根据项目的特征，可以提供全案的服务，也可以提供每一个阶段的专业服务内容。在这个过程中，代建会表现出轻资产的属性，通过专业的管理和服 务，输出标准体系、产品体系、品牌体系以及资源体系，这些资源的输出会为委托方带来价值的提升。

有关会议报导，请扫描二维码
第十三届中国房地产科学发展论坛



文章来源：中房网讯 2022.11.11 文：苏晓、亚晨

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

香港测量师学会北京议会与上海议会活动：上海徐家汇中心项目实践分享《十年磨一剑，地标项目背后的工程设计历程》讲座（11月29日）



本次活动邀请到在中国参与多项标志性与超高层工程项目的张志强先生分享他们团队在徐家汇中心的设计历程，徐家汇中心为上海世界级核心TOD与徐家汇区标志性超高层综合体，其中T2塔楼高达370米，建成后将成为浦西第一高楼。

在参与这项目的设计历程中，张志强先生与他的团队发挥其专业与创新精神，采用不同设计方案以克服超高层、地铁上盖建筑与TOD等安全与性能需求，尤其是对桩基、围护、超高层钢结构、阻尼器、大型天幕与市政连桥等提供设计与结构全周期驻场服务等。



上海议会主席张丽娟测量师（右）、上海议会副主席梁傲文测量师（左）向演讲嘉宾张志强先生（中）致送感谢状与锦旗。

上海议会活动《百年张园》之张园风貌 - 城市更新 - 商业赋能 (12月9日)



本次活动参观考察位于上海市静安区拥有过百年历史的张园，在太古张园商管项目负责人施桂攀先生的介绍下，会员梦回被称为海上第一名园的《张园》，惊叹这里保存著上海市规模最大、最完整、中西合璧的海派石库门建筑群。这里更是沪上第一盏电灯、第一辆自行车的开端。

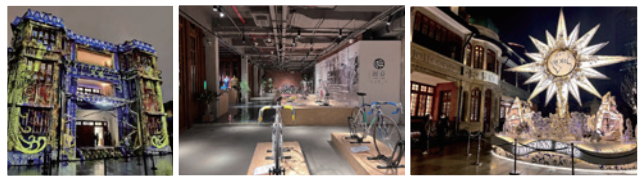


在分享会上，施桂攀先生分享了项目的构思，如何既对历史建筑风貌的保存，并注入无界商业文化新元素，如何利用最大的地理优势打造未来的汇聚地标。



张园办公室前合照留念

随后，大家走进《百年张园》并在石库门建筑群与弄堂里穿梭，这里处处充满故事，并结合新旧与中西情怀，会员按安排参观多个品牌，如江诗丹顿 1755、RE 自行车博物馆、宝格丽香氛、Dior、Moet 等，最后更在茂名北路观看“六幕拾光·张园百年”光影秀，缅怀一段段的老上海生活与印记。



诗丹顿 1755

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香港测量师学会、香港建筑师学会会员与演讲嘉宾等合照留影

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：

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| 上海议会 - 主席：张丽娟测量师 | 副主席：梁傲文测量师 |
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HKIS Annual General Meeting 2022 Inauguration of the New General Council

The Annual General Meeting (AGM) of The Hong Kong Institute of Surveyors (HKIS) was held on 9 December 2022. Sr Paul WONG was elected as President of the HKIS for 2022-2023. Outgoing President Sr KK CHIU will assume his title as Immediate Past President to continue serving the Institute.

At the AGM, Sr Francis LAM was elected Senior Vice-President, Sr Robin LEUNG and Sr Tony WAN were each elected Vice-President, and Sr Raymond KAM and Sr Yvonne CHEU were elected Honorary Secretary and Honorary Treasurer respectively.

The incoming President Sr Paul WONG is a Fellow Member of the HKIS. Currently the Director and General Manager of Tactful Group, Sr WONG has devoted himself to serving the surveying industry for over 34 years. Since 2008, he has held various positions at the HKIS, including the Chairman of Quantity Surveying Division in 2014-2016 and the Senior Vice-President of the Institute in 2021-2022. Sr Paul WONG has spared no effort in promoting the quantity surveying profession, cultivating talent and advocating for the wider application of BIM in the industry.

In addition, Sr Paul WONG has been actively engaged in various voluntary work related to the surveying profession. He currently counts membership in Manpower Development Vetting Sub-committee of the Construction Industry Council's (CIC) Construction Innovation and Technology Fund (CITF); Water Services Advisory Committee of the Water Supplies Department (WSD); and Civil Engineering and Built Environment Training Board (BCETB) of the Vocational Training Council's (VTC) Building.

He has helped nurturing the next generation of surveyors and has advised universities on their curricula and examinations.

The incoming President Sr Paul WONG made some notable statements during the AGM: "With the gradual relaxation of Covid-19 prevention measures by the Government, Hong Kong has been making steady strides along the path to normalcy. We can foresee that the demand for professional surveying services will surge as many major development projects will be implemented such as the Northern Metropolis, the railways extension and the Lantau Tomorrow Vision. The HKIS will continue to share insights with the Government on issues including housing and building policies, streamlining relevant procedures, adopting innovative technologies, and construction costs."

"It's among the aims of the Institute to nurture and encourage young people to join the surveying industry. We will continue to enhance professional development, talent training, community services, education promotion and professional services development, to fuel the growth of the Institute and industry."

"The Institute will maintain its previous close ties with global and Mainland counterparts and organisations to promote the surveying profession in Hong Kong to the outside world and enhance its competitiveness."



Incoming President of the HKIS Sr Paul WONG

The following are the members of the General Council 2022-2023:

Office Bearers	
Sr WONG Kwok Leung, Paul	President
Sr LAM Ka Fai, Francis	Senior Vice-President
Sr LEUNG Chi Tim, Robin	Vice-President
Sr WAN Wai Ming, Tony	Vice-President
Sr KAM Ka Fai, Raymond	Honorary Secretary
Sr CHEU Yuk Yi, Yvonne	Honorary Treasurer
Members	
Sr CHEUNG Man To, Arthur	Chairman, Building Surveying Division
Sr LEE Hoi Tat, Nathan	Vice-Chairman, Building Surveying Division
Sr DY Wai Fung, Peter	Vice-Chairman, Building Surveying Division
Sr CHAN Chi Hing, Alnwick	Chairman, General Practice Division
Sr LAM Tsan Wing, Alexander	Vice-Chairman, General Practice Division
Sr CHAN Ka Fai, Andrew	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 KO Tak Yan, Wilson	Chairman, Young Surveyors Group
Sr WONG Cheuk Sze, Tracy	Vice-Chairlady, Young Surveyors Group
Ex-Officio Members	
Sr CHIU Kam Kuen	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



The HKIS General Council (2022-2023)



Incoming President of the HKIS Sr Paul WONG (L) and Immediate Past President of the HKIS Sr K K CHIU

HKIS BIM Conference 2022

Experts across Asia Showcase Emerging Trends in Digital Construction at the HKIS BIM Conference 2022

The HKIS BIM Conference 2022 was held on 6 December at the Hong Kong Convention and Exhibition Centre. Over 150 participants from the planning, development and construction sectors attended this half-day conference, during which five speakers from Hong Kong, China, and South Korea shared the latest construction trends and practices. The Guest of Honour was Mr Alfred Wong, Principal Assistant Secretary (Works) of the Development Bureau, Hong Kong SAR Government.

Themed, “Advanced Digital Technology Application for Land and Building Development,” the Conference convened speakers who shared insights into the latest technologies and trends in construction project delivery, as well as cutting-edge knowledge that would future-proof workflows and usher the construction sector into a new era in which precision and efficiency are pivotal.

