

MARCH 2022  
VOL.31 NO.03

# SURVEYORS

測 量 師 時 代 • T I M E S

## Gauging the impact of the 2022-23 Budget on the property market



ISSN: 18182542

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

## OFFICE BEARERS 執行理事

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

## COUNCIL MEMBERS 理事

### Building Surveying Division 建築測量組

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

### General Practice Division 產業測量組

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

### Land Surveying Division 土地測量組

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

### Planning & Development Division 規劃及發展組

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

### Property & Facility Management Division 物業設施管理組

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

### Quantity Surveying Division 工料測量組

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

### Young Surveyors Group 青年組

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

## EX-OFFICIO MEMBERS 當然成員

Immediate Past President 上任會長	Sr Edwin Tang	鄧海坤測量師
Chairman, Board of Education 教育委員會主席	Sr Steven Tang	唐致乾測量師
Chairman, Board of Membership 會籍委員會主席	Sr Koo Tak Ming	古德明測量師
Chairman, Board of Professional Development 專業發展委員會主席	Sr Jeffrey Wong	黃正行測量師

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

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

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

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

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

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

# CONTENTS

## 目錄

- 4** President's Message  
會長的話
- 9** Cover Story  
封面故事
- 15** Beijing Office News  
北京辦事處簡訊
- 18** HKIS News  
學會簡訊
- HKIS Media Briefing
  - Council Members Reaching Out
  - Green Corner
  - 義工招募 — 「擦亮童心」 伙伴同行計劃 (Project SPARKLE) 2022 / 「前面有樂」 量師童行計劃2022
- 41** Divisional News & Activities  
組別簡訊
- 40** Education  
增值空間
- 41** HKIS CPD / PQSL / Social Events Summary
- 47** Members' Privileges  
會員優惠

Online version



Facebook: hkisofficial



Instagram: hkis.surveyors



Wechat: HKIS-Official 微信名稱: 香港測量師學會



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

Cover photo: istock



Sr K K CHIU

With the Government recently announcing the phased easing of social distancing measures over the next three months, we believe the city is on track for a gradual recovery. Still, it's vital to remain vigilant. The Institute continues to encourage members to get vaccinated to play our part in boosting the overall immunity in Hong Kong, especially with the shortening of the time interval between COVID-19 vaccine doses from six to three months.

With the city hunkered down for the fifth wave, many events have been cancelled or postponed. The Internet Economy Summit 2022, on which I will be a panellist, is no exception, and will be rescheduled. There is positive news amid the uncertainty: we are glad to receive the donation of 500 boxes of anti-epidemic proprietary Chinese medicines from the Bureau for Taiwan, Hong Kong, and Macao Affairs of Qingyuan. Our administration office will announce the distribution arrangements in due course. May I take this chance to express our heartfelt gratitude for their generosity!

### HKIS Media Briefing 2022

Our annual media luncheon was held in virtual format on 10 March and was a big success. I spoke on a range of key issues topical for 2022, such as land and housing supply, the Buildings Ordinance, and anti-epidemic support for the property management industry to fight against the pandemic. Equal emphasis was put on our consultative role in real estate sustainability, as well as other socio-economic topics.

The briefing began with our perspective on the standard-rate land premium mechanism on agricultural land in the New Territories. The Institute will set up a working committee in response to the latest developments of Lantau Tomorrow Vision and the Northern Metropolis Development Strategy. I also urged the government to provide additional support to the property management sector through the Anti-epidemic Fund (AEF) and Employment Support Scheme. Topics such as sustainable development in the city were also discussed before the briefing wrapped up with a Q&A session.

I also expressed my deep appreciation for frontline property management workers who have been safeguarding public hygiene by exposing themselves to the risk of COVID-19 in carrying out their duties. We sincerely hope the government will listen to our recommendation by setting aside more resources and measures to help.

I detailed the key themes for each Division this year as follows:

#### BSD: urge the amendment of sanitation laws

The Institute urges the government to accelerate amendments to the Buildings Ordinance to cover the prevention of COVID-19 spreading through pipes in both old and new buildings. The soon-to-open Building Affairs Expert Determination Centre will provide an alternative to legal proceedings for building-related disputes, like water seepages and illegal construction work.

#### GPD: study on lowering the application threshold for compulsory sales

In last year's Policy Address, Chief Executive Mrs Carrie Lam foreshadowed a Development Bureau (DB) study on lowering the threshold for compulsory sales under the Land (Compulsory Sale for Redevelopment) Ordinance in order to expedite the redevelopment of old buildings. Our GPD has formed a working group to research the topic and will submit suggestions to the DB in the second quarter. A guide on compulsory sales will also be published for affected building owners.

## LSD: promote wide adoption of Geographic Information System (GIS) technology

The HKIS promotes the use of GIS, BIM and drone aerial photography, technologies that accelerate the planning and design of new development areas, and aide in the progress of infrastructure projects and pace of urban redevelopment. Moreover, GIS data are key to facilitate the city's goals towards carbon neutrality and strong positioning as a smart city. It is vital to encourage both industry practitioners and the general public to embrace and engage with GIS technology.

## PDD: submit timely planning and development strategies to government

With surveying playing multiple roles in the development of the Northern Metropolis and urban renewal and planning, the PDD will continue providing timely opinions to the government across these areas.

## PFMD: dedicated support to property management sector for anti-epidemic work

The property management sector plays an indispensable role in combating the spread of COVID-19, with so many residents undergoing quarantine or medical surveillance at home. We urge the government to disburse more subsidies to enhance disinfection of public places. We also urge the industry to expedite AEF applications to provide frontline cleansing and security workers with prompt financial support. Additionally, the Division advises the government to tackle the virus-triggered labour shortage that is hitting the property management sector hard.

## QSD: sharing of surveying information with the public and the industry

QSD will soon announce the Standard Form of Building Contract (2022 edition), Hong Kong Standard Method of Measurement of Building Works (5th edition), and guiding documents for BIM-based engineering quantity calculation. It is hoped that these will offer timely, professional and practical references to both the public and the industry. QSD also encourages the industry to digitise existing

working procedures and expand the scope of surveying services in green building projects.

## **MOU Signing Ceremony**

We have renewed our Memorandum of Understanding with the Guangdong Territorial Spatial Planning Association (GDTSPA). This is a testament to the continued cooperation and strong partnership between us. A signing ceremony was held on 4 March in a simultaneous webcast with more than 100 people tuning in. An online seminar followed, in which GDTSPA Director-General Qiu Yan Qing presented on planning issues in Guangdong Province and the Greater Bay Area, and HKIS former PDD Chairman Sr Edmond Yew gave planning and development updates on the Northern Metropolis in Hong Kong.

## **“We Plan, We Build, We Manage” Campaign**

This campaign will involve all Divisions working together with the shared objective to enhance public understanding of the surveying profession. Spanning two to three years, it targets students and the public through seminars, conferences, visits and workshops under three key themes: plan, build, and manage. Next, we will form a working group to draw up a plan and to recruit volunteers to take the campaign to the next stage. More concrete proposals are expected from the next Executive Committee (EC) meeting. Please stay tuned.

## **Manpower Demand Study**

Talent demand and supply remains a core concern for EC discussion, especially with various government projects fuelling growth in the city over the next 10 to 20 years. The Institute foresees an escalating demand for talent. A survey on talent will be launched as soon as the pandemic starts winding down. We expect the survey results to reflect the reality of the shortage in Hong Kong, and spur the government and the University Grants Committee to allocate more budget or resources towards the training of surveyors, paving the way for the continued growth and success of the industry.

Sr KK Chiu  
President

**政**府近日公佈從4月下旬起分三階段放寬防疫措施，相信本港的商業和社交活動將逐漸回到正軌。話雖如此，我們仍需保持警覺。接種新冠疫苗的相隔時間由半年縮短至三個月，學會目標不變，繼續推動會員接種疫苗，提高社會的整體免疫力。

受第五波疫情衝擊，很多活動都因而取消或延期，2022互聯網經濟峰會亦不能倖免需要改期。縱使面對困難，我們欣然向大家宣佈，早前收到由清遠市台港澳事務服務中心捐贈的500盒抗疫中成藥，學會總辦事處將會盡早公佈相關的分發安排。在此衷心感謝清遠市台港澳事務服務中心慷慨捐輸！

### 香港測量師學會傳媒簡報會 2022

一年一度的傳媒簡報會於3月10日以線上形式舉行，並圓滿結束。我分享了2022年學會的重點關注項目，例如土地及房屋供應、建築物條例、支援物業管理行業的抗疫工作等。學會亦會繼續為香港地產的可持續發展出謀獻策，就社會不同議題發表專業意見。

在簡報會上，學會建議將「標準金額」補地價機制擴闊至所有新界農地，並就「明日大嶼願景」及「北部都會發展策略」成立工作小組。另外，我也建議政府為受疫情影響的物業管理業界提供「防疫抗疫基金」和「保就業」計劃。展開問答環節前，學會亦有討論其他議題如可持續發展等。

我亦在會上向前線的物業管理員工表達感謝之意。全賴他們無懼感染風險，謹守崗位，為公眾健康把關。學會誠心希望政府聆聽我們的意見，撥出更多資源及措施以幫助他們對抗疫情。

各組別本年度的重要任務如下：

#### 建築測量組：促修訂建築物條例中的衛生條文

學會期望政府促進修訂建築物條例中有關衛生的相關條文，以預防新冠病毒透過新舊樓宇的喉管傳播。此外，建築測量組將成立樓宇事務專家裁定中心，協助公眾以訴訟以外的方法解決樓宇事務的糾紛，例如滲水、違例建築工程等。

#### 產業測量組：研究下調強拍門檻的相關研究

去年，行政長官林鄭月娥在施政報告中提及發展局將研究降低《土地（為重新發展而強制售賣）條例》下的強拍門檻，從而加快舊樓重建的進度。產業測量組已成立工作小組，展開相關研究，並將於第二季向發展局提交建議。同時，學會亦會為受影響的業主發佈《「強制售賣」概覽》。

#### 土地測量組：倡業界更廣泛地使用地理資訊科技

學會提倡業界更廣泛地使用地理資訊科技（包括地理資訊系統（GIS）、建築信息模擬（BIM）、無人機航拍及激光雷達掃描等技術）以加快新發展區的規劃與設計、基建工程的進度和舊區重建的步伐。此外，學會亦鼓勵業界以及市民多應

用地理空間數據，以推動碳中和的目標及智慧城市發展。

#### 規劃及發展組：適時向政府提供規劃及發展的意見

測量業在北部都會或市區重建及規劃發展上扮演多重角色，規劃及發展組將適時向政府提供相關的專業意見。

#### 物業設施管理組：關注支援物業管理行業抗疫工作

因應現行的家居檢疫安排，大批市民需要留家檢疫或作醫學監察，物業管理公司在對抗疫情方面擔當重要的角色。學會希望政府推動防疫資助計劃，以加強公眾地方的消毒。學會亦呼籲業界盡快提交抗疫支援計劃的申請，為前線的環境衛生和保安人員提供及時的經濟支援。此外，學會希望政府盡快處理疫情下人手短缺問題，避免對物業管理業造成更大影響。

#### 工料測量組：向公眾及業界提供專業測量資料作參考

工料測量組將公佈建築工程標準合同（2022版）、香港建築工程計量標準第五版，以及建築信息模型計算工程量的指導文件，分別為公眾及業界提供專業及實用的參考資料。另外，工料測量組鼓勵業界將綠色建築項目中的現有序電子化，並擴展測量服務。

### 深化粵港合作框架協議簽署儀式

學會最近與廣東省國土空間規劃協會續簽合作框架協議，延續我們長久以來穩健的合作關係。簽署儀式於3月4日線上同步轉播，當時有過百人參與。其後，線上研討會亦隨即展開。廣東省國土空間規劃協會理事長邱衍慶先生發表了一系列廣東省與大灣區的規劃事宜；而規劃及發展小組前主席姚逸明測量師則就北部都會區的規劃與發展提供最新情況。

### 「規劃、建造、管理」活動

轄下各個組別通力合作，目標一致，期望增進公眾對測量專業的了解。活動預計維期兩至三年，以研討會、會議、參觀及工作坊的形式向學生及公眾宣揚三大主題：規劃、建造、管理。我們稍後會成立工作小組，訂定未來的規劃及招募義工，將活動推到下一階段。更確實的提案將於下個理事會會議提出，敬請關注。

### 人力需求研究

人力資源十分重要，尤其在未來本港會有多個推動城市發展的政府項目啟動，所以人才供求一直都是理事會關注的核心議題，學會預計未來對人才的需求會越來越大。當疫情緩和，學會便會就人力需求展開問卷調查，調查結果預料可反映香港人力短缺的真實情況。本會期望政府及大學教育資助委員會能夠撥出更多預算或資源培訓測量師，讓測量業可以持續發光發亮。

會長  
趙錦權測量師



# Taught Postgraduate Programmes in **CONSTRUCTION** & **ENVIRONMENT**

## Master of Science (MSc) Programmes 理學碩士

Building Services Engineering  
屋宇設備工程學

Civil Engineering  
土木工程學

Construction and Real Estate  
建築及房地產學

Construction Law and Dispute Resolution  
建築法及爭議解決學

Environmental Management and Engineering  
環境管理及工程學

Facility Management  
設施管理

Fire and Safety Engineering  
消防及安全工程學

Geomatics (Geographic Information Systems)  
測繪及地理資訊學 (地理資訊)

Geomatics (Surveying)  
測繪及地理資訊學 (測量)

High Performance Buildings  
高效能建築

Project Management  
項目管理

Sustainable Urban Development  
可持續城市發展學


Urban Informatics and Smart Cities  
城市信息學及智慧城市


## Others 其他

Master of Engineering in Building Services Engineering  
屋宇設備工程學

Doctor of International Real Estate and Construction  
國際房地產及建築博士

Enquiries

 (852) 3400-8496

 (852) 2362-2574

 faculty.ce@polyu.edu.hk

 <https://www.polyu.edu.hk/fce/study/taught-postgraduate-programmes/>

 Application via Study@PolyU website at [www.polyu.edu.hk/study](http://www.polyu.edu.hk/study)

# Gauging the impact of the 2022-23 Budget on the property market

By Jimmy Chow



**Sr Cliff Tse**

Council Member,  
HKIS General Practice Division



**Sr Jeffrey Wong**

Council Member,  
HKIS General Practice Division



**Sr Kent Yeung**

Council Member,  
HKIS General Practice Division



**Sr Wilson Ko**

Vice Chairman,  
HKIS Young Surveyors Group





Four specific new policies from the Budget 2022-2023 will likely influence the residential and retail property sectors. They are the relaxation of mortgages for higher-priced home purchases, suspension of the collection of commercial rent arrears for three months, revision of the rating system and rates concessions, and tax deduction for eligible rental expenses.

