

Press Release
For Immediate Release
7 February 2023

**The Hong Kong Institute of Surveyors
Media Luncheon 2023
Expressing views on the focused issues of the HKIS**

The Hong Kong Institute of Surveyors (HKIS) held a media luncheon on 7 February 2023. The HKIS introduced the spokesmen of the 6 divisions and the Young Surveyors Group. President, Sr WONG Kwok Leung, Chairman of the Housing Policy Panel Sr CHIU Kam Kuen, Chairman of the Building Policy Panel Sr HO Kui Yip, Vincent, MH, JP and Chairman of the Land Policy Panel Sr LAU Chun Kong, JP shared the focused issues of the HKIS this year.

1. Suggestion to review the Land Premium Standard Rate based on market conditions

The HKIS supports the continuation of the pilot scheme for charging land premiums at standard rates for redevelopment of industrial buildings, which was first launched in 2021 and successfully extended to March 2024. In view of the recent downturn in the property market/ land premium, the standard rate set earlier may easily become too high and lose its original effect. The Government should conduct a review of the standard rate before 2024 to reflect the latest market condition. In addition, applications for land exchanges in the Kwu Tung North and Fanling North NDAs are required to agree on the land premium amount by June 2023 and the standard rate should be reviewed urgently, while the standard rate for agricultural land should make reference to the market transaction and the amount of compensation for land resumption by the Government.

2. Suggestion of the abolition of stamp duty "spicy measure" for redevelopment purposes to facilitate the redevelopment of old buildings

The acquisition of old flats by property developers is an important part of urban

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redevelopment. The latest Policy Address proposes to lower the threshold for compulsory sale applications, which is expected to speed up the unification of private land titles. However, the recent economic environment has been affected by interest rate hikes and a slight drop in urban land values, and stamp duty “spicy measures” have increased the cost of acquisitions by developers for urban redevelopment. The Government should expeditiously review the scope of the application of stamp duty “spicy measures” or simplify stamp duty charges to assist urban redevelopment.

3. Creating an inclusive, safe, and revitalizing community

The Government is committed to building public rental housing and has introduced Light Public Housing (LPH) to speed up the process of moving low-income families into public housing, and creating the conditions to eliminate subdivided flats, thereby alleviating the problem of the spread of subdivided flats. The HKIS is pleased to see the Government increase the housing supply and propose new solutions to prevent the spread of unsuitable housing. The HKIS would like to offer advice on the relevant professional areas of the Light Public Housing and provide its suggestions to the Government when detailed information is available. It is observed that unsuitable housing is mainly found in old tenement buildings and “three-nil” buildings. Therefore, the HKIS believes that while the community is focusing on the eradication of subdivided flats, it should also consider how to revitalize old buildings and old districts, and at the same time formulate appropriate property management plans to improve the safety, hygiene and management standards of old districts. In addition, the HKIS suggests that the Government should invest more resources in building elderly-friendly communities by providing elderly-friendly designed units and facilities to create a highly accessible and inclusive community to address the aging problem in Hong Kong.

4. Mapping out a new strategy for building repair and maintenance

Although the Mandatory Building Inspection Scheme have been implemented for years, the hygiene and safety conditions of many old buildings have not been improved significantly due to the complexity of building maintenance work, and many owners fail to arrange the necessary maintenance works properly. The HKIS hopes that the Government will review and improve its building maintenance and

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management strategies timely, enhance the effectiveness of preventive maintenance and repair work in private buildings, and assist owners in need in handling building maintenance works and daily property management. In addition, the Building Affairs Expert Determination Centre (Pilot Scheme), operated by the Building Surveying Division will also step up its promotional efforts to continue assisting the public in resolving disputes over building matters.

5. Recommending buyers of second-hand flats engage experts to conduct independent inspections

To protect the interests of both buyers and sellers of second-hand private residential properties, the Government should consider providing guidelines to encourage buyers of second-hand residential properties to employ independent professionals to provide professional inspection reports on the flats before the transaction, to ensure that they are fully aware of the actual conditions of the flats. The HKIS will endeavor to promote the professional inspection of the current condition of second-hand residential properties by building surveyors.