In his message, Secretary Wong stated that the construction industry had been an instrumental driver of Hong Kong’s economic growth and enabler of its social development. But Hong Kong continues to have a pressing demand for land, housing, infrastructure, and other community services that require more construction projects. “The Development Bureau is planning to include BIM models as part of tender information and make them contractually binding by stages,” he announced.

Topics discussed at the Conference included:

- “Synergy between Cloud and Applications,” which showcased applications running on terminal and AI technologies to aid in the design, construction, and facilities management of a development project

- “Building a Sustainable Future through Innovative Technologies,” which explored the use of BIM-GIS technology and other digital solutions to turn Hong Kong into a smart city
- “Digital Construction Development in the Construction Industry,” which laid out lessons from Mainland builders as they underwent digitalisation
- South Korea’s experiences with “Digitalised and Automatic OSC Project Planning and Management”

The Conference was timely for surveyors, as a number of mega infrastructure AEC projects are set to kick off in Hong Kong within the next few years.

HKIS President Sr KK Chiu (2021-22) mentioned that the wide adoption of technology would help surveyors achieve the best outcomes with maximum efficiency throughout a project’s life cycle. He added, “It was vital for our sector to leverage on digital technologies to automate and accelerate the processes in a project; plan, create, and manage building data centrally and efficiently; and streamline communication across all parties involved.”

HKIS BIM Committee Chairman Sr YY Yip, who oversaw the organisation of this Conference, shared that technological disruption in the built environment progresses rapidly. As Hong Kong’s construction workforce ages and shrinks, digital technology has stepped in to fill the gap. “As our projects get increasingly complex, these insights and experiences will inspire us to innovate our workflow models, enhance collaboration between the design and construction teams, and empower us to deliver outcomes that were once impossible.”

The HKIS also thanks the other speakers who generously shared their insights and experiences with participants:

- Dr Winnie Tang, Founder & Honorary President of the Smart City Consortium and Founder & Chairman of Esri China (Hong Kong), Limited
- Mr Simon Cheung, Committee Member of the Chinese Association of Young Scientists and Technologists

- Mr Ian Zhu, Senior Director of Business Development at Huawei Cloud Hong Kong
- Dr Tae-Wan Kim, Associate Professor, Division of Architecture & Urban Design at Incheon National University
- Mr Deng Bo, Executive General Manager of The First Digital Technology Company of China Eighth Engineering Division, Ltd

HKIS BIM Conference 2022 proceedings

<https://tinyurl.com/2r2ar857>



Mr Alfred Wong, Principal Assistant Secretary (Works) of the Development Bureau and Guest of Honour at the HKIS BIM Conference 2022



Mr Ian Zhu, Senior Director of Business Development at Huawei Cloud Hong Kong, shares the latest application of cloud services for managing construction projects across various parties.



Mr Deng Bo explains BIM applications and the evolution of digital construction in the construction industry since 2010.



Dr Winnie Tang, Founder & Honorary President of the Smart City Consortium and Founder & Chairman of Esri China (Hong Kong), Limited, presents BIM-GIS integration and other digital solutions in land and building development.



Over 150 participants attend the HKIS BIM Conference 2022.



HKIS BIM Conference 2022 Speakers, HKIS Office Bearers, and HKIS BIM Committee Members

Promotion of the surveying profession to the younger generation

To enhance a better understanding of the surveying profession among younger generations, the HKIS collaborated with the Education Bureau Business-School Partnership Programme and organised two thematic talks on 22 September and 30 November.

The purpose of these talk series is to introduce different categories of surveying profession to secondary school students and teachers in form of designated topics, to let them further understand the profile of surveying. The sweet and sour in different categories of surveying profession are to be shared by the representatives of The Hong Kong Institute of Surveyors.

The thematic talk, "Land Surveyors - Flying Land Surveyor", was delivered by Sr Tommy Au from the Land Surveying Division. It was well received by 91 secondary school students from the C&MA Sun Kei Secondary School on 22 September 2022.

Another thematic talk, Tommy introduced how to use the state-of-the-art photogrammetry and drone technologies in construction project, land control, land dispute case and emergency survey in a disaster.

"Building Surveyors - Planning, Design, Maintenance & Improvement of Drainage System in Buildings", was organised on 30 November for 248 secondary school students at the STFA Lee Shau Kee College. Sr Peter Dy from Building Surveying Division delivered the talk via zoom.

Peter introduced the basic knowledge of planning, design, maintenance, and improvement of the drainage system, how it

relates to COVID-19, as well as the Building Surveyor's roles in building control, repair and maintenance and project management of building renovation.



Sr Peter Dy delivering the thematic talk on 30 November

ANNOUNCEMENT

DTZ Postgraduate Scholarship 2023 Entry

The DTZ Postgraduate Scholarship has been set up to encourage and sponsor talented qualified surveyors of the HKIS to pursue further studies overseas, and upon completion of studies to pursue his/her career in Hong Kong and contribute to the Hong Kong surveying profession. Over the past years, the Scholarships had been granted to Sr Winnie Yu, Sr Candy Cheung, Sr Walter Cheung, Sr Crystal Chau of the General Practice Division and Sr Pesire Lau and Sr Noa Chan of the Quantity Surveying Division.

Corporate members of HKIS are now invited to apply for the 2023 scholarship.

Deadline for application is 31 January 2023. For enquiry, please contact Ms Judy Shiu at 2526 3679.

60 Fan Club

60 Fan Club (樂齡俱樂部) is the brand the HKIS Senior Members Committee (SMC) uses to promote SMC events including, but not limited to, seminars, visits, and workshops.

Snooker Experience Course (樂齡俱樂部：桌球體驗班)

The SMC organised a snooker experience course on two consecutive Saturdays – 3 and 10 December – which attracted ten members.

Four current HKIS Snooker Team members – Sr Andy Chan, Sr Willie Tang, Sr Dr Conrad Tang, and Captain Sr Jeremy Tse – who represented the Institute at a snooker tournament organised by the Recreation and Sports Club for Hong Kong Professional Bodies (RSCP) and won it, introduced the game, including the equipment used, rules, skills, and strategies, to SMC members.



Group Photos with SMC Members and Coaches

The SMC takes this opportunity to thank the HKIS Snooker Team for its role in making the lives of the Institute's senior members a little more fun.



After a short introduction and practice in Day 1, the participants were able to play full games by themselves using the right stances by Day 2. All agreed that the short course gave them the basic knowledge and skills to help them better enjoy the game. As a result, some of them felt confident enough to try out for the HKIS Snooker Team in the future!

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SURVEYORS
香港測量師學會
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Council Members Reaching Out

1 December	The Hong Kong Institute of Planners 43 rd Anniversary Dinner cum Greater Bay Area Planning Awards 2022 Presentation Ceremony	Sr KK Chiu
1-2 December	HKTDC BIP Asia Online Forum	Sr KK Chiu
2 December	Hong Kong Mediation Council's Reception	Sr KK Chiu
6 December	LandsD Webinar: "Collaboration for Geospatial Initiatives"	Sr KK Chiu
7 December	"CIC See What I See" Luncheon 「香港建造新視野」午宴	Sr KK Chiu Sr Paul Wong
8 December	Excellence in Facility Management Award (EFMA) 2022 Presentation Ceremony	Sr Paul Wong
8 December	《香港 01》經濟高峰論壇 2022	Sr Francis Lam
9 December	DSD Liaison Meeting for "4178CD Yuen Long Barrage Scheme" and "4161CD Improvement of Yuen Long Town Nullah-Town Centre Section" Projects	Sr Paul Tsui
10 December	Hong Kong Institute of Architects Urbanism and Architecture Exhibitions for Excellence: "Beyond Territories – Made, Make, Making" Opening Ceremony	Sr Raymond Kam