For this cover story, **Sr Cliff Tse**, **Sr Jeffrey Wong** and **Sr Kent Yeung**, Council Members of the General Practice Division, as well as **Sr Wilson Ko**, Vice Chairman of Young Surveyors Group, have been interviewed for what they have to say about the Budget 2022-2023 and how it will impact the real estate market.

## Mortgage relaxation improves secondary market supply

Before the Budget announcement, buyers of residential properties priced above HK\$10 million could borrow only 50% of their home's purchase price. Through updating the Mortgage Insurance Programme (MIP), first-time buyers can now borrow 80-90% for homes priced between HK\$10 million and HK\$12 million, while loan-to-value ratios for more expensive homes priced below about HK\$19 million have also been raised.

This round of mortgage relaxations could help first-time buyers get onto the housing ladder and those looking to move up the ladder easier, according to Sr Tse, who is also Senior Director of Valuation Advisory Services at JLL.

Sr Tse is pleased with the relaxation in mortgage lending and believes that this can help provide a broader range of homes to meet the needs of both first-time buyers and growing families.

With the previous MIP, first-time homebuyers could borrow up to 80% of the value of homes priced between HK\$4.5 million and HK\$6 million, or 80%-90% of those priced at between HK\$4 million and HK\$4.5 million, he explains.

"This means that the affordable price range of first-time buyers was capped at HK\$6 million unless they are cash-rich before this round of mortgage relaxations. That's the reason behind the popularity of nano and humbly sized flats in the past few years. They were designed for buyers who could not afford more than that figure," says Sr Tse.

## Mortgage Insurance Programme (effective from 23 February 2022)

(Text in **RED** are amended or new criteria)

### 按揭保險計劃 (2022年2月23日起生效)

(紅色文字為經修訂或新增部分)

	Original coverage 原有計劃			Coverage since 16 October 2019 2019年10月16日起適用範圍 (俗稱林鄭 Plan)			Extended coverage (from 23 February 2022) (俗稱波叔 Plan)
<b>Property value</b> 物業價格	HK\$4m or below	Above HK\$4m and below HK\$4.5m	HK\$6m or below	Above HK\$4m and up to HK\$ <b>8</b> <b>10m</b>	Above HK\$ <b>8</b> - <b>10m</b> and below HK\$ <b>9</b> - <b>11.25m</b>	HK\$ <b>9</b> 11.25m and up to HK\$ <b>10</b> 12m	Above HK\$12m and up to HK\$19.2m
<b>Maximum loan to-value (LTV) ratio</b> 最高按揭成數	90%	80% - 90% (subject to a loan cap of HK\$3.6m)	80%	90%	80% - 90% (subject to a loan cap of HK\$ <b>7.2</b> 9m)	80%	50% - 80% (subject to a loan cap of HK\$9.6m)
<b>Type of property</b> 物業類別	All (including completed residential properties and properties under construction) 所有 (包括已落成住宅物業及樓花)			Applicable to completed residential properties only 只限於已落成住宅物業			Applicable to completed residential properties only 只限於已落成住宅物業
<b>First-time homebuyer</b> 首次置業	Required 需要		Not required 不需	Required 需要		Not required 不需	Not required 不需
<b>Regular income</b> 固定收入	Required 需要		Not required 不需	Required 需要		Not required 不需	Not required 不需
<b>Maximum debt-to-income (DTI) ratio</b> 供款比率上限	50%			50%			50%

Source: Hong Kong Monetary Authority  
資料來源：香港金融管理局

“The relaxation of tough mortgage rules on higher-priced homes would make it easier for growing families to upsize and first-time buyers to choose from a more diverse range of housing options,” he says. “It will have a positive impact on the entire housing supply chain.”

For more expensive homes priced between HK\$12 million and HK\$19.2 million, the buyer can borrow as much as HK\$9.6 million under the updated scheme. For example, the LTV ratio for a HK\$15 million property has been raised to more than 60%. That compares with just 40% previously. Demand for smaller homes has always been much higher than for larger homes because of affordability limitations due to tight lending rules. But market activity will likely shift towards higher-priced homes later this year.

“The upgraded mortgage scheme enables a larger leverage, nearly doubling the purchasing power of the same amount of down payment compared to the original scheme a few years ago,” says Sr Wilson Ko.

“Let’s say a first-time buyer has saved HK\$1.2 million for a down payment. In the original mortgage plan, they could only afford a HK\$6 million home. But now, a more expensive home is within reach as long as the buyer has passed the bank’s stress test. The range of housing options has been expanded to cover those priced at about HK\$10 million,” he says.

As a buyer-occupier, Sr Ko says the continuation of the stamp duty surcharges, Buyer’s Stamp Duty (BSD), Special Stamp Duty (SSD) and Ad valorem stamp duty (AVD) levied on non-Hong Kong buyers, investors, and speculators are necessary to keep the housing market steady.

## Rent deferral plan encourages landlords to offer concessions

To help small businesses affected by the pandemic, the Government gives commercial tenants a ‘protection period’ of three months. The protection period allows tenants to choose to repay the rent arrears to landlords after this period.

This protection period applies to tenants of specific industries affected by the pandemic and social distancing restrictions.

An exemption is granted to anyone holding a single shop who depends on the rent to make a living. The Government will provide the landlord with an interest-free advance arrangement of up to three months’ rent through the 100% guaranteed personal preferential loan scheme, subject to a ceiling of HK\$100,000.

Even though the proposed arrangement will last for three months only, it will help SMEs, who are the designated commercial tenants, sustain their business and for their employees to keep their jobs, says the Financial Secretary.

From landlords’ perspective, negotiations with tenants on lease restructuring, such as rental discounts and concessions, are preferred, says Sr Jeffrey Wong. “Most of the time, property developers and big landlords want to work it out with tenants and help them get through this difficult time. But they are worried that some tenants may go bust once the protection period is up.”

Having said that, he believes that this policy will encourage landlords and tenants to consider restructuring the lease or renewing it with more rental concessions, such as direct rent cuts, restructuring it into a percentage lease, etc., such that both landlords and tenants can sustain through the current difficulties.

Perhaps the Government should also think about how to mitigate the unintended consequences of this mandatory rent deferral plan and facilitate a binding arbitration process to help landlords and tenants find proportionate resolution of rent debt.

Sr Kent Yeung says there are two types of retail landlords after the pandemic hit the retail sector hard. Those who own clear properties free of liens or mortgage debt may want to keep their tenants by offering rental concessions to maintain cash flow.

But if the premises are still on a mortgage, then the rate of return is one of their most important indicators of how much they are worth on the market. If the expected rent cannot be achieved, sometimes the space is deliberately left vacant because a substantial reduction in rental rates could affect the property's valuation. Sr Yeung says that the property may be considered in a negative equity position in this case.

"There is still a chance that the mortgage lender would ask the landlord to pay the lender the difference between the mortgage amount and the property's current value. But this chance is slim as long as the borrower keeps on paying off the mortgage on time."

### **Rental expense tax deduction encourages home rentals**

All landlords are legally bound to report their rental income to the Inland Revenue Department. But it is still believed that not all rental properties are registered, meaning some landlords may not be paying their property tax.

According to the Budget, from the year of assessment 2022/23, taxpayers who are liable to pay salaries tax and do not own any residential property are eligible for deduction for the rent paid by them or their spouse as a tenant, subject to a ceiling of HK\$100,000 per year.

"This measure will attract potential purchasers to shift their sights from the residential property market to the letting market. It will also help the tax assessor catch 'secret' landlords who haven't reported their rental income," says Sr Yeung.

"This measure will significantly impact the lettings market, as tenants who wish to apply for tax reduction will request that the tenancy agreement be stamped or the landlord issue rental payment receipts as supporting proof."

"If the mortgage for the property is not for rental purposes or the landlord has not reported rental income to the Inland Revenue Department, then the landlord may become legally liable and has to pay back the mortgage loan difference or outstanding property tax amount."

### **Progressive rating system affects only the minority**

Last but not least, the Government has revised the rates concession mechanism. Only eligible owners who are natural persons can apply for rates concession for one domestic property under their name.

The Government will introduce a progressive rating system for residential properties, whereby residential properties with a rateable value of HK\$550,000 or less will, they have always been, be rated at 5% of the rental value. For residential properties with a rateable value of more than HK\$550,000, it is proposed that 8% be levied on the subsequent HK\$250,000 rental value; and 12% on the rental value exceeding HK\$800,000.

Sr Tse believes that this rule change will affect only a small proportion of luxury property owners and institutional investors, but this is something they can afford.

# 財政預算案對房地產市場的影響

**較**早時公布的 2022-23 年度財政預算案，其中四項具體新政策對住宅和零售物業市場皆有不同程度的影響。這四項措施包括：放寬按揭保險樓價上限、暫緩業主追討指定行業未能如期繳交租金的租戶、住宅物業引入累進差餉制度、以及容許符合條件租戶以住宅租金扣稅。

今期封面故事，產業測量組理事會成員謝偉鴻測量師、黃正行測量師、楊鍵倫測量師，以及青年組副主席高德仁測量師接受訪問，分享了他們對 2022-2023 年預算案的看法及其對房地產市場的影響。

## 放寬住宅按揭 活化換樓鏈

在財政預算案公布前，樓價超過 1,000 萬元的住宅物業，以往最多只可借 5 成，但在新的按揭保險計劃下，首置人士可以為樓價在 1,000 萬至 1,200 萬元之間的住宅物業申請 8-9 成按揭，而約 1,900 萬元以下的大額物業的按揭成數更有所提升。

本身為仲量聯行估價諮詢部資深董事的謝偉鴻測量師認為，這一輪按揭放寬無擬讓首置人士更容易上車，也令換樓人士較容易「細樓換大樓」。他認為此舉能活化換樓鏈，變相增加二手市場供應。他解釋，在新的按揭保險計劃生效前，首置人士最多只能借 8 成按揭購買 450 萬至 600 萬元之間的單位，或借 8-9 成購入 400 萬至 450 萬元之間的單位。

「也就是說，以往首置人士的可承受樓價範圍上限為 600 萬元，除非他們本身資金充裕，否則一旦心儀單位的樓價超出這個範圍，首期金額便會大大增加，未必負擔得來。這解釋為何過去幾年

納米樓和細單位大行其道，發展商為遷就買家的預算而將貨就價。」謝偉鴻測量師說。

「放寬大額物業按揭成數，也能吸引換樓客賣出本身單位以購入較大單位，而首置人士上車亦有更多選擇，不再局限納米樓或細單位。這將對整個樓市供應鏈產生積極影響。」

對於樓價介乎 1,200 萬至 1,920 萬的大額物業，買家最盡可借 960 萬。以 1,500 萬的單位作例，按揭成數已從以往的 4 成提升至 6 成以上。由於以往按揭成數受限，市場買賣活動過度集中於中小型單位，但在新措施下，他預計千萬元以上住宅成交也會活躍起來。

高德仁測量師表示：「相比起數年前的原有按揭計劃，在新按揭計劃下，買樓槓桿幾乎翻了一番，也就是說，同樣的首期資金，購買力差不多翻倍。假設首置買家手上有 120 萬元資金作首期，在舊計劃下只能負擔 600 萬元の上車單位，但在新制度下，只要買家能通過銀行的壓力測試，甚至可選擇千萬元單位。」

高德仁測量師本身作為用家，認為針對非香港買家、投資者和炒家的買家印花稅 (BSD)、特別印花稅 (SSD) 和從價印花稅 (AVD) 等措施，有助保持樓市穩定。

## 暫緩追討租金方案 鼓勵業主接洽租戶主動減租

為協助受疫情影響的中小企，政府給予商業租戶三個月的「保護期」，期內允許租戶選擇在此期限後才償還拖欠業主的租金。此保護期適用於受疫情及社交距離限制所影響的特定行業租戶。



但只持有一個鋪位並依靠租金生活的業主則可獲得豁免。在此情況下，政府會透過百分百擔保個人特惠貸款計劃，向業主提供最多三個月的免息租金預付安排，上限為 10 萬元。

財政司司長表示，儘管暫緩追討租金安排只持續三個月，但仍有助尤其是中小企的企業，渡過因疫情所引起的短期財政困難，保住員工飯碗。

黃正行測量師指出，從業主角度出發，發展商和大業主較希望與租戶自行商討租金寬減安排，如直接減租或提供其他優惠。「大多時候，發展商和大業主都願意主動與租戶商討更彈性的租金方案，幫助租戶度過困難時期，但業主擔心的是保護期結束後難免有些租戶會結業。」