6. Strengthening the supply chain of "Modular Integrated Construction" components

The HKIS has been promoting and supporting the adoption of "Modular Integrated Construction"(MiC) by the public and private sectors to enhance construction efficiency. Since Hong Kong's MiC components are mainly imported from overseas, there are many concerns in the supply chain, such as long-distance transportation costs, traceability of origin, quality assurance and immediacy, etc. Therefore, the Government should formulate measures to address these problems as soon as possible, including reserving land in the Northern Metropolis to store and assemble components and carrying out post-assembly work, and providing support to local manufacturers in terms of land planning, rent and lease term, to ensure a stable supply chain.

7. Promoting the use of geospatial data to build Hong Kong into a smart city

To expedite the construction of housing and develop more innovative applications

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for the benefit of the public, the HKIS has always been actively promoting the wider use of smart technologies, such as Geographic Information System (GIS) and Building Information Modelling (BIM). Technology needs to be matched with data to be effective, the Government finally launched the Common Spatial Data Infrastructure (CSDI) portal for free public use at the end of last year. The HKIS suggests that the Government should continue to use the CSDI to share more spatial data from both the public and private sectors. The HKIS is pleased to continue to provide professional advice to the Government on related issues. To build Hong Kong into a smart city, the HKIS will also continue promoting the learning of geographic information technology, as well as the awareness and application of geospatial data among the younger generation.

8. Sustainable development

The HKIS's newly established Working Group on Sustainability is now in operation. It will set professional standards for sustainable development in the real estate sector and promote the role of surveyors in the field of sustainable development to the public, including the use of new technologies in property and facilities management to save energy and reduce wastage. Also, it will provide professional surveying advice to the Government timely, including policies and legislation, so that we can move towards a green and sustainable future.

9. Alleviating manpower shortage and exploring development opportunities

To cope with several major infrastructure projects coming on stream, the HKIS suggests that the Government should help increase manpower supply by (1) increasing the number of relevant degree places in tertiary institutions; (2) subsidizing private enterprises to provide on-the-job training; (3) streamlining the approval procedures to release manpower; (4) promoting the use of innovative construction techniques to reduce manpower, improve site safety and enhance the image of the construction industry; and (5) encouraging enterprises to recruit more overseas talents to work in Hong Kong. The HKIS will also step up its school promotion efforts to attract more young people to join the surveying profession, and seize the development opportunities in the Greater Bay Area to explore more job opportunities for the surveying industry.

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Apart from the above issues, the HKIS will also continue to express its professional views on other issues of concern to the community, such as the construction of the three major roads and three strategic railways, deliberation and legislative Procedures of the Development (Town Planning, Lands and Works) (Miscellaneous Amendments) Bill, drafting the Security of Payment Legislation for the construction industry, and reviewing the tendering procedures of construction projects.

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Photo 1: President of the HKIS Sr Paul WONG



Photo 2: Chairman of Housing Policy Panel Sr KK CHIU



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Photo 3: Chairman of Building Policy Panel Sr Vincent HO



Photo 4: Chairman of Land Policy Panel Sr CK LAU



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Photo 5: HKIS Spokespersons 2022-2023

Front row (L-R): Vice Chairman of Property & Facility Management Division Sr Jonathan LEE, Honorary Treasurer Sr Yvonne CHEU, Vice-President Sr Tony WAN, Vice-President Sr Robin LEUNG, President Sr Paul WONG, Senior Vice-President Sr Francis LAM, Chairman of Housing Policy Panel & Immediate Past President Sr KK CHIU, Chairman of Building Policy Panel & Past President Sr Vincent HO, MH, JP

Back row (L-R): Council Member of Land Surveying Division Sr Michael WONG, Chairman of Building Surveying Division Sr Arthur CHEUNG, Chairman of Young Surveyors Group Sr Wilson KO, Chairman of Land Policy Panel and Past President Sr CK LAU, JP, Chairman of Planning & Development Division Sr Terence WAI, Chairman of Quantity Surveying Division Sr Sunny CHOI, Chairman of Land Surveying Division Sr Paul TSUI, Honorary Secretary Sr Raymond KAM, Chairman of General Practice Division Sr Alnwick CHAN



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About The Hong Kong Institute of Surveyors

The Hong Kong Institute of Surveyors (HKIS) is the only surveying professional body incorporated by ordinance in Hong Kong. As of 11 January 2023, the number of members reached 11958, of which 8525 were corporate members, 60 were associate members and 3373 were probationers and students. HKIS work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

The Institute has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as building safety and unauthorized building works, problems of property management, town planning and development strategies, construction quality, construction costs and housing problems. We have also issued guidance notes on floor area measurement, real estates valuation and land boundary survey, etc.

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