12 December	CRECCHKI 20th Anniversary Dinner: "Realising an Inclusive and Sustainable Future"	Sr KK Chiu
12 December	TWGH Corporate Partnership Recognition Ceremony 2022	Sr Kenny Chan
13 December	Construction Innovation Expo 2022 VIP Luncheon	Sr Paul Wong
13 December	Construction Innovation Expo 2022 Grand Opening Ceremony & Greater Bay Area Construction Summit	Sr Paul Wong
13 December	HKIPM Project Management Achievement Awards 2021 cum Annual Dinner 2022	Sr Paul Wong
14 December	Hong Kong Construction Common Data Environment Award Presentation Ceremony	Sr KK Chiu
14 December	CIIF: 「社會資本動力獎 2022」頒獎禮	Sr Paul Wong
15 December	Construction Innovation Expo 2022 International Conference on Green Construction Launch Ceremony cum CIC Sustainable Construction Award 2023	Sr Arthur Cheung
16 December	HKQF 物業管理業行業培訓諮詢委員會: 「資歷架構與人才發展分享會」	Sr Johnathan Lee
21 December	Value Management Workshop of the Activity Centre for the Promotion of Chinese History and Culture	Sr Arthur Cheung



Building Surveying Division
Sr Arthur Cheung BSD Council Chairman

APC: Practical Task 2022

On 29 December, a debriefing session on the practical task was held for probationers and attracted over 80 participants. Sr Prof Barnabas Chung, Sr Peter Dy, and Sr Carman Lai shared their observations of the recent practical task including those good and bad examples.



CPD: Sit Visit to the Hospital Authority Supporting Services Centre in North Lantau

On 3 December, about 30 members joined a visit to the HA's supporting services centre. This was part of the "Understanding Projects for Health Services in Hong Kong" CPD series.

The BSD plans to visit another remarkable health services facility in Hong Kong, the redeveloped K w o n g W a h Hospital in Mong Kok. Please don't miss it!



Building Affairs Expert Determination Centre (BAEDC)

At the invitation of the Home Affairs Department, Past BSD Chairman Sr Kenny Tse gave a public talk on 14 December to promote the BSD's newly-launched BAEDC Pilot Scheme. Thanks, Kenny!

Please visit the BSD's website for further details.



BSD Retreat

The BSD plans to hold its retreat on 14 January 2023. I will keep members posted on any updates hereafter. I am confident that the retreat will inspire new ideas from members.

BSD Channel

Time flies and the BSD has already produced four episodes of the 「鍾SIR解構123」 series. I hope members enjoy them and for those who have not yet subscribed to the BSD Channel, please act now! Or, if you are interested in joining its production team, please contact me.



鍾SIR 解構 123 - 第四集: 七嘢係Building?
BSD Channel · 收看次數: 120 次 · 23 小時前



鍾SIR 解構 123 - 第三集: 建築物條例點用?
BSD Channel · 收看次數: 422 次 · 2 星期前

BSD Channel

<https://tinyurl.com/yauuyvxx>



Building Surveyors Award 2023: Inspiring Our Next

The BSA 2023 launched in November and has started calling for entries. Please check out the contest's details at its website (<https://hkis-bsa.com/>). Don't miss the chance to show people the great works you have done! Register now!

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



**BUILDING
SURVEYOR
AWARDS 2023**



ESGOLING
QUALITY
EXCELLENCE



CALL FOR ENTRY NOW

Nomination Deadline: 23:59 on 28 February 2023, Tuesday

For more details, please visit www.hkis-bsa.com



BUILDING SURVEYOR AWARDS 2023

Building Surveyor Awards 2023 (BSA 2023) is organised by Building Surveying Division of the Hong Kong Institute of Surveyors (HKIS - BSD) to enhance public recognition to preeminent projects in terms of design, innovation, management, conservation, sustainability and achievement with substantial contributions by Building Surveyors.

Categories and Award Types:



Grand Award

6 Special Awards

1. Sustainability Award
2. Value Enhancement Award
3. Best Stage Presentation Award
4. Community Caring Award
5. Heritage Conservation Award
6. Inspiring Our Next Award

Who can apply?

Client / Client's Representatives, Consultants, Contractors or Academic Organisations whose Building Surveyor involved in the project has a leading role/substantial involvement.

Nomination Fee: HK\$4,000

Submission Deadline:
23:59 on 28 February 2023 (Tuesday)

Enquiries

Secretariat Office of BSA 2023
Mr Harold LEE/ Ms Luna CHOY
Red Asia Communications Ltd.
Tel: +852 3421 1461
Email: bsa@redasia.com.hk

For more details about nomination requirements and assessment criteria, please visit our event website:

www.hkis-bsa.com





General Practice Division
Sr Alnwick Chan GPD Council Chairman

Happy new year! To my fellow members, I send my best wishes for a happy and healthy 2023.

GPD AGM 2022

The GPD's Annual General Meeting 2022 was held on 16 November at the Surveyors Learning Centre. I will continue to lead the GPD Council for the remaining 11 months of my second consecutive term as Chairman.

Prizes, including 12 bottles of whiskey, were awarded to the lucky draw winners. I express my heartfelt thanks to the organisers, Sr Kirsten Lam and the organizing committee – Sr Camman Chan, Sr Jason CS Chan, Sr Crystal Chau, Tansy Cheung, Sr Cara Ng, Sr Kitty Ng, Edward Tam, Sr Jason Wo and Sr Tracy Wong. Finally, the GPD was able to honour the top APC candidates from the previous three years. These APC (Part 2) Outstanding Award winners deserve another round of congratulations! Their names are listed below:

- Sr Cheung Yan Ming Ryan
- Sr Kan Tsz Ki Sarah
- Sr Lai Man Wai May
- Sr Leung Ka Ki Fiona
- Sr Leung Yin Hang Andrea
- Sr Liu Sum Ming Samuel
- Sr Sham Tsz Ho Trevor
- Sr Tsang Chun Wai Ricky
- Sr Yip Tin Wai Chelsea



Christmas Party 2022

I proudly announce that the eagerly anticipated Christmas Party on 19 December was a great success. Since the GPD's last big celebration took place years ago, it was wonderful to reunite with everyone in person.



APC Part II Assessment 2022

From 10-17 December, 61 candidates took the APC Part II Assessment and 45 of them passed their interviews, which translated into a pass rate of about 74 percent. Congratulations to all applicants who passed and welcome to the HKIS.

There were 21 interview panels in total. I express my gratitude to all assessors for volunteering their time to conduct this exercise.

CPD Event: Case-Sharing of Recent Lands Tribunal Judgements of Cap 545 Applications

The GPD made some recommendations to the Development Bureau (DEVB) regarding the Policy Review of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) in June 2022.

In December, DEVB published a paper outlining its proposed amendments to streamline the compulsory sale regime. The application threshold, application site requirement for adjoining lots, and measures to safeguard the rights of minority owners were among the suggested amendments.

The most recent Lands Tribunal judgements (LT judgements) further demonstrated the need for a thorough examination of the threshold calculation and application site boundary.

On 21 December, I held a CPD to inform attendees of the most recent LT judgements

and express my opinions on the proposed amendments that will aid the industry's urban redevelopment efforts and protect the rights of minority owners. My colleague, Sr Daniel Ng, joined me.



HKIS Souvenir

HKIS Polo Shirt

Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.

Each retailed at HK\$80.



Male



Female

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



Land Surveying Division
Sr Paul Tsui LSD Council Chairman

Courtesy Visit to the Singapore Institute of Surveyors and Valuers

In early December, I made a business trip to Singapore and took this opportunity to pay a courtesy visit to the Land Surveyors Division of the Singapore Institute of Surveyors and Valuers (SISV) at its office on 30 Nov. The purpose of the visit was to develop a bilateral relationship between the two Institutes' Land Surveying Divisions.