話雖如此，他認為這項強制措施能鼓勵業主，主動與租戶商討並洽談較優惠的續租條款，如直接減租或改成百分比租約等。不過，政府亦應考慮在保護期過後，如何處理有機會出現的租務糾紛潮，例如是否有需要制定具約束力的仲裁機制，以協助業主和租戶解決欠租問題。

據楊鍵倫測量師觀察，疫下業主取態大致可分成兩大陣型。對於那些已供斷或沒有用於抵押的物業，業主較願意減租留住租客，以保持現金流。但如果物業仍是用作貸款抵押，那麼業主較側重租金回報率，以支持其市場估值。如果租金未能達到預期回報，那麼業主寧願讓鋪位空置。

他解釋：「如果業主大幅減租，將大大影響物業估值。在這種情況下，物業有可能被評為負資產。理論上，銀行有可能向貸款人追收抵押貸款金額與物業市值之間的差額，但大多數情況下，只要貸款人繼續準時還款，這個機會還是很小。」

### 住宅租金開支扣稅 吸引準買家先行承租

在香港，擁有出租物業的業主均有法律責任向稅局申報其租金收入，但估計仍有些出租物業業主沒有向稅局如實申報和支付有關的物業稅。根據最新的財政預算案，由 2022/23 課稅年度起，納稅人如須繳付薪俸稅，而並無擁有任何住宅物業，可扣除本人或其配偶作為租戶所支付的租金，上限為每年港幣 10 萬元。

楊鍵倫測量師估計，這項措施能吸引部分準買家先行承租再擇機入市，也有可能將從前沒有報稅的業主曝光。「這項措施將對租務市場的影響頗大，因為租戶如果需要申請扣稅，會要求業主為租約打釐印或簽發收租單據。假如業主本身以高成數按揭買樓或未有申報物業稅，將很有可能被銀行或稅務局發現，可能需要負上法律責任及補交按揭差額或欠稅。」

### 差餉累進制 僅影響少數大業主

今年財政預算亦提出改革住宅物業差餉制度，包括日後當局推差餉寬免時，僅限自然人的業主，而每名業主名下只有一個住宅物業可獲申請寬減。

當局又為差餉引入累進制，應課差餉租值 55 萬元或以下的住宅物業，將一如既往，按租值徵收 5% 差餉；應課差餉租值超過 55 萬元的住宅物業，則建議在其後 25 萬元租值徵收 8%；超出 80 萬元的租值會按 12% 徵收，以反映「能者多付」原則。

謝偉鴻測量師認為，只有小部分豪宅業主和機構投資者會受到相關措施影響，但相信他們有能力承擔額外差餉支出。



Organisers



# QPFMA

QUALITY | PROFESSIONAL | FORWARD MOVING | ADVANCE

優質 | 專業 | 前行 | 領先

## Call for Nominations

E-form Submission close: 30 May 2022

Nomination & Document Submission close: 6 June 2022 HKT 12nn

### Nomination Categories

#### Residential

- i. Large-Scale Residential Property Management
- ii. Medium-Scale Residential Property Management
- iii. Small-Scale Residential Property Management
- iv. Subsidised Housing Property Management

#### Non-Residential

- i. Shopping Centre Management
- ii. Office Building Management (Small- & Medium-Scale Office Building)
- iii. Office Building Management (Large-Scale Office Building)
- iv. Industrial & Car Park Building Management
- v. Institutional Facility Management

#### Refurbishment/Renovation

- i. Large-Scale Residential Property Management
- ii. Medium-Scale Residential Property Management
- iii. Commercial Property Management

#### QPFMA 2022 Secretariat Office

- +852 3159 2900
- enquiry@qpfma.com
- www.qpfma.com

#### Supporting Organisations:



#### Media Partners:



#### Enquiry



Nominate Now  
www.qpfma.com

## 国内新闻分享

### 时空大数据：地理信息产业融合发展必由之路

地理信息产业是以现代测绘和地理信息系统、遥感、卫星导航定位等技术为基础，以地理信息资源开发利用为核心，从事地理信息获取、处理、应用的高技术服务业。自 20 世纪 60 年代地理信息系统提出以来，其应用逐渐拓展到多个行业，从产生、成长到壮大，地理信息产业发展取得了可喜成绩。

当前，我国的经济和社会发展已经进入新的历史阶段，社会主要矛盾已经转化为人民日益增长的美好生活需要和不平衡不充分的发展之间的矛盾；以 5G、云计算、大数据、边缘计算、物联网等为代表的新技术快速发展，人工智能技术也因深层神经网络的成功而获得了巨大进步；随著我国行政体制改革和自然资源管理体系的建立，地理信息产业已融入自然资源管理体系中。面对新的社会需求、新的技术进步和新的管理体系要求，亟待根据国家大政方针、社会生产需要、技术发展趋势、产业发展规律，做好地理信息产业的工程技术、商业模式、产品类型的转型升级与融合创新，进一步提高地理信息产业发展的质量和水平。

### 地理信息产业融合发展的驱动力——人工智能

信息化的发展遵循从数字化到网络化再到智能化的规律，地理信息产业的发展亦如此，智能化是地理信息产业融合发展的高级阶段。

“互联网+”改变了地理信息产业发展的思维方式。“互联网+”的本质是跨界融合。“基础地理信息+”和“通用时空大数据平台+”的本质也是跨界融合。“+”是核心，提出跨界融合的

解决方案是关键。只有这样，才能更充分地发挥基础地理信息和通用时空大数据平台的“基础”和“通用”作用，实现地理信息产业到时空大数据产业的转型升级。

云计算具有的信息资源管理、处理和应用的“全面弹性”，可以支撑“地理信息产业”到“时空大数据产业”的转型。时空大数据产业化需要超强计算能力的支持。云计算作为一种新的计算模式，通过“池化”和“云化”把数千台甚至上万台机器都放在一个“池子”里面，这是“资源弹性”；并在“资源弹性”即基础设施即服务（IaaS）之上增加了一层“应用弹性”，包括平台即服务（PaaS）和软件即服务（SaaS），以满足时空大数据的“应用弹性”需求。云计算支撑时空大数据处理的分布式、协作（同）化和智能化；通过任务分解，解决分布式问题；通过工作流重构，解决并行问题；通过算法调度，解决协作（同）化问题。

人工智能是地理信息产业融合升级的核心驱动力。算法、大数据和计算能力构成了人工智能的三要素或“三驾马车”。其中，算法是用好大数据和计算能力的关键，需要靠机器学习来不断优化，而算法的不断优化又是靠不断输入大数据进行深度学习来实现的。算法、大数据还需要计算能力的支持，否则算法就失去了引擎，大数据处理快速性也不可能实现。在人工智能的算法、大数据、计算能力三要素中，随著智能感知技术的快速发展，时空大数据已出现爆炸式增长态势，为时空大数据产业化提供充足的数据支撑；随著计算机技术的快速发展，适应时空大数据产业化需求的计算能力已经完全具备；需要人们更加关注的是算法研究，特别需要加强多源异构时空大数据融合、分析、挖掘与知识发现、可视化等方面的算法研究。在人工智能算法、大数据、计算能力“三驾马车”的驱动下，地理信息产业到时空大数据产业的转型升级必将加速实现。

### 时空大数据产业——属于第四产业的范畴

时空大数据，指基于统一时空基准活动或存在于

时间和空间与位置直接或间接相关联的大数据。据此，时空大数据由时空框架数据和时空变化数据两大类数据组成。

时空框架数据指基于统一时空基准的卫星导航定位数据（含连续运行参考站 CORS 数据）、遥感影像数据、地图数据、地名数据等。时空变化数据包括社会经济人文数据、位置轨迹数据、与位置相关联的空间媒体数据、社交网络数据、搜索引擎数据、视频观测数据、生态环境监测数据等。时空变化数据聚合（关联）在时空框架数据上，就构成了时空大数据。时空大数据具有位置、属性、时间、尺度、分辨率、多样性、异构性、多维性、价值隐含性、快速性等特性。时空大数据产业，指以天空地海传感器网络为基础，以时空信息“获取（传感网）→处理（生产）→应用（服务）”为产业链，以人工智能等新兴信息技术为支撑，以数据密集型计算为特徵的知识密集型信息产业，属于从第三产业中分离出来的第四产业的范畴。同地理信息产业相比较，时空大数据产业内涵要宽泛得多，规模要大得多，类型更具多维性和多样性，知识更密集，速度更快，产品更加多样化和个性化，其应用领域更加广阔，具有良好的产业发展前景。

## 时空大数据产业化的核心——时空大数据平台

时空大数据平台是时空大数据产业化的核心。

它是指把各种分散的和分割的大数据即时空框架数据和时空变化数据汇聚到一个特定的平台上，并使之发生持续的聚合效应。这种聚合效应就是通过数据多维融合和关联分析与数据挖掘，揭示事物的本质规律，对事物做出更加快捷、更加全面、更加精准和更加有效的研判和预测。从这个意义上讲，时空大数据平台是大数据的核心价值，是大数据发展的高级形态，是大数据时代的解决方案。从产业化的角度讲，通用时空大数据平台是指将时空框架数据汇聚在一个特定平台上，利用这个平台生产军民两用的基础测绘地理信息产品。

所谓“通用时空大数据平台+”模式，即以通用时空大数据平台作为框架，聚合民用、军用的时空变化数据，分别构成时空大数据平台。“通用时空大数据平台+民用”模式，即将地方政府各部门各行业的政务、自然资源、规划、交通、水利、管网、人口、经济、人文、社会、医疗、教育、电力、公安等数据汇聚在通用时空大数据平台上，使之成为新型智慧城市的“智脑”，通过持续的聚合效应，生成各类（种）民用深加工知识产品，为政府综合决策、各部门各行业和社会公众提供智能化服务。

时空大数据产业化是通过时空大数据平台产业化实现的。因为时空大数据产业化是一个新问题，应该走一条从基础研究起步的产业化创新之路。这条创新之路首先要研究和建立以数据科学为核心的时空大数据理论体系。目前，“数据科学”的边界还不清晰，时空大数据理论研究薄弱，更未形成时空大数据的理论体系，而这是时空大数据产业化的基础。因此，这条创新之路要研究和建立以“数据隐含价值→计算发现价值→应用实现价值”为核心，以“数据获取（传感器网）→处理（生产）→应用（服务）”为产业链的时空大数据产业化技术体系。走在这条创新之路的人，更要研究和设计包括软件产品、硬件产品、软硬件集成产品、各类（种）应用平台产品和数字产品在内的时空大数据产品体系。

总之，在当前全球数字经济快速发展的大背景下，数字化的知识和信息作为关键生产要素，以数字技术为核心驱动力量，以现代信息网络为重要载体，通过数字技术与实体经济深度融合，数字经济能够不断提高经济社会的数字化、网络化、智能化水平，以加速重构经济发展与社会治理模式。地理信息产业作为处理位置数据的核心产业，可以积极推动其基于“通用时空大数据平台+”模式深度融入数字产业化、产业数字化、数字化治理与数据价值化领域，积极融入自然资源管理工作整体布局，主动引领以地理信息为基础的新型智慧城市、实景三维中国、新型基础测绘建设，推进地理信息产业向全产业链发展，扩大地理信



息产品供给面，加大地理信息消费级产品研发，鼓励新应用、培育新市场，让地理信息产品通过生态建设、智慧管理、数字经济服务国家战略建设并惠及全社会，从而促使地理信息产业向时空大数据产业的融合发展与转型升级。

摘自：中国自然资源报网 作者：王家耀  
2022.03.01

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](https://www.hkis.org.hk/en/newsroom_mainlands.html)

## 北京办事处资讯

北京议会将于3月24日举办CPD讲座活动《项目融资项目的财务风险保障 - 工程延迟完工保险》（CPD：2022044）讲座，该讲座邀请到陈志雄测量师分享。此外，上海议会亦将于4月14日举办《“气候变化”、“双碳”、“1.5℃”建筑与房地产行业该何去何从》（CPD：2022051），讲者胡煜琳建筑测量师将分享在国际国内社会全都致力于节能减碳的大背景下，作为建筑与房地产行业，如何在参与世界各地建筑开发、设计、营运、拆改、施工、供应及安装工作的同时，从自身的专业角度出发，在建筑全生命周期的每个阶段为可持续发展和节能减排作出一点努力和改变，为地球，为国家，为社会略尽绵薄之力。有兴趣的会员可到学会网站报名参加。

## 2022-23 年度的会费缴纳

2022-23 年度的会费缴纳工作已经开始，从4月中旬起，香港测量师学会北京办事处会陆续向内地会员的个人邮箱发送电子版的缴费通知单和内地会员汇款方式信息，请各位内地会员在收到缴

费通知单后按照规定时间安排汇款。所有内地会员将统一汇款至北京办事处的对公账户。北京办事处交通银行的对公账户为境内人民币账户，所以请各位会员在汇款时将账单港币金额换算成人民币金额汇款即可。会员在汇款时请务必按要求备注会员号和会员姓名，汇款后将汇款凭证的扫描件和缴费通知单一并发送至北京办事处邮箱 [info-bjo@hkis.org.hk](mailto:info-bjo@hkis.org.hk)。如有任何疑问请致电（86（10）8219 1069）或电邮（[info-bjo@hkis.org.hk](mailto:info-bjo@hkis.org.hk)）予北京办事处。

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

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

## 关注香港测量师学会

### 香港测量师学会微信公众号：

微信号：HKIS-Official  
微信名：香港测量师学会



### 香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687  
群聊名称：香港测量师学会



### 香港测量师学会腾讯视频

名称：香港测量师学会



## HKIS Media Briefing

HKIS Media Briefing was held on 10 March during which President Sr KK Chiu introduced to the attending media representatives the key concerns/topics of the HKIS in this council year, including the standard rates premiums, Northern Metropolis and Lantau Tomorrow Vision, Anti-epidemic Fund, sustainable development etc. Due to the pandemic, the briefing was held online and attracted 15 reporters from 13 media outlets, generating 13 clippings for the event.

A press release was published on the same day listing out the key messages in the briefing, which can be viewed at the link below.



(Chinese only)

<https://tinyurl.com/y84eyzq7>

## Council Members Reaching Out

1 March 2022	ArchSD General Specification for Building 2022 Edition - External Consultation organised by Architectural Services Department	Sr Sunny Choi Sr Sunny Wong Sr Charles Hung
3 March 2022	Virtual Stakeholders Forum for Professional Institutes and Relevant Organisations organised by Planning Department	Sr Terence Wai Sr Junior Ho
28 March 2022	BIM Capacity and Capability Engagement Forum organised by Construction Industry Council	Sr Rachel Yu Mei Ping Sr Felix Cheng Sr Cynthia Szeto



### Programmes Subsidized by Vplus Engineering\* 60% Tuition Subsidy

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

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

Enquiries



9081 5283

EDIT@vtc.edu.hk



Facebook



Programme Website



Vplus Subsidy Scheme

Member of VTC Group

## Green Corner

### Sr Kenneth YUN

Co-Convener of the Working Group on Green Buildings

### Professional Green Building Council (PGBC)

During the last OC Meeting for the Green Building Award 2021, the PGBC decided to hold a virtual presentation ceremony in place of a prize presentation dinner due to the current Covid-19 pandemic. The ceremony is scheduled for late April.

### BEAM Society Limited (BSL)

BEAM Plus Interiors (BI) is designed to assess the sustainability of fit-out, renovation, and refurbishment works in non-domestic, occupied spaces. To make the tool more adaptable, simplified, certain, and human-centric, the BSL will undergo a revamp. It has already launched the beta version of BEAM Plus BI v2.0, which embraces the latest Government standards and integrates the best project practices.

The PGBC invites potential applicants to participate in the pilot-testing assessment of BEAM Plus BI v2.0 (Beta 0). Learn more about it at [https://bit.ly/biv2beta0\\_pilot](https://bit.ly/biv2beta0_pilot).



To extend its services to the Greater Bay Area, the BSL has initiated a Chinese translation for the BEAM Plus assessment tools starting with BEAM



Plus New Buildings (NB) and extending to other assessment tools in the BEAM Plus Family. Download the simplified Chinese version of BEAM Plus NB v2.0 (2021 Edition) at [https://bit.ly/beamplus\\_assessment](https://bit.ly/beamplus_assessment).

### Hong Kong Green Building Council (HKGBC)

The HKGBC is considering developing new BEAM-Plus rating tools to cover high energy use buildings and revamping BEAM Plus for existing buildings.

### HKIS Working Group on Green Buildings: CPD Events

Webinars for ESG reporting and food waste in Hong Kong are being planned. Stay tuned.

## Obituary

It is with great sorrow that our fellow member Sr Cheng Wai Man Raymond (鄭偉文測量師) passed away on 10 March 2022 at the age of 74.

Sr Raymond Cheng was admitted as a Fellow Member of the Building Surveying Division in 1984.

We offer our deepest sympathy and heartfelt condolences to his family. We also express our gratitude for his contribution to the profession.

### 【義工招募】

## 「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2022 / 「前面有樂」量師童行計劃 2022



香港測量師學會多年來分別與東華三院賽馬會天水圍綜合服務中心及香港聾人福利促進會合辦，為期一年的「擦亮童心」伙伴同行計劃 (Project SPARKLE) 及「前面有樂」量師童行計劃。今年 (2022) 計劃即將展開，現誠邀熱心社會服務的會員加入成為義工哥哥姐姐，成為天水圍區小朋友或 / 和聽障小朋友的師友伙伴，為他們提供人生指導、心得分享及情緒支援，展示關懷和愛心，以生命影響生命。

有興趣參與計劃的會員請住以下網址登記，會員可同時登記成為兩個計劃的義工：

計劃名稱	「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2022	「前面有樂」量師童行計劃 2022
合作單位	東華三院賽馬會天水圍綜合服務中心	香港聾人福利促進會
義工報名	<a href="https://forms.office.com/r/qC1pygg4F4">https://forms.office.com/r/qC1pygg4F4</a> 	<a href="https://forms.office.com/r/72NV8XIRyU">https://forms.office.com/r/72NV8XIRyU</a> 
背景	自 2010 年開始，香港測量師學會與東華三院賽馬會天水圍綜合服務中心合辦 Project SPARKLE 「擦亮童心」伙伴同行計劃。「擦亮」靈感來自「測量」的諧音，計劃由一群熱心社會服務的本地測量師，透過師友配對形式，為 20-30 位天水圍的學童提供學術指導、心得分享及情緒支援，與天水圍的小朋友建立了亦師亦友的感情。藉由一系列多元化的活動為學童帶來新的成長體驗，鼓勵他們突破生活上的種種困難及限制，以積極正面的態度迎接新挑戰。	自 2018 年開始，香港測量師學會與香港聾人福利促進會 (聾福會) 合辦，為期一年的「前面有樂」量師童行計劃 (Happy Future Mentorship Programme)。本計劃由一群熱心社會服務的本地測量師，透過師友形式、加上社工的指導及一系列的活動，與聽障學童建立深厚的感情連結，提高他們的社交技巧和處事態度，建立自信心及發揮潛能。
計劃簡介	本計劃為期一年，以一對一形式作配對，學會會員作為他們的師友，透過一系列的訓練、探訪及戶外活動，擴闊兒童的生活圈子，培養他們的正向思維及積極樂觀的態度。此外，除了定期的活動，我們亦希望會員能透過這計劃多與兒童交流，不定期安排與小朋友於中心進行小組活動。	聽障學童在早期介入及科技儀器的幫助下，能如常人般以口語溝通，但部份會因聽力問題而影響語言表達及理解，不但在日常學習上需要特別協助及支援，連帶影響他們在人際溝通及社交方面的信心。然而聽障學童只要在學習、成長及多元智能方面有良好的培育，仍能發揮潛能，跨越聽障。

兒童發展、社工及師友為兒童提供指導及協助，協助他們訂立個人目標，從而為自己的將來作出準備。同時，本計劃為學生提供四個範疇的體驗活動 (藝術、運動、生活技能及社區參與)，讓學生發掘自己的潛能，擴闊眼界，提升自我效能感。	師友配對：為每位學生配對香港測量師學會的師友，於計劃中為學生的個人發展提供指導及意見，協助他們訂立和實踐個人目標，同時與他們分享人生經驗。	本計劃透過年青測量師作為聽障學童的榜樣，並以「強項為本」為策略，為聽障學童創造合適的平台，讓他們有機會發掘及展示個人長處及潛能，鼓勵學童“Explore Yourself”，建立學業以外的自信心及自我效能感，增強他們的正面行為，從中幫助他們訂立個人目標，規劃未來。此外，透過活動過程，社工能更了解他們在學習或社交上面對的困難，從中介入裝備他們應有技巧和態度，減少日常的負面情緒及行為，啟發學童的正面思維，提升個人抗逆力，以便日後迎接各種挑戰。
	本計劃為期一年，以分組形式，學會會員會成為他們的師友，透過一系列的訓練、探訪及戶外活動，幫助聽障學童全人發展，提供個人成長上的支援，讓他們在學習及社交上能健康自信地成長，積極參與並規劃自己的未來。此外，亦提供機會讓公眾認識聽障人士的才能，透過義務工作親身接觸而了解他們的需要，從而建立社區關愛共融的精神。	
本年度活動計劃*	<b>師友兒童活動 1: 運動</b>	<b>暑期復活出奇玩</b>
	初擬日期時間 12/5/2022 (日)	初擬日期時間 9/4/2022 (六)
	活動時間 約 2 小時	活動內容 - 留家抗疫不忘玩，友你陪伴就精彩 - ZOOM IN 科學小知識，有趣實驗齊齊玩
	活動內容 師友跟配對的兒童透過各種運動互相合作，發掘個人潛能。	
<b>師友兒童活動 2: 藝術</b>	<b>中秋團圓裡你</b>	
初擬日期時間 14/8/2022 (日)	初擬日期時間 27/8/2022 (六)	
活動時間 約 4 小時	活動內容 - 學習製作月餅及天燈，齊齊猜燈謎、食月餅、放天燈 - 為新學年許下願望，訂立目標及計劃	
活動內容 為達到運動目標的兒童獎勵一個藝術活動，建立成功經驗		
<b>師友兒童活動 3: 社區參與</b>	<b>「走進我們的一天」錄像創意小學堂</b>	
初擬日期時間 16/10/2022 (日)	初擬日期時間 22 或 29/10/2022 (六)	
活動時間 約 4 小時	活動內容 - 學習簡單拍攝及用 APPS 剪接， - 透過鏡頭記錄說故事 - 走進社區，關心身邊人和事	
活動內容 跟測量師認識香港特色建築物，擴闊眼界，同時認識測量師的工作。		
<b>師友兒童活動 4: 生活技能</b>	<b>友你童歷奇暨「前面有樂」年度嘉許禮</b>	
初擬日期時間 22/12/2022 (日)	初擬日期時間 17/12/2022 (六)	
活動時間 約 2 小時	活動內容 - 透過挑戰歷奇任務，突破自己，互相扶持，「相信我可以！」 - 重溫及分享計劃成果，肯定義工及學童的付出及努力	
活動內容 家務工作體驗暨聖誕派對，為達到長期目標的兒童送上獎勵。		
* 活動內容或時間或會視乎疫情而有所修改		
<p>注意事項：</p> <p>為了使會員可與參與計劃的兒童建立更親切的關係，所有義工均須出席所有主要活動及工作坊。參加本計劃之會員有責任準時出席及投入參與活動，並願意配合隨行委員、社工及導師的指示，否則中心有權取消其參加資格。</p> <p>而出席率達標之參加者將獲頒授由香港測量師學會與東華三院 / 香港聾人福利促進會所發出之計劃電子證書。</p>		



**Building Surveying Division**  
Sr Arthur Cheung BSD Council Chairman

## APC

### Final Assessment Interviews

The final assessment day, scheduled for 26 March 2022, has been further postponed because of the latest Covid-19 developments. The DEC will closely monitor the situation and plan for the coming Final Assessment arrangement accordingly. The new date will be announced in due course.

### Practical Task

Taking into account the risks that have arisen out from Omicron, the BSD has no choice but to cancel the practical task examination scheduled for May 2022. Subject to further notice, the next Practical Task is scheduled for November 2022. Probationers, please keep up your spirits!

### New Assessors Nomination

#### WE NEED YOU!

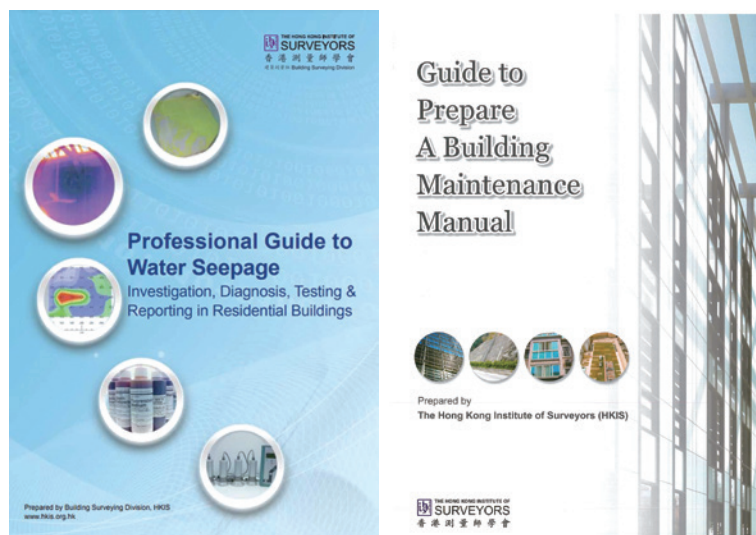
If you are a current assessor and know members with five or more years of post-qualification experience who would like to join the Panel of Assessors, please contact Ms Judy Shiu or Ms Vicky Chik at 2526 3679 to nominate them. To all BSD probationers and future surveyors, your continued support for the APC is crucial!

## Review/Update Divisional Publications

In order to ensure that BSD publications can cope with the latest industry trends, the BSD recently formed a working group under the leadership of Vice Chairman Sr Nathan Lee to review the following publications and develop new guidelines for members.

1. *Professional Guide to Water Seepage, Investigation, Diagnosis, Testing & Reporting in Residential Buildings*
2. *Guide to Prepare a Building Maintenance Manual*

Should you have any suggestion regarding these works, please share it with us.



## Media Briefing 2022

The HKIS's media briefing occurred on 10 March. The President shared each division's wish list with the media. This year, the BSD has committed to rolling out the Building Affairs Expert Determination Centre, which is an alternative platform to help the public solve building-related problems and disputes, as well



### 建築測量組： 促修訂建築物條例中的衛生條文

- 以確保條例符合現今情況

### 成立樓宇事務專家裁定中心

- 協助公眾以訴訟以外的方法解決樓宇事務的糾紛

as to promote further reviews of the Buildings Ordinance from a health perspective, so as to improve the health of the built environment after the lessons learnt from Covid-19.

## Communication Meeting with the HKIC

Sr Peter Dy, Sr Nathan Lee, Sr Henry Chau, Sr Andrew Lam, and I had a fruitful online meeting with the Hong Kong Institute of Construction (HKIC) on 19 March. During the meeting, the HKIC shared its institutional history and some future initiatives with us. Then we explained to its representatives the BS practice and the building surveying sector's current manpower requirements.