Here is a brief background of the SISV: it has a similar structure to the HKIS, but comprises only three divisions: Land Surveying, Quantity Surveying, and Valuation & General Practice. Its management body is the Central Management Committee (CMC), which is similar to the HKIS's General Council. CMC Officers include three Presidents and three Vice Presidents of each division's Council, an Honorary Secretary, and an Honorary Treasurer. One of these becomes CMC Chairman, whose role rotates annually amongst the divisions.

The HKIS signed a reciprocity agreement with the SISV in 1997, which enables HKIS members to be elected SISV members and vice versa after passing a professional interview. The agreement covers building, land, quantity, valuation, and general practice surveyors. More information is available at the link below:

<https://tinyurl.com/2hbv6ctc>



During my visit, five SISV LSD Council Members received me: Mr Leong Kin Weng (2nd Vice President), Mr Christopher Lee (Honorary Secretary), Ms Wong Tien Sze (Assistant Honorary Secretary), Mr Derek Chan (Council Member), and Mr Andrew Yap (Co-opted Council Member).

During the meeting, I introduced Hong Kong's land surveying infrastructure and industry landscape. I take this opportunity to thank the LSD Council Members who contributed slides that formed part of my presentation, following which I had a constructive discussion with my Singaporean counterparts on the similarities and differences between the land surveying industries of the two places.

I have observed a few other differences between Hong Kong and Singapore. First, no tertiary educational institution in Singapore currently offers a land surveying and geomatics-related course, which compels aspiring land surveyors there to study for these credentials in Australia, New Zealand, or the United Kingdom.

For sub-degree level training, the SISV operates an SISV Academy, which offers certificate courses related to land surveying. In contrast, Hong Kong has tertiary educational institutions that offer land surveying and geomatics-related courses at the sub-degree, undergraduate, and postgraduate levels.

Second, Hong Kong boasts a digital base map series of four map scales produced and maintained by the Lands Department. Singapore has only one base map called OneMap developed by the Singapore Land Authority with much of its information contributed by various Singaporean Government agencies.

Third, several Singaporean Government agencies recruit their own professional land surveyors to perform land surveying work, whilst Hong Kong's Lands Department recruits all professional land surveyors who work for the Government and assigns them to various departments to perform customised land surveying work.

Fourth, Singapore's Land Surveyors Board (LSB), constituted under its Land Surveyors Act to register surveyors, is the country's statutory body responsible for setting and maintaining standards for registered surveyors and regulating and advancing the land surveying profession in Singapore.

Fifth, the LSB is similar to Hong Kong's Surveyors Registration Board (SRB), but it only covers land surveyors, whilst the SRB covers land, building, general practice, and quantity surveyors.

At the end of the visit, my SISV LSD counterparts expressed their interest in visiting the HKIS and Hong Kong's tertiary educational institutions that offer land surveying training. The HKIS looks forward to receiving them in the future.

Coincidentally, the SISV held its 40th Anniversary Dinner on 1 December and SISV LS President Mr Mak Weng Tat invited me and QSD Chairman Sr Sunny Choi to join as VIP Guests. The dinner was well-attended by SISV members and everyone enjoyed the evening.

Happy New Year

With most local anti-pandemic measures being lifted by the Government at the end of 2022, I wish all LSD members and their families a very happy and healthy 2023.

Upcoming LSD CPD Events (Hybrid Mode)

	January 2023, CPD Code: 2023004	February 2023, CPD Code: 2023007
Topic	LiDAR: A Doom or a Boon?	Application of Very High Resolution Satellite Images in Digital Orthophoto DOP5000 Series Production to Hong Kong
Speaker	Dr YAN Wai Yeung Assistant Professor, LSGI, PolyU	Sr NG Lok Ting 2022 LSD Best APC Awardee
Event Date	19 January 2023 Venue: 1) SLC, HKIS; and 2) Zoom	9 February 2023 Venue: 1) SLC, HKIS; and 2) Zoom
Registration QR Code		



Group Photo Taken at the SISV Office (L-R): Mr Christopher Lee (Honorary Secretary), Mr Andrew Yap (Co-opted Council Member), Mr Leong Kin Weng (2nd Vice President), Sr Paul Tsui (LSD Chairman), Ms Wong Tien Sze (Assistant Honorary Secretary), and Mr Derek Chan (Council Member)



Planning & Development Division
Sr Terence Wai PDD Council Chairman

Greetings for the Chinese New Year

The PDD wishes all members a happy and healthy Chinese New Year 2023.



2. Avoiding repetitive procedures of a similar nature.
3. Providing an express mandate in the law for the Government to proceed with different procedures in parallel.
4. Improving inconsistent or ambiguous arrangements.
5. Streamlining other miscellaneous processes for the more effective use of public resources.

After the implementation of the proposal, the Government is expected to expedite the supply of developable land and respond to public demand for more housing and economic development.

The event was very popular with over 400 registrations. On behalf of the PDD, I express my sincere thanks to Doris.

PDD CPD Event

Forum on the Development (Town Planning, Lands and Works; Miscellaneous Amendments) Bill 2022

On 21 December, the PDD, Land Policy Panel, and Housing Policy Panel were honoured to invite Ms Doris Ho, JP, the Permanent Secretary for Development (Planning and Lands), Development Bureau, to brief members on the proposed amendments to various development-related statutory procedures including the Town Planning, Lands Resumption, Foreshore and Seabed Reclamations, Land Acquisition, Roads and Railway Works, etc, Ordinances.

The amendment proposals are summarised under five directions:

1. Streamlining and shortening statutory time limits.



Ms Doris Ho, JP, Permanent Secretary for Development (Planning and Lands), Development Bureau



Q&A Session



(L-R): Sr Terence Wai, Sr CK Lau, Ms Doris Ho, HKIS President Sr Paul Wong, and HKIS Senior Vice-President Sr Francis Lam during the Certificate of Appreciation Presentation



(L-R): Sr Victor Ng, Sr Terence Wai, and Sr Junior Ho share with students the career paths available to them as professional PDD members.

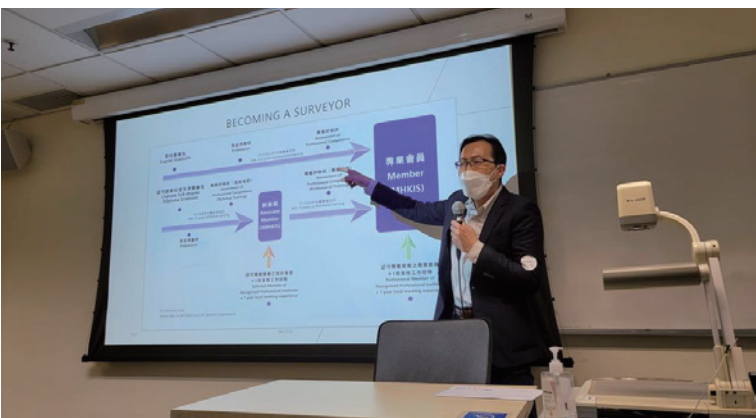
Student Outreach

On 13 December, PDD OBs Sr Terence Wai, Sr Victor Ng, and Sr Junior Ho attended a career talk for CityU students in its Master of Urban Design and Regional Planning programme.

The PDD briefed the students on the roles of surveyors in the HKIS's six divisions and the routes to become a planning and development surveyor. Also, it advised them on the careers available to the PDD's professional members.



Group Photo of Professors Dr Xin Li (1st row right), Dr Gianni Talamini (1st row left), and Students



Sr Terence Wai briefs students on how to become surveyors.

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Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

「文物時尚 • 荷李活道」2022 遊記 Hollywood Vogue: HKIS Tour Event 2022

A HKIS tour event, Hollywood Vogue, took place on Sunday, 22 November, and featured speaker Sr Raymond Chan and his helper, Sr Patrick Leung, of the PFMD Council. The tour began at the Dr Sun Yat-sen Museum on Castle Road at 2:00 pm and proceeded to the Medical Museum, YMCA, and News Expo before it finished at 3:30 pm. The event was fully booked and the participants found the history and stories behind each site interesting. It was a meaningful tour that produced good, lasting memories.

Sr Patrick Leung, 及各組別如建築測量組、土地測量組等都有積極主動配合協助派出導賞員，各展所長為活動作出生動介紹及向公眾展示了測量師們在保育文物建築上的卓越成就，及為測量行業作推介吸納新血。

我們當日步行的路線正是和香港開埠初期的舊城區相關。在此我們由衛城道甘棠第起步，現時是孫中山紀念館，昔日為何甘棠先生的故居。此幢在第一次世界大戰期間興建的豪華大宅，曾於華洋隔離政策下第一次容許華人作居所地，當時堅道以上地區均禁止華人居住。甘棠第大宅亦是過百年歷史的鋼框西式建築，並經歷了時代變遷的洗禮。我們也介紹了活化過程及現今消防建築條例協調的過程。

在堅巷的醫學博物館（即前病理學院），我們介紹了昔日十九世紀末香港發生的鼠疫，那次鼠疫起源於內地雲南及至本港做成嚴重的生命和財產損失，程度不亞現今的 SARS 和 COVID 病毒，故極具溫故知新的感受。

附近一帶是早年中產華人居住地段如儒林臺等地，加上很多女仕穿上長衫旅遊打卡，故此我們亦在此討論了名作家張愛玲書中的小說人物及研究了昔日來港的滿清遺老、文人雅士以及逃避侵華戰事人們的生活點滴。

在必利者士街的 YMCA，各遊客們觀賞民初年間由美國芝加哥 YMCA 資助建造的會館及其過百年歷史的室內泳池及懸空跑步徑建築。

此外我們也途經孫中山昔日學生時代居所遺址，及到永利街拍攝得獎電影一歲月神偷的外景場所觀賞。我們在 PMQ 即舊警察宿舍及前中央書院遺址為導賞活動作結。

在同日很多公眾人士亦參觀了中央街市、大館、文武廟、梅夫人館及其他歷史文物建築處所，而當日的高潮是晚上於大館內舉行了一場過百人舞動的大坑舞火龍。

謹希望在明年可有另一場精彩及有分量的文化盛宴和大家分享。



Sr Raymond Chan Leading the Group Tour



(L-R): PFMD Council Member Sr Patrick Leung, PFMD Chairman Sr Charles Hung, PFMD Council Member Sr Raymond Chan, and HKIS Past President Sr Vincent Ho, MH, JP

在 2022 年 11 月 20 日為慶祝香港回歸 25 週年，HKIS 應邀參與了一項別出心裁的文化旅遊項目，提供了專業導賞讓公眾人士欣賞多處歷史文物建築及深入了解測量師在這方面的貢獻。

在活動舉行當日有十多處位於中上環的歷史街區、文化建築、特色店舖、廟宇及博物館等場所都參與開放，並且有多條街道被局部封閉以容納大量訪客，部份場所亦加插樂器演奏及精彩時裝表演，令人目不暇給。

前會長何鉅業測量師及物業設施管理組熊傳笏測量師、物業設施管理組理事 Sr Raymond Chan 和

Enhancements to Building Drainage Systems

The Buildings Department proposed changing the drainage regulations at the Building Safety Symposium during the Building Safety Week 2022 held on 28 October. Its proposals were incorporated into PNAP APP-164 for the early implementation of some enhanced standards (e.g. connecting kitchen floor drains to sink basin waste pipes, cross-ventilation between drainage stacks and ventilation pipes, no drainage connections within restricted zones, extending ventilation pipes to suitable heights and locations, etc). The drainage amendments will be submitted to the Legislative Council in 2023.



1 2

1. (L-R): Sr Charles Hung and Sr WC Tam, Assistant Director of Buildings, Buildings Department
2. (L-R): Sr Van Ho, Deputy Director of Buildings, Buildings Department, and Sr Charles Hung

ISO 41001 in Facility Management Systems

**Reported by PFMD Vice Chairman
Sr Jonathan Lee**

ISO 41001 is a relatively new ISO standard for facility management systems. It aims to help facility management teams improve their efficiency in areas ranging from procurement to operations and maintenance. Facilities management is an organisational function that integrates people, places, and processes within a built environment with the purpose of improving the quality of life and productivity of core businesses.

A webinar, “ISO 41001 Facilities Management (FM) – from Strategic Policy to Support Core Business of Clients,” occurred on 18 July to discuss the latest FM developments. The featured speaker, Dr Aldous Au, shared his expertise on FM, third party certifications, and management consultancy.

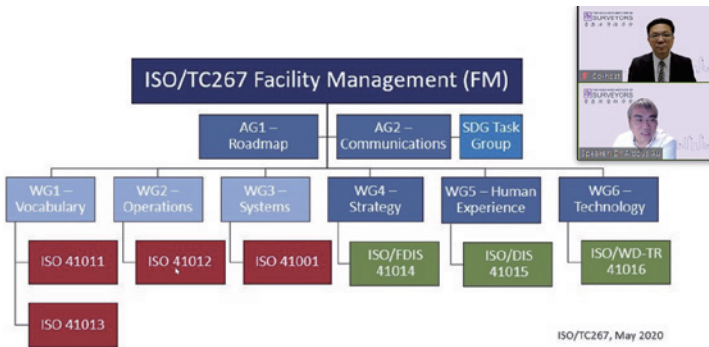
The talk was very practical, comprehensive, and informative. First, Dr Au showed how to develop an ISO standard in response to market needs and global expert opinions. Then he highlighted the concept of a demand organisation, as opposed to that of a client or customer, under the ISO41001 requirement by fulfilling a service level agreement and the ever-changing expectations of FM operations. Similar to the other ISO requirements, a high-level structure was applied to the FM standard to cover the context of organisation, leadership, planning, support, operations, performance evaluations, and improvements. Case studies in Macau, which adopted ISO41001, were discussed and illustrated its applicability to the hotel and real estate industries.

During the Q&A session, the audience enthusiastically exchanged views on how to deal with the potential changes of demand through the FM standard, the benefits of

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

ISO41001, etc. Dr Au's presentation received plenty of positive comments and appreciation.

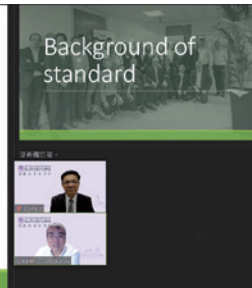


Ir Sze began by introducing the values and corporate culture of Sun Hung Kai (“Building Home with Heart”), where quality, efficiency, continuous improvement, teamwork, and sustainable development were the major values it wants to achieve. He then elaborated on sustainable development by discussing the Sydney Opera House.

Mr Lewis Lam then followed by presenting the journey and objectives of implementing a common data environment and digital twin at the International Commerce Centre (ICC), an iconic skyscraper in Hong Kong and one of the tallest buildings in the world. A digital twin is a common data environment system that incorporates information such as BMS, HVAC, BIM, façade inspections, lighting, etc (see Figure 1).