## Special Arrangement: Site Safety Supervision during Omicron

BSD Council member Sr Ivan Law, along with representatives of other professional institutes, attended a joint communication meeting with the Buildings Department on 4 March to discuss the practical difficulties of complying with the Site Safety Supervision requirements during Omicron, when many practitioners have been quarantined after infection. To address the concerns of registered building professionals and contractors, the BD adopted and announced a special arrangement on 10 March. For details of it, please refer to the link below:

<https://www.bd.gov.hk/en/nbd/0310.html>



## Subscribe to the BSD Channel to Win BSD Masks

The campaign will close on 31 March 2022 and the BSD will distribute the masks to those members who registered. Thank you for your support and stay safe!

## Promotion of Healthy Drainage

On behalf of the BSD, I joined the TVB show [學是疫學非] to promote healthy drainage to the public during the pandemic. I want everyone to pay more attention to the proper maintenance of drainage systems after better understanding the function of different drainage components and the associated health risks posed by defective drains, which could raise the chances of spreading the Covid-19 virus. If you are interested in viewing the video, please scan the QR code below:

<https://tinyurl.com/ybuv8ych>



# Passing of Senior Member Sr Raymond Cheng Wai Man

## 鄭偉文資深建築測量師辭世

於準備今期 Chairman's Message 期間，收到有關我們一位前輩鄭偉文 (Raymond) 資深建築測量師於 3 月 10 日不幸辭世的消息。Sr Raymond Cheng 不單是本會創會會員，我們建築測量組的前主席，更是我們 1998 年第一屆 10 位卓越建築測量師 (DBS) 的其中一位，其對學會及行業的貢獻，可謂無容置疑。

記得 1998 年，我身為青年組學生代表，與幾位城大同學一起被委派訪問 3 位 DBS，其中一位正是 Sr Raymond Cheng，在會面時他不但與我們分享了不少作為建築測量師的軼事及他以前的項目經驗，還贈送了我們一本由他與多位測量師合力撰寫的書籍，當時的情境仿佛仍歷歷在目。

Sr Raymond Cheng 的離去，對我們和業界都是一個極大的損失，我想在此再一次感謝這一位前輩主席對我們建築測量組作過的一切貢獻並作最後的致敬。

## Mr. Raymond W.M. Cheng

### 入行的背景

67 年於 Hong Kong Technical College 完成 Higher Diploma in Surveying and Building Technology 畢業，雖然正面對暴動帶來的建築業低迷，但仍加入了當時的 Architectural Office，當 Q.S. Assistant，一年後調往保養維修部，69 年成為第一屆的 Student Maintenance Surveyor，71 年考獲 RICS 的會員資格，72 年正式成為政府的 Maintenance Surveyor，負責除公屋外所有的政府建築物的維修與改建工作，78 年離開政府，加入了歷史悠久的建築測量師行，任職 Structural Surveyor，負責地下鐵路沿線兩旁的建築物的測量師工作，一年後，加入了地下鐵路剛成立的物業管理部，親手成立 Maintenance Section，負責地下鐵路物業所有的維修工作，六年後，被調職負責 Project Management 的工作，負責處理峻峰花園的工程，直到 87 年，被調回保養維修部，並同時處理一些 Property Management 的事項，當時已身為 Senior Estate Manager，90 年再被升為 Chief Estate Manager，94 年離開地下鐵路，與 Daniel C. Lam 合作成立了 DCL，一年後，即 95 年成立了現在的鄭偉文測量師行。

### 作為一個建築測量師應該：

做一個建築測量師必須要投入，知道香港所發生的事，本地建築測量師的工作，及一些影響到建築測量師的事件，如強制驗樓計劃便是一個好例子。建築測量師亦要注意新聞，多搜集資料。除此之外，因為於實際工作時，各項工作並不會得到明顯的區分，所以應對周圍都有一個基本認識，如供水、供電和消防系統等，由了解自己所居住的樓宇開始。一個好的建築測量師對自己所居住的樓宇的一切也應知道及認識，而且亦要不斷更新及改進，把握觀看的機會，了解實際工作時是怎樣的。

訓練建築測量師的目標是希望減少樓宇的缺點，因此亦要懂得怎樣將細節改善得更好，更要知道香港常見的問題，常用的結構等。

### 難忘的經歷

於政府工作時，曾被派往橫欄島的燈塔作視察，坐船是不能直接埋岸的，因此要派人先在岸上吊下一個籬去幫助埋岸，十分刺激。除此之外，有時亦會被派往醫院或

監獄工作，改建驗房，可真不是味兒。

至於於地下鐵路工作時，最難忘的可說是其複雜的人士關係了，令管理工作變得十分困難。而負責物業管理時，更要面對政黨，工作就變得更困難了，但從這些經驗中，卻能學習到很多東西，他亦於當時順利成為了認可人士。

### 最喜歡的工作

當 Project Manager 是最開心的、最有滿足感。由打樁至取得入伙紙都有機會參與，另一方面，做改建亦很有趣，如德福花園商場改建，經過從新安排後，就大大提高了商場的租值，十分 rewarding。而出來自己開公司就較為辛苦了，但卻可獲得一個重溫一些技術性的工作的機會，有別於以往祇注重行政的工作。

### 被選為 Distinguished Building Surveyor

從沒有想到會當選的，雖然這幾年內所曾做的並不多，但總算為會做了不少。尤其最近參與籌備政務署的樓宇資源中心，為有問題的業主提供意見及資料，有機會讓政府知道建築測量師是有所貢獻的，像一些當值律師及醫生，現在終出現了當值的建築測量師，每星期在該中心為市民解答問題，實在是一件好事。另外很多市民對於怎樣檢查標書及合約都並不清楚，因此過往亦曾多次於不同的政務署為他們提供講座。至於其他的公職則包括參與 APRSE Committee 去進行法例修改，出 Practice Notes 及給予意見，該等公職已進行了多年，至少令到有些人認識到有建築測量師的存在，於樓宇資源中心當值的亦並非建築師及工程師，而是我們建築測量師，證明建築測量師終於得到了政府的認同。

除此之外，他亦認為現在是為建築測量師這行做一些事情的適當時候，以往可能經驗不足，導致說服力不夠，但經過了多年來工作，參與過那麼多的樓及村的工程，手上已擁有一套對維修樓宇及進行投標程序等工作的正統做法，現正是宣傳這套做法的好時候。

### 目標

作為一個專業人士，要與則師及工程師競爭，因此建築測量師最緊要保持一個高的水準，讓香港人知道有建築測量師的存在。而他更希望可進一步宣傳建築測量師，提高建築測量師的地位，寫作一些相關的書籍。

Arthur, Camus & Martin



### General Practice Division

Sr Alnwick Chan GPD Council Chairman

I wish all fellow members a Happy Easter, but don't forget to practice social distancing while searching for the Easter egg!

## CPD Hours

I am pleased to report that the GPD has some interesting CPDs in the pipeline. Professional surveyors should stay abreast of the latest market trends and keep up with changes in the industry. All corporate members are obliged to upgrade their skills and keep records of their CPDs until retirement.

Please be reminded that all HKIS corporate members are required to complete a minimum of 60 hours over a three-year period. The Institute will soon carry out random CPD checks on members. Cases of non-compliance with the 60-hour requirement will be dealt with individually by the Board of Professional Development (BOPD) and General Council.

Over the years, the Institute has taken a rather lenient approach towards non-compliant cases, but the BOPD has decided to tighten its stance with the intention of maintaining high professional standards among members.

## Progressive Rating System

The Financial Secretary introduced in his budget speech, among other things: 1) a progressive rating system for domestic properties and 2) a rental enforcement moratorium. GPD Council Members discussed both proposals during their last meeting on 16 March.

The Council views the newly-proposed

progressive rating system as a straightforward approach for generating healthy government income.

Rateable Value (RV)	Current Rate	Proposed Rates
HK\$1-HK\$550,000	5%	5%
HK\$550,001-HK\$800,000		8%
Above HK\$800,000		12%

However, Council members view that the new system would increase the burden on owners of domestic properties with RVs exceeding HK\$550,000. These owners already pay more tax (in lump sum terms), given the higher RVs of their properties. The proposed progressive rating system, which mandates a higher tax rate on top of the owners' already-high RVs, results in additional levies for them.

Council members also believe that the new policy could be lopsided, as only domestic property owners would be subjected to progressive rates, while non-domestic property owners would be exempted. This appears to be unfair.

## Rental Enforcement Moratorium

The Financial Secretary will introduce new legislation to prohibit landlords from terminating tenancies or taking legal action against tenants of specified sectors for failing to settle rents on schedule.

The Council is of the opinion that the Government should not interfere with the free market and should not seek to alter the contractual arrangements between landlords and tenants by introducing legislation to inhibit debt collection.

The Financial Secretary proposed various petty enhancements to the proposal to mitigate the



adverse impact. These enhancement measures seem to be window dressing and would create unnecessary workloads for the relevant Government departments. Any benefit that comes out of the proposals would not be worth the increased paperwork involved.

I was asked to write articles covering both abovementioned subjects, as well as an ongoing review of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) undertaken by a working group under the GPD Council.

## Cap 545 Review

The working group is making good progress. We have engaged various stakeholders including NGOs, REDA, and GPD and BSD members. The review will be completed during Q2 2022 and the working group shall share its recommendations and findings with members and the Development Bureau in due course.

## RICS Withdrawal of Global Covid-19 Valuation Practice Alert

The Covid-19 situation has stabilised globally and many governments have lifted restrictions and regulatory protocols.

I want to draw members' attention to the latest notice by the RICS, which states that its global Covid-19 valuation practice alert was withdrawn on 3 March. Members practicing as valuers may consider the suitable deletion or addition of such alerts in their current valuation reports, whichever is appropriate.

For more details, please check out the following link:

<https://tinyurl.com/yb37q42p>



## GPD Facebook Page

The GPD recently launched its official Facebook page. Here, members will find information on upcoming CPDs, Government practice notes updates, market news, interesting articles, and much more! Please 'Like' this page to follow the latest updates in the industry.

<https://www.facebook.com/gpd.hkis>



## Online Property Quiz

The ongoing social distancing measures have prevented members from organising any social event to interact with fellow members. Therefore, the GPD will organise a free online property quiz with fabulous prizes to be won. Stay tuned for updates on this fun event.

### CPD Event: Implications of the Court of Final Appeal's Judgement on Kwok Cheuk Kin v Director of Lands on Small House Policy

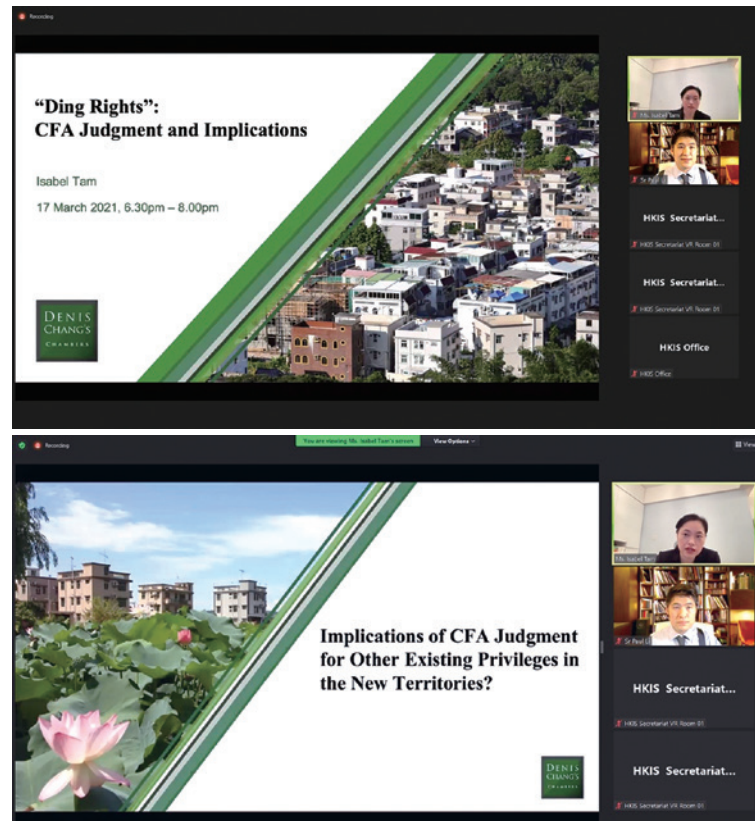
On 17 March, the GPD invited Ms Isabel Tam of Denis Chang's Chambers to give a CPD, "Implications of the Court of Final Appeal's Judgement on Kwok Cheuk Kin v Director of Lands on Small House Policy."

Isabel, who acted as junior counsel for the applicant in this court case, discussed the case's judgement and its wider implications. On the verdict, she indicated that the Court of Final Appeal considered the privileges granted by the Small House Policy to be traditional and part of the lawful rights of indigenous inhabitants under Basic Law Article 40 (BL40).

Furthermore, whether or not a right or interest is considered traditional under BL40 can be determined by referencing the state of affairs in April 1990, when the Basic Law was adopted.

In addition, Isabel discussed the potential difficulties or protections available in the event of an expansion or reduction of the privileges granted by the Small House Policy (including comments on the Court's interpretation of future changes to the policy and the effect of the principle of legitimate expectation).

The Q&A session with the audience after the talk stimulated further discussion on the future of the policy. Overall, the event was very popular, attracting over 240 attendees. The GPD thanks Isabel for kindly sharing her knowledge with its members.