Topics to Covered

- Background of standard
- Overview of ISO 41001
- Issues around industry adoption
- Case Sharing



Group Photo with Sr Jonathan Lee (top right) and Dr Aldous Au (bottom right)

Application of Modern Technology to Building Services Management

Reported by Sr Alan Siu, PFMD Council Member

The PFMD organised this CPD on 26 July 2022 via Zoom. Ir Garrick Sze, M&E Project Director at Sun Hung Kai Properties Limited; Mr Lewis Lam, Assistant General Manager of Kai Shun Management Services, Limited; Dr William Kam, Founder and CEO of Strategic Building Innovation; and Mr Dickson Mak, Director of Strategic Building Innovation, gave speeches on the captioned topic.



Figure 1: ICC's Digital Twin System

With support from Dr William Kam and Mr Dickson Mak, Mr Lam presented the functions and benefits of digital twinning, which included, but were not limited to, three-dimensional visualisation, mobile app utilisation, pipe corrosion screening, and inspections of critical pipe and overhaul work in the ICC's cooling tower. He then showed a video of how digital twinning worked in the ICC during its operational stage.

Ir Sze then shared the experience of applying digital twinning and a common data environment to Sun Hung Kai's new development in Kwun Tong (Figure 2). In addition, he introduced how DfMA, which included prefabricated modular AHUs, valve sections for chilled water pumps, chilled water pipe risers for office towers, and trunking and cable trays. Moreover, he

explained how Sun Hung Kai made use of technology – among them Microsoft HoloLens, laser scanning, and a BIM lean planner – to support construction planning for the new development project, which featured great teamwork between the project team, various consultants, and contractors (Figure 3).

During the Q&A session, the four speakers responded to several queries from delegates concerning the cost benefits and energy savings of the selected solutions. They closed the session by sharing some examples of past projects for reference. The encouraging results supported the notion that the solutions would benefit both existing buildings and new developments.



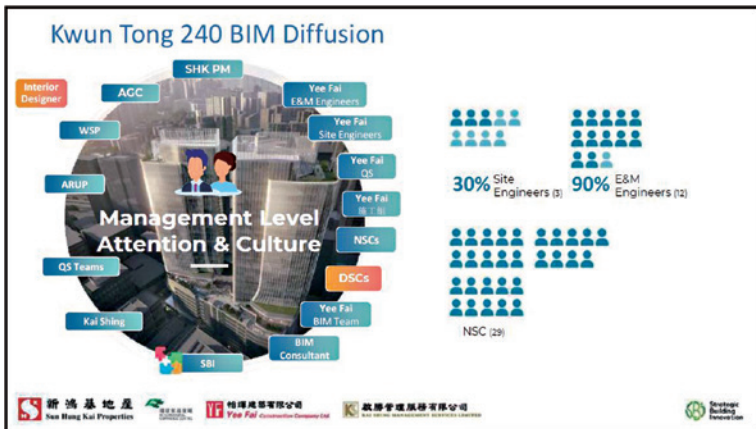
Figure 2: Kwun Tong New Development Dedicated Office for Digital Twins and MiMEP

Figure 4 (L-R): Dr William Kam, Mr Lewis Lam, Sr Alan Siu, Ir Garrick Sze, and Mr Dickson Mak

During the last session, Ir Sze explained the major hurdles to successfully concluding Sun Hung Kai's projects. A lack of expertise, cost-driven MEP contracts, late involvement of MEP professionals, and the lack of an integrated platform were all barriers. However, the efforts to implement various potential solutions to overcome these barriers using intelligent management combined with digital twinning should create more opportunities for building professionals to improve the efficiency and quality of future buildings and developments.

Career Talk at a Secondary School

Reported by Sr Danny Leung, PFMD Council Member



The PFMD organised a career talk at the Cheung Sha Wan Catholic Secondary School on 8 October in collaboration with the Energy Institute (Hong Kong Branch). Forty-one DSE students attended this event before participating in a workshop.

PFMD Council Member Sr Patrick Leung introduced the HKIS and the different roles of surveyors with emphasis on PFM surveyors as property managers, who are responsible for maintaining standards and enhancing the asset values of those properties under their management. He then shared his career development from a young surveyor's

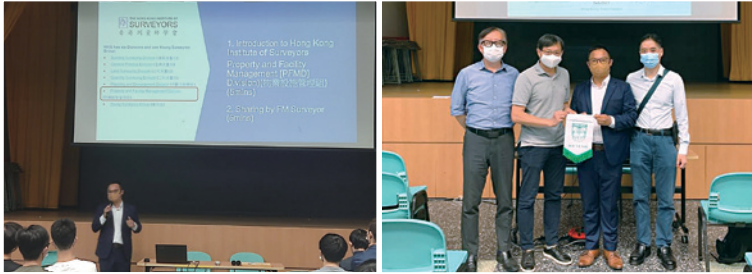
Figure 3: Kwun Tong New Development Project Team

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

perspective. After finishing his BSc (Hons) in Property Management studies at PolyU, he went to work under a head of FM at a listed company in Hong Kong.

underlying theories, and familiarise themselves with the importance of PFM surveyors in ensuring the soundness of chiller plant operations in commercial buildings.



1. Sr Patrick Leung introduces the HKIS to students.
2. (L-R): Cheung Sha Wan Catholic Secondary School Vice Principal Mr Wong, Principal Mr Poon, Sr Patrick Leung, and Sr Danny Leung



Sr Danny Leung conducts a workshop.

PFMD Council Member Sr Danny Leung conducted the workshop with 12 sets of training kits provided to 41 DSE students, who were given an opportunity to evaluate the cooling performance of these kits, understand the

Vice Principal Mr Wong expressed his sincere gratitude to the Energy Institute and PFMD for organising such an informative talk and interesting workshop, which was a topic covered in DES Physics.



Programmes Subsidized by Vplus Engineering*

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(Recognised as CIC-Accredited BIM Manager Course)
- ⚙️ **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

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Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

Quantity Surveying Division Annual General Meeting 2022

On 25 November, the QSD Annual General Meeting (QSD AGM) was held at the Surveyors Learning Centre. It was my great honour to be elected QSD Chairman for the 2022-2023 Council Year. In addition, the following members were elected Officers and Council Members:

Chairman	Sr Sunny CHOI Shing Lam
Vice Chairman	Sr Tim NGAI Chi Hang Sr Rex YING Chung Sau
Honorary Secretary	Sr Eric TING Yuen Chun
Honorary Treasurer	Sr Mandy NG Man Yan
Council Members	Sr Dr Joseph CHAN Hing Lun Sr Tiffany CHAN Ka Yee Sr Jim CHARK Kwun Wai Sr Aaron CHENG Man 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 Steven TANG Chi Kin Sr Amee TONG Yan Pui Sr WAN Ho Yin Sr Colin WONG Chi Ho Sr Staw WONG Kin Wai Sr Sunny WONG Kin Yeung Sr Karen WONG Shuk Yu Sr Christina WONG Wai Yee Sr Tzena WONG Yuan Chin



The 2023 Annual Plan

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

1. Organise the QS Annual Conference 2023.
2. Organise the QSD Annual Dinner 2023.
3. Promote quantity surveying to secondary school and tertiary educational institute students.
4. Launch the Standard Form of Building Contracts 2023.
5. Launch the Hong Kong Standard Method of Measurement of Building Works, Fifth Edition, 2023.
6. Research digitalised quantity surveying workflow.
7. Review the listing of quantity surveying firms on the QSD webpage.
8. Attend the 27th Pacific Association of Quantity Surveyors (PAQS) Congress 2023 in Malaysia.
9. Strengthen connections with the China Cost Engineering Association (CCEA) and other overseas counterparts.