**ANNOUNCEMENT**

**GPD APC Part II Assessment & Professional Task in early May and June 2022**

The GPD APC Part II Assessment & Professional Task will take place in early May and June 2022. Application form can be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Completed form must be returned to HKIS Secretariat by **no later than 6:00 pm, Friday, 22 April 2022**. Late submissions will not be accepted.

Please call HKIS Education Department on 2526 3679 for more details.



Land Surveying Division  
Sr Paul Tsui LSD Council Chairman

## Sustainability and Land Surveyors

As you may know, the HKIS has established a new Working Group on Sustainability. Its main objectives are to promote the involvement of surveyors in sustainability-related works and educate the public, the Government, and potential clients on the importance of surveyors' participation in sustainable development.

Sustainability has become increasingly important at all levels – global, national, organisational, and personal – to counteract the extreme weather brought about by climate change. Development is a basic need for humans, who need to convert more land for shelter and grow food for an expanding population. How can a society keep developing while also preserving its environment? Hence, sustainable development is the key challenge for everyone, especially surveyors, who are property and development professionals.

Since sustainability is an abstract and broad topic, the United Nations (UN) has set out 17 sustainable development goals (SDGs, Figure 1) in its 2030 Agenda for Sustainable Development,

### SUSTAINABLE DEVELOPMENT GOALS



Figure 1: 17 Sustainable Development Goals Defined by the UN

which is an urgent call for action by all countries in a global partnership.

What is the role of land surveyors in sustainability, then? They collect, analyse, and share SDG data for planning, policy, and decision-making purposes using geospatial technologies. The GIS that land surveyors specialise in plays a fundamental role in creating and sharing SDG data, as well as informs policy formulation and decision-making around sustainable development programmes and investments.

The first example is the United Arab Emirates' SDG Data Hub (hereafter the HUB), which serves the purpose of tracking, monitoring, and reporting milestones, while progressing towards the implementation of the SDGs by the UAE Cabinet and UN Department of Economic and Social Affairs. The HUB aims to solve the data reporting challenge by making data accessible and easy to visualise for decision makers. It further serves as an awareness tool to raise, educate, engage, and build whole-of-society capacity towards the SDGs with calls

### Explore Spatially Referenced Data by Goal

This section makes data of the global SDG Indicators database readily available as geospatial data web services, suitable for the production of maps and other data visualizations and analyses, and easy to download in multiple formats



Figure 2: UAE SDG Data Hub Groups' SDG Open Spatial Data by Goal

to adopt sustainable living. The open data on the SDG indicator data at the UAE level can be downloaded in various formats and explored on an interactive map via the HUB (Figure 2). Data stories present significant data at the national and UAE levels in a storytelling method using Storymap and instantly engage societies with relevant topics.

Commercial organisations can also contribute to world sustainability by incorporating SDGs into their plans. One example concerns renowned coffee producer company, Nespresso. It strives to grow the best quality coffee bean by developing its AAA coffee farms to cope with the growing worldwide demand for its coffee capsules, while preserving the environment surrounding its farms with the help of GIS and location intelligence (Figure 3). This is an excellent real-life example of achieving sustainable development via geospatial technologies.

vegetation, ecosystems, and solar energy potential. He also applies GIS to analyse wind ventilation corridors in urban settings.

Launched in 2016, the Jockey Club Water Initiative on Sustainability and Engagement (JC-WISE) is a project funded by the Hong Kong Jockey Club Charities Trust and hosted by HKU's Faculty of Social Sciences. Through cross-sectoral collaborations, JC-WISE aims to raise the public's awareness and appreciation of Hong Kong's need to attain its long-term water sustainability goals. It established an interactive open-access, GIS-based database (<https://www.jcwise.hk/gis/>) on Hong Kong's major rivers and associated river basins to enhance the public's knowledge and appreciation of water's multiple values. The database covers the multiple dimensions of the city's major rivers and river basins including their historical, geophysical, hydrological, and socio-economic data. Figure 4 is a Storymap showing the Lam Tsuen River catchment.



Figure 3: Nespresso's Use of 3D GIS and Satellite Imagery to Inventory its AAA Farms and Associated Land Boundaries

Below is a video illustrating how Nespresso uses GIS and location intelligence to facilitate its global sustainable farming operations.

<https://youtu.be/3kXJmgzAEdl?t=1124>

Hong Kong also has examples of geospatial technologies used to promote sustainability. Sr Prof Charles Wong has used remote sensing, including satellite imagery, to study urban heat island effects, urban environmental quality,

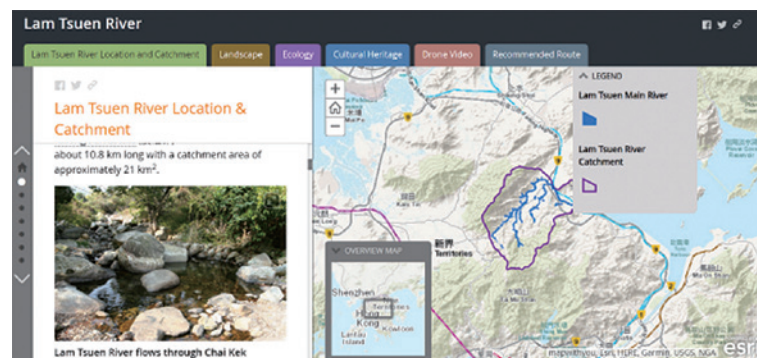


Figure 4: JC-WISE Project Using Storymap to Show the Lam Tsuen River Catchment

Finally, GIS and location intelligence are indispensable for achieving SDG whether it is at the global, government, or organisational level. Land surveyors specialising in spatial data and GeoIT play key roles in advising and helping governments and organisations achieve their SDGs via geospatial data and technologies.

## Collection of Membership Diploma

Recently, one member asked me why he had not received his Membership Diploma ever since he became a corporate member a few years ago. Normally, the HKIS will not send diplomas to its new members. Instead, it will send the member a letter or e-mail inviting him/her to attend the diploma presentation ceremony. Those who cannot attend the ceremony can collect their diplomas from the HKIS office at their convenience. As of this writing, there are still some LSD members who have not collected their diplomas. They should do so as soon as possible because the diploma is official proof of one's professional status. Please call the HKIS to find out its opening hours during the pandemic before you come.

## Free CPD Events for HKIS Members

Covid-19's fifth wave has hammered the industry in recent months. During this tough period, members working in different sectors have stood fast in their respective roles to continue serving the public. The professionalism they have displayed is worthy of everyone's respect. To further strengthen its response to support HKIS members for the remainder of the pandemic, the LSD will waive the fees for the following CPDs. Please scan the QR Codes for details:



Speaker: Sr Yvonne CHEU  
Event Date: 21 April 2022



Speaker: Sr Joseph Wong  
Event Date: 19 May 2022

Let's walk hand-in-hand and surely we will ride through the difficult times.

SUBSCRIBE TO HKIS  
YOUTUBE CHANNEL



 THE HONG KONG INSTITUTE OF  
SURVEYORS

香港測量師學會

[www.youtube.com/TheHongKongInstituteofSurveyors](http://www.youtube.com/TheHongKongInstituteofSurveyors)



Planning & Development Division  
Sr Terence Wai PDD Council Chairman

### 香港測量師學會（規劃及發展組）與廣東省國土空間規劃協會簽署「深化粵港合作框架協議」（續簽）

規劃及發展組於3月4日在線上與廣東省國土空間規劃協會簽署「深化粵港合作框架協議」。

自2018年雙方簽訂第一份框架協議後，雙方都分別安排了一些互訪及交流的活動，彼此對兩地之間的發展有了更深入的了解及認識。

在簽訂儀式後，兩地的講者及專家都分別就香港及廣東省最新的規劃及發展進行分享及交流。

香港方面，規劃及發展組前主席姚逸明測量師以「把握『北部』新機遇，打造灣區世界級城市群」為題，闡述了北部都會區的發展目標和行動綱領，大灣區未來經濟發展的格局，挑戰和機遇與及兩區將來的經濟共振與集聚效應。

而廣東省的3位專家及講者 - 羅勇總規劃師、黃鼎曦副會長及趙迎雪秘書長亦分別就廣東省及深圳市的城鎮化發展，存量規劃，增量規劃及投資機遇等議題發表意見。

雙方參與此次簽約儀式及分享的會員及專家如下：

香港測量師學會		廣東省國土空間規劃協會	
趙錦權測量師	會長	邱衍慶先生	理事長
衛振聲測量師	規劃及發展組主席	羅勇先生	總規劃師 (廣東省城鄉規劃設計研究院有限責任公司)
姚逸明測量師	前規劃及發展組主席	黃鼎曦先生	副會長兼秘書長 (廣州市城市規劃協會)
吳柏堅測量師	規劃及發展組副主席及召集人	趙迎雪女士	秘書長 (深圳市城市規劃協會)

我代表規劃及發展組，再次多謝當日出席的嘉賓、講者及與會人士。



簽署深化粵港合作框架協議後合照



出席簽約儀式的嘉賓及講者



1. 邱衍慶理事長
2. 黃鼎曦副會長兼秘書長
3. 趙迎雪秘書長
4. 廣東省羅勇總規劃師分享主題



前規劃及發展組主席姚逸明測量師分享主題

## PDD CPD Event: Conservation-cum-Development Projects in the Wondered-Land

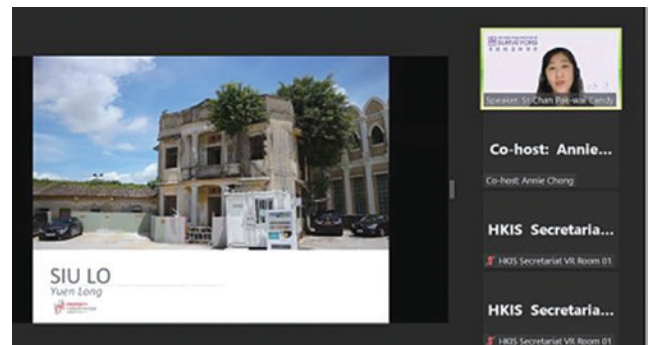
The Planning and Development Division co-organised a CPD with the Hong Kong Institute of Architectural Conservationists (HKICON) on 24 March with Sr Candy Chan as its speaker. Conservation and development were seen as polar opposites in the past. But times have changed. More developers are willing to preserve part or all of those historic buildings that would otherwise be demolished by integrating them into their new developments. Examples of this include the Tai O Heritage Hotel, The Mills, Tai Kwun, Central Market, etc.

Candy categorised conservation-cum-development projects into various forms: change of use; partial demolition; integration with new developments; development next to a historic building, but untouched; and land exchange. She introduced the required procedures and recommended early engagement with the Government. Built heritage preservation should become a trend and benefit Hong Kong. With the right balance of conservation and development, there could be a win-win-win result for the general public, Government, and developers.

The CPD was well-attended. On behalf of the PDD, I express my sincere thanks to Candy.



Sr Candy Chan (Speaker) and Sr Annie Chong (Host)



## Reimagining Public Spaces in Hong Kong: Feasibility Study – Virtual Stakeholders Forum

On 3 March, Sr Junior Ho and I attended a virtual forum, Reimagining Public Spaces in Hong Kong, a feasibility study organised by AECOM and commissioned by the Planning Department.

The purpose of the study was to rethink, reimagine, and reinvent open spaces in Hong Kong with the aim of meeting current and emerging public needs and aspirations, as well as to holistically uplift Hong Kong's open space experiences.

After reviewing the components of open spaces including definition, classification, provision standards, design guidelines, etc, they will recommend preliminary amendments to the prevailing Hong Kong Planning Standards and Guidelines, Chapter 4 (Open Space Section), to improve open space provision standards and quality.

## Legislative Proposals to Streamline Development: Related Statutory Processes

The HKSAR's Development Bureau submitted a paper to the Legislative Council in late March to outline the Government's latest ideas

concerning a range of legislative proposals to streamline development and the related statutory processes. The Government plans to expedite the supply of developable land and address the persistent demand for housing.

Because of this, the Development Bureau is working with the relevant Government departments to identify areas that could improve through the following regulations:

- (1) Town Planning Ordinance (Cap 130)
- (2) Lands Resumption Ordinance (Cap 124)
- (3) Foreshore and Sea-bed (Reclamations) Ordinance (Cap 127)
- (4) Roads (Works, Use and Compensation) Ordinance (Cap 370)
- (5) Railways Ordinance (Cap 519)
- (6) Environmental Impact Assessment Ordinance (Cap 499)

For details of the proposals, please click the link below:

<https://tinyurl.com/y9vszpdz>

Moreover, the Development Bureau has arranged a forum to discuss this issue on 13 April 2022. The Permanent Secretary for Development (Planning and Lands), Ms Bernadette LINN, JP, will brief members on the details of the proposals and members will have a chance to offer feedback on them.

If you are interested to joining this forum, please register with the HKIS.





Property & Facility Management Division  
Sr Charles Hung PFMD Council Chairman

## QPFMA 2022 (Quality Property and Facility Management Award 2022)



QPFMA 2022 is a biennial award ceremony jointly organised by the Hong Kong Association of Property Management Companies (HKAPMC) and PFMD. This year's theme is Quality, Professional, Forward Moving, and Advance. It will recognise the outstanding achievements of property management companies.