The QSD Council has fixed the 2023 meeting schedule as follows:

3 January (Tuesday)	2 February (Thursday)
2 March (Thursday)	13 April (Thursday)
4 May (Thursday)	1 June (Thursday)
6 July (Thursday)	3 August (Thursday)
7 September (Thursday)	5 October (Thursday)
2 November (Thursday)	

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

I take this opportunity to wish all members a peaceful and joyous Christmas and prosperous new year. I look forward to meeting you at future events.

SISV 40th Anniversary Dinner (1 December 2022)

The Singapore Institute of Surveyors and Valuers (SISV) celebrated its 40th Anniversary on 1 December and invited QSD Chairman Sr Sunny Choi to join its dinner to commemorate this milestone. Sunny took this opportunity to meet with SISV QS Council President Mr KH Wong to discuss future collaboration between the two divisions in the coming year.



QSD Christmas Buffet Dinner (12 Dec 2022)

The QSD arranged a Christmas buffet dinner at the United Services Recreation Club on 12 December. Thanks go to the 100 members who quickly registered to join this event. Besides enjoying the nice food, members participated in a CPD by HKIS President Sr Paul Wong on the trend of labour and material costs, a sharing session by QSD Chairman Sr Sunny Choi on the QSD Annual Plan 2023, and a survey on QS manpower demands. The most exciting moment was the lucky draw.

I thank Sr Spencer Kwan, Past QSD Chairman, for donating additional gifts for the lucky draw, as well as the organising committee, chaired by Sr Karen Wong, for arranging such a successful event.





Young Surveyors Group

Sr Wilson Ko YSG Committee Chairman

It is the end of 2022, which has been a year full of changes. Looking forward to 2023, I expect Hong Kong to recover from the pandemic and begin a new chapter. The HKSAR Government released the “Youth Development Blueprint” on 20 December. It outlines the overall vision and guiding principles for the Government’s future youth engagement work and contains over 160 concrete actions and measures to accomplish its plans. I believe that Hong Kong will prosper only when its young people thrive. I hope all members can take advantage of this opportunity to achieve their goals and contribute to their communities!



THEi Surveying Career Talk

YSG was delighted to meet and greet the students of the Technological and Higher Education Institution of Hong Kong’s (THEi) Surveying Programme on 30 November. Young BS, GP, and QS surveyors shared their experiences with the surveying profession and career aspirations with over 20 students. THEi lecturer Sr Lawrence Tse also shared his invaluable insights with students and YSG, which has been very passionate about reaching out to surveying students and young professionals.

Please contact YSG if you want to know about its future talks and events!

PolyU BRE Career Talk

YSG conducted a career talk with PolyU’s Department of Building and Real Estate on 24 November. Over 40 undergraduates majoring in surveying and property management joined this event. YSG was pleased to invite the QSD’s Sr Raymond Kam and the BSD’s Sr Peter Dy to join the talk and share with students their personal career journeys, insights into their professional development, and the latest recruitment trends. YSG representatives also shared with students their experiences with the Assessment of Professional Competence (APC) and career paths.



The HKIS Dragon Boat Team: Recruitment of Paddlers!

YSG organises dragon boat trainings every year with the aim of recruiting younger members and students to expand 港測龍. Trainings will resume during Q1 of 2023 in Stanley every weekend. Let's support the team as it tries to win its matches! Younger members are always welcome to join the team, which presents a great opportunity to meet friends from different fields and establish lifelong friendships. All members are also welcome to join the team's events in person. With your support and participation, 港測龍 will continuously strive for better results. It's never too late to join the team regardless if you are an amateur or experienced paddler.

If you are interested in being a paddler, please contact Ms Iris Mak (Tel: 9702 2092) for more details.



YSG Upcoming 2023 CPD Events

Date and Time	Event Name
11 February (Sat) 9:30 am-12:30 pm	Short Course (1): Experience-Sharing on the Application of Building (Planning) Regulations
18 February (Sat) 9:30 am-12:30 pm	Short Course (2): Experience-Sharing on the Application of Building (Planning) Regulations
25 February (Sat) 9:30 am-12:30 pm	Short Course (3): Experience-Sharing on the Application of Building (Planning) Regulations
4 March (Sat) 9:30 am-12:30 pm	Short Course (4): Experience-Sharing on the Application of Building (Planning) Regulations
11 March (Sat) 9:30 am-12:30 pm	Short Course (5): Experience-Sharing on the Application of Building (Planning) Regulations
18 March (Sat) 9:30 am-12:30 pm	Short Course (6): Experience-Sharing on the Application of Building (Planning) Regulations

We Want You

The continued success of YSG and the HKIS requires your support, ideas, advice, and active participation! If you are interested in joining it or have any enquiry, please e-mail it at yseg@hkis.org.hk or refer to its Facebook page, HKIS Young Surveyors Group, 香港測量師學會青年組, for the latest information.





Sr Nathan Lee
Sports and Recreation Committee Chairman

Joint Professional Volleyball Competition

A joint professional volleyball competition was held on 17 December at the Hong Kong Academy, Sai Kung. This was the first time that both male and female games were organised on the same day, which made the venue even more exciting and happy. The HKIS team faced challenges from four strong opponents – the HKIA, HKMA, LawSoc, and Bar Association. Compared to last year, all teams showed a lot of improvement. After a full day of thrilling competitions from 12:00 to 21:00, the results were as follows:

Female Competition

Champion: **Law Society**

1st Runner-up: **HKIA**

2nd Runner-up: **HKMA**

Male Competition

Champion: **HKIA**

1st Runner-up: **HKIS**

2nd Runner-up: **HKMA**

Thanks go to all volleyball team members who worked hard during the practices and matches.



The 16th Joint Professional Golf Tournament







Reported by Sr TT Cheung, HKIS Golf Team Captain






The last Joint Professional Golf Tournament (JPGT) was held in 2019. Due to the outbreak of COVID-19, the annual event was suspended for 3 years. I am pleased to report that the OC at its meeting on 12 December 2022 decided to resume this wonderful event in 2023. The event will take place on 2 March 2023 (Thu) at the Clearwater Bay Golf & Country Club. The organiser for the 16th JPGT is the Law Society of Hong Kong.

The JPGT is an annual event for the golf lovers. The 6 professions, namely the doctors, dentists, accountants, lawyers, architects, and surveyors will compete with each other for the team champion and have dinner-cum-lucky draw after the competition. We will need to have 18 competitive players to form the HKIS Golf Team 2023. If you are interested to join, please email me at ttcheung@hkis.org.hk.



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 9 JAN - 29 MAR 2023

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
9 Jan 2023	2023013	Project Life Cycle Series: CPD 1 - Project Inception 	Bay Wong, Terence Wai, Sandra Yip, Ivan Hui	HKIS	1.5	To be determined by respective Division		HK\$150 - members; HK\$250 - non-members
9 Jan 2023	PFMD/ S/202301	[Hybrid] 2023 癸卯兔年風水與行為論述 	鍾亦禮師傅	PFMD	-	-	-	HK\$150 - members; HK\$210 - non-members
10 Jan 2023	2023002	Voluntary Building Assessment Scheme 	Derek Pang, Ken Cheung	HKIS	1.0	✓	1.0	Free of charge
10 Jan 2023	2023010A	QSD PQSL Procurement Series 2023 (1) – Overall Review for Tendering: From Production of Tender Documents to Tender Award 	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
11 Jan 2023	2023012	BSD-APC Practical Task 2022 Debriefing for Assessors 	BSD-DEC Representatives	BSD	1.5	-	-	Free of charge
11 Jan 2023	2023003	How CE100 Hong Kong Funding Boosts Sustainability Performance of Buildings with Green Certification for Free	Benson Ng	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
13 Jan 2023	2023009	[Hybrid] The launch of the BIM Measurement Information Requirements 	Sunny Choi	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Jan 2023	2023004	LIDAR: A Doom or a Boon?	W Y Yan	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
3 Feb 2023	2023010B	QSD PQSL Procurement Series 2023 (2) – Overall Review for Tendering: From Production of Tender Documents to Tender Award 	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
4 Feb 2023	2023001	Understanding Projects for Health Services in Hong Kong Series [Seminars and Visits] Site Visit Two: Site visit to Redevelopment of Kwong Wah Hospital	The representative(s) of Hospital Authority	BSD	1.5	✓	1.5	HK\$150 - HKIS members only
8 Feb 2023	2023008	Challenges and experience sharing working in China 	M K Lo, Kenneth K C Lo	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
9 Feb 2023	2023007	Application of Very High Resolution Satellite Images in Digital Orthophoto DOP5000 Series Production in Hong Kong 	L T Ng	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
11 Feb 2023	2023014	Short Course (1) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members FOC - full time degree student members
18 Feb 2023	2023015	Short Course (2) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members FOC - full time degree student members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Feb 2023	2023010C	QSD PQSL Procurement Series 2023 (3) – Overall Review for Tendering: From Production of Tender Documents to Tender Award New	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
25 Feb 2023	2023016	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members FOC - full time degree student members
4 Mar 2023	2023017	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members FOC - full time degree student members
7 Mar 2023	2023005	[Hybrid] Internal Project Cost Audit for Mitigation of Risks and Reduction of Construction Costs in Property Developers New	Joseph H C Chong	QSD	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
11 Mar 2023	2023018	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members FOC - full time degree student members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
18 Mar 2023	2023019	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members FOC - full time degree student members
29 Mar 2023	2023011	[Hybrid] The Innovative Era of Quantity Surveying New	Peter Ng	QSD	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-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 February 2022, HKIS members can enjoy the privileged private car discounts of **HK\$4.20 per litre for petrol** and **HK\$8.80 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 November 2022, the discount is **HK\$3.8 per litre for gasoline** and **\$9.50 per litre for diesel** 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 24 August 2022, 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\$5 per litre for gasoline** and **HK\$10 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**

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

From now until 31 March 2023, 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**.

OTHERS

Up To 48% OFF HEALTH CHECK PLAN & HEALTHCARE SERVICES

From now until 31 December 2023, four Health check-up packages are offered to all HKIS members by The Specialists at a privilege offer of **HK\$3,580** for Male Health Check plan A, Female Health Check Plan A and **HK\$5,580** for Male Health Check plan B, Female Health Check Plan B. Special discounts are also provided on Healthcare services including Endoscopy (10% off), Day Operation in Centre (10% off), Imaging services (10% off), ENT services (10% off), and 20% off on Consultation of other specialist services except ENT. An advance booking is required (WhatsApp: 5701 1015 (Text message only)). Enquiry: 3405 8288. Please refer to the HKIS website for details.

Special Offer WEIGHT LOSS 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 2023, HKIS members can enjoy a **special price of HK\$3,988** for a 45-day MSL "Weight Loss Plan" (special price including nutrition consultation and Slim Delight Food Packs)

An advance booking is required. For more information, please call 2890 2798 or visit www.mslhk.com.

Special Monthly Offer WINE SHOPPING

HKIS members can enjoy special monthly offer from Watson's Wine (Private Clients), to place your order, please contact: YIN TSUI (manyin.tsui@aswatson.com) or 3543-0391.

Up To 25% OFF 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.

10% OFF DRIVING COURSE

From now until 31 December 2023, 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.

29% OFF BOAT LICENSE COURSE

From now until 31 December 2023, **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.anmboating.com, or call 2891 3220 or email to info@anmboating.com.

Up To 10% OFF DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants (including **Di King Heen, La Scala Lion Rock and KOU DA Japanese Restaurant**) to HKIS members. The offer will start on 1 January 2022 and last until 31 December 2023. 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.

Special Offer INSURANCE

From now until 31 December 2023, 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.

10% OFF 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 2023.

40% / 38% OFF 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).

10% OFF 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>.

10% OFF BEAUTY & BATH PRODUCTS

From now until 31 December 2023, **Uniqcare** is offering 10% off of all products on the online shop <https://uniqcare-hk.com/>. Simply apply the discount code 'HKISMEMBER' to enjoy the offer.

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.

Up To 30% OFF DOWN JACKETS AND T-SHIRTS

HKIS members can enjoy **15% discount** on all regular priced items (Premium Goose Down, Extra Fine Pima Mercerized Cotton T-shirts, jackets etc) provided at **Chateau Chaleur's** online shop www.chateauchaleur.com. Simply apply the promotion code "HKIS85" upon check out to enjoy this discount. Member can enjoy **30% off** for all regular priced items at the shop on 3/f, SOGO Causeway Bay until 28 Feb 2023.

Up To 50% OFF HEALTH CHECK PLAN

From now until 31 December 2023, **health.ESDlife** offers extra **5% off** on over 600+ health check plans from renowned merchants on eshop (Discount code: HKIS2023). 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 cash vouchers** from Park'n/Shop/Apple/Fortress or redeem Dyson products, PlayStation 5 or Switch Console at favourable price. Other female/male/executive staff plans with ultrasounds, pap smear, mammogram from \$2,000 up with gift are available for selection. For purchase and full plan list, please visit health.esdlife.com/hkis2023. For enquiry, please call 3151 2244.

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.

10% OFF 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/>.

15% OFF 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 2023. 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% OFF PROFESSIONAL COURSE

HKIS members can enjoy a **15% discount** on fees of professional courses (except some programmes) of **OUIH'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.

10% OFF 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 25% OFF 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

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.

Department of Building and Real Estate

Master of Science in Intelligent Construction

Programme Overview

This MSc in Intelligent Construction programme is a mixed-mode taught postgraduate programme designed to address the “Construction 2.0 - Time to Change”, an initiative developed and promoted by the Hong Kong SAR Government, and the global demand in digitalisation in the construction industry. The programme will focus on equipping students with state-of-the-art Intelligent Construction Technologies (ICT) along with capabilities of executing construction engineering managerial skills through pioneering ICT approaches in both theoretical and applied aspects.

Programme Structure and Subjects

Dissertation path

21 Credits (7 Compulsory Subjects)
+ 9 credits (Dissertation)

Non-dissertation path

30 Credits (10 Compulsory Subjects)

Available based on students' preferences.

Compulsory subjects for both dissertation and non-dissertation pathways:

- ◆ Machine Learning and Data Mining for Construction*
- ◆ Automation and Robotics in Construction*
- ◆ Advanced Visualisation and Interactive Technologies for Construction*
- ◆ 3D Printing in Construction: Principles and Applications*
- ◆ Information Management for Construction and Real Estate*
- ◆ Construction Information Technology[#]
- ◆ Research Methods for Construction and Real Estate*[^]

Duration

1 year (Full-time) | 2 years (Part-time)

Enquiries

General Information

Miss Queenie WONG

☎ (852) 3400 8122

✉ queenie.wong@polyu.edu.hk

Academic Related Matters

Dr H.H. WEI

☎ (852) 3400 8194

✉ hsi-hsien.wei@polyu.edu.hk

Compulsory subjects for non-dissertation path only:

- ◆ Integrated Project in Intelligent Construction*
- ◆ Principles of Project Management[#]
- ◆ Strategic Management^{#^}

* One 3-hour weekday evening class per week over a 13-week semester.

[#] Each of these subjects consists of 3 full-day weekend (Saturdays and/or Sundays) workshops.

[^] Daytime classes held during weekdays are available for full-time students.

Programme Details and Entrance Requirements



<https://polyu.hk/bYKqH>

Online application:
On or before 30 Apr 2023 (Sun)