Sr Charles Hung attended the Award Briefing Session on 8 March and made a welcome speech to encourage more nominations this year despite the pandemic. A panel of jurors has been formed comprising:

- 1) Sr Hon Tony TSE Wai-chuen, BBS, JP (Head Juror)
- 2) Professor Albert PC CHAN
- 3) Professor CK CHAN SBS, BBS, JP
- 4) Ms Peggy CHAN
- 5) Dr Edmond CHENG Kam Wah
- 6) Professor HE Shenjing
- 7) Sr Professor Daniel HO Chi Wing
- 8) Mr Francis HO Siu Kin
- 9) Sr Charles HUNG Chuen Ka
- 10) Dr KWONG Tsz Man
- 11) Mr Stephen LEUNG Kin Man
- 12) Mr PANG Yiu Hung, JP
- 13) Mr Edward TSE Cheong Wo, JP
- 14) Sr Paul WONG Kwok Leung
- 15) Sr Gary YEUNG Man Kai
- 16) Professor YIP Ngai Ming

The award categories are classified into three major groups (Residential, Non-residential, and Refurbishment/Renovation) and each features three different awards – Gold Award, Excellence Award, and Certificate of Merit. The final documents submission date is 6 June 2022. Site visits to shortlisted projects will be conducted from 30-31 July 2022 and final presentations will occur from 27-28 August 2022. Members who represent companies are reminded to submit their e-nominations by **30 May 2022**.

## 物業管理業監管局積極推動自願性質「持續專業發展計劃」



物業管理業監管局  
PROPERTY MANAGEMENT  
SERVICES AUTHORITY

物業管理業監管局（監管局）副主席許智文教授測量師於2022年3月14日《物管非常事》網誌撰文，分享了「持續專業發展計劃」（「計劃」）自年初推行以來的工作進度，並鼓勵物業管理（物管）業從業員透過持續進修、更新知識及提升技能，在不斷轉變的社會及物管業環境中應對新的挑戰和發揮所長，推動業界可持續發展。





有關「計劃」的工作包括：

- (i) 截至今年 3 月，共有 52 個由監管局「認可專業團體」舉辦的活動或課程已獲「計劃」認可，當中 16 個由香港測量師學會舉辦或計劃舉辦的活動或課程如下。

	2022 Tentative Dates	CPD Courses Approved by the PMSA	CPD Hours
1	21 January	Best Practice in the Installation of Photovoltaic Panels on Rooftops in Hong Kong	1.5
2	11 February	香港屋苑圖則風水分析疫境下運勢提升秘技講座	1.5
3	12 March	Sharing Surveyors' Work Experiences in the UK	1.5
4	14 March	Subtle Matter under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545)	1.5
5	22 April	How to Prove and Defend a Nuisance Claim in a Multi-storey Building	1.5
6	5 May	Growing Trend of Facility Management Technology	1.5
7	13 May	Smart Parking System for Smart Mobility in Hong Kong	1.5
8	23 May	Challenges of & Solutions to the Deployment of EV-Charging Stations in Modern Carparks	1.5

9	17 June	MIC Construction from the Surveyor's Point of View	1.5
10	28 June	Statutory Adjudication and Contractual Adjudication – Insights into the Spirit of Security of Payment for Hong Kong	1.5
11	15 July	Innovative Decarbonisation Technology to Improve Energy Savings in Buildings	1.5
12	30 July	Share ISO41001 Standard for Facility Management and Case-Sharing	1.5
13	12 August	Principle of the Statutory Requirements of MBIS and MWIS	1.5
14	24 September	Site Visit: Innovation Printing System and Technology	3.0
15	20 October	New Era of International Standards Usage for Practically Managing the Risks of Organisations	1.5
16	29 October	古物古跡半天行 - 宋王台及天后大廟	3.0

- (ii) 由於業界對去年於「計劃」下安排的兩次講座反應積極及正面，監管局會繼續就不同物管範疇定期舉辦與物管專業息息相關的講座和活動。
- (iii) 預計會於今年下旬在「計劃」下推出的電子紀錄系統及相關手機應用程式，可讓物管人牌照持有人隨時隨地線上搜尋和報名參加監管局舉辦的持續進修活動或課程，及透過掃描指定二維碼即時確認出席有關活動或課程的紀錄。系統亦會透過簡單圖表方式展示個人學習的進程，讓物管人牌照持有人知悉其持續進修進度是否已達到「計劃」的參考時數要求及符合有關「計劃」準則。
- (iv) 就「計劃」所製作的清晰易明指南已上載至監管局網站相關專頁，以方便物管業界更詳細了解「計劃」。

如欲參閱網誌全文，請瀏覽《物管非常事》：<https://tinyurl.com/yd6x4swr>。如對上述事宜有任何查詢，歡迎與監管局專業發展部聯絡（電話：3696 1111 或電郵 [pd@pmsa.org.hk](mailto:pd@pmsa.org.hk)）。

## Latest Solar Photovoltaic (PV) System Practice in Hong Kong

Reported by Sr Danny Leung , PFMD Council Member

A webinar on the above topic occurred on 21 January and attracted a remarkable turnout of 140 registrants, of which 107 tuned in despite the pandemic. Mr Benson Wu, President of the Hong Kong Association of Solar Energy Industry, Ltd, and Director of Sinopower Holding (Hong Kong) Co, Ltd, accepted an invitation to share his knowledge of solar photovoltaic systems and experiences in setting them up in commercial buildings, residential buildings, and agricultural farms throughout Hong Kong and other countries.

Benson customised this webinar to make it feel more like a conversation than a lecture. Each of the following topics covered began with multiple choice questions and summarized the:

1. Criteria in the selection of panel size/brand/type of solar photovoltaic (PV) panel (monocrystalline silicon, polycrystalline silicon, or thin film)
2. Criteria in the selection of solar PV inverters
3. Criteria in the selection of solar PV service providers

4. Statutory requirements in respect of the installation of solar photovoltaic systems in commercial buildings/residential buildings/agricultural farms
5. Online resources for global PV performance monitoring
6. Pros and cons of different solar PV panel mounting systems (ie, concrete and galvanised structures, ballast structures, and recyclable PP materials)
7. Financing issues for solar PV system installations (ie, zero investment/self-financing)

During the Q&A session, Benson answered up to 15 questions from the attendees and highlighted solar PV system installations, which were beneficial to landlords/homeowners/farmers, as Hong Kong has excellent solar capacity and the feed-in-tariff rate is presently extremely attractive and guarantees reasonable revenue until 31 December 2033.

Many thanks go to Benson for presenting such an interesting topic.



Sr Danny Leung (right) thanks Mr Benson Wu (left) for delivering an informative presentation.

### 機電工程署對香港屋頂太陽能發電系統的安全規範：

	相關規定:	備註
安裝商要求:	需要具備電業承辦商資格證書	
離地高度:	村屋: < 2.5米高 工商樓宇屋頂: < 1.5米高	
風荷載要求:	Wind Code 2004	需要有力學計算書, 並且得到RSE的計算核准
承重荷載要求:	< 100kg/平方米	需要RSE的計算核准
小型工程認證:	MW 3.5, MW 1.5	需要AP的認證
WR1 電力設備安裝認證	村屋: 需要電工A牌的認證 工商樓宇: <400 kw 的項目需要電工A牌的認證 >400 kw 的項目需要電工B牌的認證	
消防規定:	需要安置一個滅火筒	
EMSD備案	每個發電裝置都必須在EMSD備案	



**Quantity Surveying Division**  
Sr Sunny Choi QSD Council Chairman

## Sustainability: What Roles Do Quantity Surveyors Play?

Terms such as environmental friendliness, green building, sustainability, and smart construction are not new to quantity surveyors. China has committed to capping its carbon emissions before 2030 and achieving carbon neutrality before 2060. Hong Kong's 2020 Policy Address mentioned the goal of achieving carbon neutrality before 2050. Will these movements and targets only affect designers such as architects and engineers?

Environmental, social, and governance (ESG) criteria are a set of standards for a company's operations that socially conscious investors use to screen potential investments. This has a far-reaching effect on the business, financial, and capital markets, as well as on the construction industry's supply chain.

There has been increased adoption of innovation and technology in construction to enhance a building's performance. In December 2020, the Government published the *Smart City Blueprint for Hong Kong 2.0* and has collaborated with the Hong Kong Green Building and the Construction Industry Councils to promote energy efficiency, retro-commissioning, and the use of smart technologies to develop greener and more sustainable buildings.

Members might have attended some CPDs presented by Sr KC Tang on the International Cost Management Standard (ICMS). The ICMS's first two versions provide a globally consistent framework for reporting the capital and life cycle costs of construction projects and constructed assets. The ICMS Coalition released its third version in November 2021 to extend the same globally consistent reporting framework to cover life cycle carbon emissions.

Quantity surveyors, by training and profession, are in a prime position to calculate the carbon emissions of construction projects and constructed assets, advise clients and designers on the cost implications of using different kinds of green materials on a project, and even carry out energy audits by applying appropriate digital tools. Some surveyors are pioneers in these areas and even have international experience.

I would be grateful if you could share with us your experiences and stories. The QSD Council plans to gather some Qs with expertise in the field of sustainability to help develop the skillsets and knowledge of our fellow members. Please contact me, any Council member, or the HKIS Secretariat office if you are interested.

In the coming months, two speakers will present CPDs on topics concerning QS and sustainability with details below:

### 3 May 2022 CPD

#### “Building as Material Bank – a QS Perspective” by Mr Eugene Seah

Eugene has extensive experience in quantity surveying. He is currently the Managing Director of Surbana Technologies, the smart cities arm of the Surbana Jurong Group of Singapore.



<https://tinyurl.com/ycfgphaf>

### 6 June 2022 CPD

#### “Estimating Embodied Carbon: the Next Evolution of Quantity Surveying” by Mr Andy Ang

Andy is a certified quantity surveyor and the Sales Manager Asia of an international software vendor that focuses on measurements and the quantity surveying cloud platform.



<https://tinyurl.com/yd7pzhty>



## HKIS Boards/Committees/ Organising Committees/ Panels/Working Groups/ Task Forces

The following is a list of QSD representatives on the various HKIS boards/committees/policy panels/working groups/task forces/organising committees that were approved by the HKIS General Council.

HKIS Board	QSD Representative(s)
Education	Sr Steven TANG (Chairman) Sr Tiffany CHAN
Membership	Sr Jesse WONG Sr Amelia FOK
Professional Development	Sr Dr Betty LO Sr Rex YING

HKIS Committees/ Organising Committees/Panels/ Working Groups/Task Forces	QSD Representative(s)
Administration Committee	Sr Sunny CHOI Sr Rex YING

Community and Charity Services Committee	Sr Christina WONG Sr Dr Ken HUI
Dispute Resolution Committee	Sr HY WAN (Chairman) Sr Daniel HO Sr Eric TING
Editorial Board	Sr Dr Joseph CHAN (Honorary Editor) Sr Dr Ken HUI Sr Eric TING
Finance Committee	Sr Raymond Kam (Chairman) Sr Eric TING
Mainland Affairs Committee	Sr Dr Stephen LAI (Chairman) Sr Keith YIM Sr Tim NGAI
Members' Welfare Committee	Sr Paul WONG (Chairman) Sr Karen WONG Sr Christina WONG
Public and Social Affairs Committee	Sr Paul WONG (Chairman) Sr Staw WONG Sr Tiffany CHAN
Research Committee	Sr Dr Mei-Yung LEUNG (Chairperson) Sr Dr Ken HUI Sr Dr Joseph CHAN
Senior Members' Committee	Sr Thomas HO Sr CF WONG
Sports & Recreation Committee	Sr Tony CHOY Sr Angela AU YEUNG
Standard Method of Measurement Committee	Sr Dr Paul HO (Chairman) Sr Sunny CHOI Sr Rachel YU
Strategic Planning Committee	Sr Paul WONG (Chairman) Sr Sunny CHOI Sr Tim NGAI
Building Policy Panel	Sr Rex YING Sr Christina WONG

# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

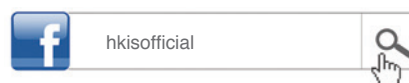
Housing Policy Panel	Sr Paul WONG Sr Staw WONG
Land Policy Panel	Sr Amelia Fok Sr Christina WONG
Working Group on BIM	Sr Sunny CHOI Sr Dr Paul HO
Working Group on Green Buildings	Sr Daniel HO (Co-chairman) Sr Cindia HUI Sr Tony CHOY
Working Group on Heritage	Sr Jesse WONG Sr Jim CHARK
Working Group on Modular Integrated Construction (MiC)	Sr Sunny CHOI (Co-chairman) Sr Paul WONG Sr Raymond Kam Sr Amelia FOK
Working Group on Project Management	Sr Tzena WONG
Working Group on Sustainability	Sr Emily LI Sr Jason CHAN
Working Group on Unmanned Aircraft Systems (UAS)	Sr Karen WONG
Task Force on Amendments Relating to Disciplinary Procedures	Sr Rex YING Sr Raymond KAM
Task Force on Contract for the Procurement of Leak Investigation Services – Underground Water Mains	Sr Raymond KAM
Task Force on E-System Development	Sr Joseph CHONG Sr HY WAN Sr Poleon CHAN (Co-opt member) Sr Johnson CHEUNG (Co-opt member)
Task Force on Long Term HKIS Office Accommodation	Sr Staw WONG Sr Joseph CHONG

Task Force on Manpower Supply in the Surveying Industry	Sr Raymond KAM
Task Force on the Review of HKIS Beijing Office Operations	Sr Paul WONG (Vice Chairman) Sr Amelia FOK
Task Force on Security of Payment	Sr Raymond KAM (Convenor) Sr Dr Paul HO
Task Force on the Standard Form of Contract for Minor Works, Renovations, Fitting-out Works, Additions, and Alteration Works	Sr Raymond KAM (Chairman) Sr Eric TING
HKIS Annual Conference 2022 Organising Committee	Sr Tzena WONG Sr Pesire LAU
HKIS Annual Dinner 2022 Organising Committee	Sr Christina WONG Sr Tzena WONG
HKIS Promotion Programme 2022 Organising Committee	Sr Paul WONG (Vice Chairman) Sr Dr Ken HUI Sr Johnson CHEUNG Sr Tzena WONG (Co-opt member)
HKIS Charitable Foundation Operation Committee	Sr Karen WONG

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

[www.facebook.com/hkisofficial](https://www.facebook.com/hkisofficial)

Join us and click the 'like' button now!





### Young Surveyors Group

Sr Sunny Wong YSG Committee Chairman

It has been a difficult time for all members since the outbreak of Covid-19 in Hong Kong – particularly after the fifth wave of infections prompted the Government to impose the strictest social distancing measures to date.

But, as the saying goes, “When life gives you lemons, make lemonade.” Despite the hardships that Hong Kongers have faced in these last two years, the city has adapted to this new normal. YSG encourages everyone to remain vigilant against the pandemic so that we will all come through it together.

In view of the declining number of new infections and the planned easing of pandemic control measures starting in April 2022, YSG is delighted to continue organising CPDs and social events for its members to allow them to continue acquiring knowledge, having fun, and connecting with each other safely. In the meantime, stay tuned and be healthy!

## CPD Events

Apart from social events, a list of CPDs for 2022 has been arranged as follows:

Date	Event Name
<b>26 March</b>	Experience-Sharing (2): From the Civil & Structural Engineer’s Surveying Practices
<b>30 April</b>	Short Course (1): Experience-Sharing on the Application of Building (Planning) Regulations
<b>7 May</b>	Short Course (2): Experience-Sharing on the Application of Building (Planning) Regulations
<b>4 June</b>	Short Course (3): Experience-Sharing on the Application of Building (Planning) Regulations

<b>11 June</b>	Short Course (4): Experience-Sharing on the Application of Building (Planning) Regulations
<b>2 July</b>	Short Course (5): Experience-Sharing on the Application of Building (Planning) Regulations
<b>9 July</b>	Short Course (6): Experience-Sharing on the Application of Building (Planning) Regulations
<b>August (Tentative)</b>	Experience-Sharing on the Application of Building Information Modelling (BIM)
<b>August (Tentative)</b>	Experience-Sharing on Development Control and Policy
<b>September (Tentative)</b>	Hong Kong Harbourfront Development Policy and Initiatives
<b>September (Tentative)</b>	New Development Area in the Northern District – Challenges and Opportunities
<b>October (Tentative)</b>	Effect of New Minimum Flat Size Rules on Leases
<b>October (Tentative)</b>	Sharing on Career Opportunities for Surveyors in the Greater Bay Area
<b>November (Tentative)</b>	Trend of Post-Covid Flexible Work Spaces
<b>To Be Confirmed</b>	Site Visit to Trunk Road T2 and Cha Kwo Ling Tunnel
<b>To Be Confirmed</b>	Site Visit to Tung Chung Community Liaison Centre
<b>To Be Confirmed</b>	Site Visit to Central Kowloon Route

Due to the latest Covid-19 developments, the scheduled site visits have been postponed until further notice. More site visits, seminars, workshops, and CPDs will follow after the Covid-19 restrictions ease. Please let us know if you have any topic that you want to see covered.

Reported by Sr Gigi Mok,  
YSG CPD Convener

### Experience-Sharing (1) & (2): From the Civil & Structural Engineer's Practices for Surveying (19 & 26 March 2022)

YSG was honoured to invite Ir Allan WH Wong, a registered structural engineer and technical director at CM Wong & Associates, Ltd, to come deliver two useful half-day seminars held on two consecutive Saturdays to HKIS members. The seminars covered the following topics:

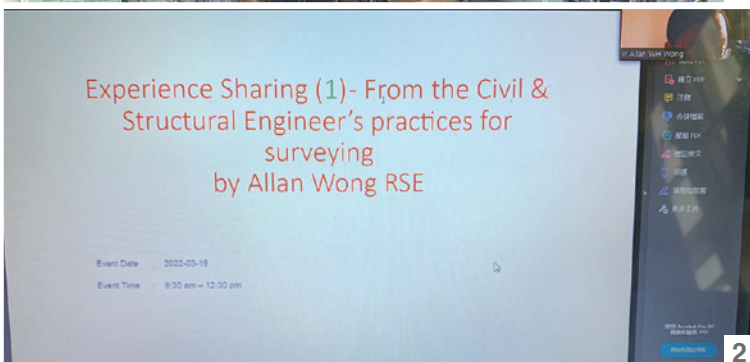
1. Technically Competent Person Registration System Developed by CIC
2. Introduction of the Buildings Department's Control Mechanism
3. Buildings Ordinance, Code of Practice, and Practice Notes
4. Practical Aspects in Submissions to the Buildings Department
5. Temporary Works
6. Modular Integrated Construction, Precast Elements, Heat Soaks, etc



3. Allan shares the Government's current recognised methodology and tool for concrete strength investigations during the first seminar.
4. Allan draws members' attention to the Buildings Department's Practice Notes regarding the audit check of the precast concrete element delivered to the site and explains the purpose and results of the investigation.
5. Allan delivers his second half-day seminar.
6. YSG Vice Chairman Sr Wilson Ko, who also works for the Buildings Department, joined the second seminar as a moderator during the Q&A session to share his experiences with building controls in new developments..
7. Allan shares his experiences with modern construction technology applied to the development of Xiqu Centre.

The use of illustrations in the above topics during the first seminar gave YSG members a better understanding of them. During the second seminar, Allan explained the topics' application to developments in Hong Kong through a few case studies. He also shared the current techniques adapted for new development projects by overseas countries (France, Japan, Singapore, etc).

Members eagerly exchanged views regarding the building projects with Allan and Wilson.












1. Souvenir Presentation to Ir Allan Wong for Enlightening the HKIS's Younger Members
2. Allan delivers his first half-day seminar.



# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 2 APR - 23 AUG 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
2 Apr 2022	2022042	QSD PQSL - QSD APC Part I Workshop	Experienced Assessors of QSD APC	QSD	-	✓	3.0	Free of charge - QSD probationers; HK\$200 - members; HK\$300 - non-members
7 Apr 2022	2022056	Action Now: Toward Carbon Neutral for Civil Engineering 工程行業的碳中和 <b>(FULL)</b>	Yang Qiao	QSD, ICES, MABCD	1.5	✓	1.5	HK\$80 - HKIS, ICES & MABCD members; HK\$150 - non-members
8 Apr 2022	2022011H	QSD PQSL Estimating Series 2022 (3) – Pre-Contract Cost Planning and Control Part 3	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
9 Apr 2022	2022045	QSD PQSL - QSD APC Part II Workshop <b>New</b>	Experienced Assessors of QSD APC	QSD	-	✓	3.0	Free of charge - QSD associate members and probationers; HK\$200 - members; HK\$300 - non-members
13 Apr 2022	2022055	Risk and Dispute Management Environment in Hong Kong and the Guangdong-Hong Kong-Macao Greater Bay Area <b>New</b>	Francis W H Law	QSD	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members
13 Apr 2022	2022060	Forum on Legislative Proposals to Streamline Development-related Statutory Processes <b>New</b>	Bernadette Linn	PDD	1.0	✓	1.0	Free of charge
14 Apr 2022	2022051	“氣候變化”、“雙碳”、“1.5°C”建築與房地產行業該何去何從 <b>(FULL)</b>	胡煜琳	HKIS	1.5	To be determined by respective Division		免費

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
19 Apr 2022	20220111	QSD PQSL Procurement Series 2022 (3) – Tender Analysis from Opening of Tender to Completion of Tender Report 	Tim Ngai	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
20 Apr 2022	2022034	Contract and Claim Management Tactics under SOP	Eric Ting	QSD, HKICM	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members
21 Apr 2022	2022057	Technological driver for the land surveying industry in the transition of bearing and distance to 3D spatial data 	Yvonne Y Y Cheu	LSD	1.5	✓	1.5	Free of charge
22 Apr 2022	2022043	How to prove and defend a nuisance claim in a multi-storey building? 	Roger So	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
23 Apr 2022	2022022	Visit to The Pokfulam Farm "薄農林牧場" <b>FULL</b> (Rescheduled from 19 February 2022)	Steven C K Chui, Nigel W H Ko	BSD	3.5	✓	3.5	HK\$300 - members
26 Apr 2022	2022052	The M+ - A journey from competition to completion 	Gavin Erasmus, Erica Choi	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
27 Apr 2022	2022027	Advanced coating system for renovation in cost effective approach	Michelle Tsang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
27 Apr 2022	2022050	Experience Sharing on Plumbing and Drainage On-site Installation 	Allen C W Chung, Marcus W M Lau, Johnson Tse	QSD, HKICM	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members
29 Apr 2022	2022058	Immediate Actions to Resolve Hong Kong's Housing Conundrum: Cut the Red Tape Now! 	Ryan Ip	PDD	1.5	✓	1.5	HK\$120 - probationer and student member; HK\$150 - full-member and associate member; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
30 Apr 2022	2022016	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		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
3 May 2022	2022035	Building as Material Bank – a QS Perspective	Eugene Seah	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
4 May 2022	2022011J	QSD PQSL Measurement Series 2022 (2) – Principles of Building Measurement Part 1 	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
5 May 2022	2022059	Growing Trend of Facility Management technology 	Gary Yeung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
6 May 2022	2022046	Briefing Session on Electronic Submission Hub 	Representative(s) from Buildings Department	BSD	2.0	✓	2.0	HK\$150 - members; HK\$180 - non-members
7 May 2022	2022017	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		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
11 May 2022	2022049	Review in Change in Q.S. Practice 	Mandy Ng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
13 May 2022	2022053	Smart Parking System for Smart Mobility in Hong Kong 	Nelson Ng	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 May 2022	2022029	Variations to Contract	Calvin Law	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 May 2022	2022011K	QSD PQSL Measurement Series 2022 (3) – Principles of Building Measurement Part 2 	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
23 May 2022	2022048	Challenges & Solutions for the Deployment of EV Charging Stations at Modern Carparks 	Vincent Chung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
4 Jun 2022	2022018	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
6 Jun 2022	2022064	Estimating Embodied Carbon: The Next Evolution of Quantity Surveying 	Andy Ang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
8 Jun 2022	2022038	Experience Sharing Seminar in the General Application of Fire Safety Ordinances	Stephen S M Tse	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
11 Jun 2022	2022019	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulations	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
15 Jun 2022	2022025	Overview and Experience Sharing on Quantity Surveying in Civil Engineering Works	Pak N Wan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
20 Jun 2022	2022028	Sustainable Development on roofing systems	Kent Lam	BSD	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
2 Jul 2022	2022020	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations	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
6 Jul 2022	2022040	Playground Design with Case Studies	Judie Au, Vicky Luk	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
9 Jul 2022	2022021	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
23 Aug 2022	2022031	Control of Existing Buildings and Appeal Mechanism against the Building Authority's Orders	Anderson C B Chan	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - 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](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](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](http://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 September 2021, the discount is **HK\$3 per litre for gasoline** for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

## CALTEX STARCARD

From 11 April 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\$4.6 per litre for gasoline** and **HK\$9.3 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 9279 5187**.

## AFFINITY CARD

## HKIS American Express® Credit Cards

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

## Shanghai Commercial Bank HKIS Credit Cards

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

## OTHERS

## Up To 15% DRY CLEAN &amp; LAUNDRY

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

## 10% CHORAL CONCERT TICKET

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

## 22% 5G HEARING AID

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

For enquiry or appointment, please call **3905 0388** or visit [www.sounddelight.net](http://www.sounddelight.net).

## Up To 10% DINING

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

## Up To 25% INSURANCE

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

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

## 40% - 38% HEALTH CHECK PLAN

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

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

## Free subscription Magazine

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

## Free subscription Magazine

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

## 50% HEALTH CHECK PLAN

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

## 10% FOOTBALL SHIRT

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

## 10% DINING

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

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

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

## Special (平安鐘) Care-on-Call Service

From now until 30 June 2022, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

## 15% WINE SHOPPING

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

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

## 15% WEIGHT REDUCTION PLAN

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

An advance booking is required. For more information, please call **2526 0888** or visit [www.mslhk.com](http://www.mslhk.com).

## 10% BOOK AND STATIONERY

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

## 15% PROFESSIONAL COURSE

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

## Special Offer INSURANCE

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

## Up To 25% DINING

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

## 29% BOAT LICENSE COURSE

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

## 10% DRIVING COURSE

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

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

For more details about members' privileges, please refer to the HKIS website at [https://www.hkis.org.hk/en/members\\_corner\\_welfare.html](https://www.hkis.org.hk/en/members_corner_welfare.html).

# Looking for advertising opportunities? Try *Surveyors Times*!

## **What is Surveyors Times 測量師時代?**

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

## **Who can see my advertisement?**

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

## **Special discount:**

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

**Booking deadline:** 10th day of publication month

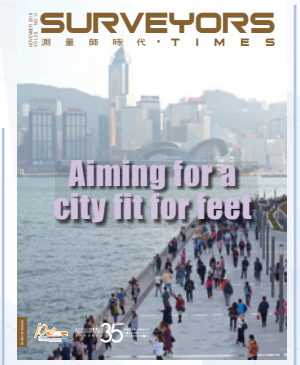
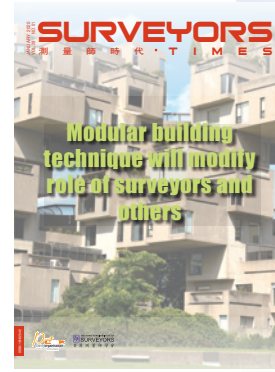
**Material deadline:** 15th day of publication month

**Publication date:** 30th day of each calendar month

For enquiries, please contact:

Tel: (+852) 2526 3679

Email: editor@hkis.org.hk



**Advertisement order form**



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會