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KYC artificial islands signify new milestone for HK



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CONTENTS

目錄

- 4** President's Message
會長的話
- 8** Cover Story
封面故事
- 16** Meet the Surveyor
測量師專訪
- 22** Beijing Office News
北京辦事處簡訊
- 26** HKIS News
學會簡訊
- HKIS Volunteer Appreciation Gathering
 - 【義工招募】香港測量師學會「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2023 & 「前面有樂」量師童行計劃 (Happy Future) 2023
 - 60 Fan Club (樂齡俱樂部): Visit to Tai Kwun
 - Elected as HKIS Members on 14 March 2023
 - Council Members Reaching Out
- 33** Divisional News & Activities
組別簡訊
- 54** Education
增值空間
- 56** HKIS CPD / PQSL / Social Events Summary
- 63** Members' Privileges
會員優惠

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Sr Paul WONG

Business is full steam ahead once again, making this a busy and productive month for me. In addition to attending several annual dinners, my footsteps have also taken me to many different activities, including special meetings, industry luncheons, receptions and forums.

Briefing on Kau Yi Chau Artificial Islands

Members were brought up to date on 8 March by the Development Bureau, Civil Engineering and Development Department (CEDD) and Planning Department together with project representatives. The briefing introduced four key areas of the development covering the reclamation extent, broad land use, strategic transport infrastructure and possible financing options.

The Director of the CEDD, Mr Michael Fong Hok-shing, other government officials and the project team members addressed each concern as it was raised by our members and promised to consider the suggestions we put forward. We will closely monitor its development and also continue to offer our professional opinions and as well as contribute strategies to the Government.

Working towards 2050 goals

CLP Power CPD:

“Powering a Carbon Neutral Hong Kong” was the title of a talk given on 14 March by CLP

Power’s Associate Director—Decarbonisation Architecture, Thomas Lui, in a hybrid talk at the Surveyors Learning Centre. Mr Lui highlighted the challenges the power sector faces in zero-carbon power transformation and future options it may explore.

This Continuing Professional Development presentation grew out of our meeting with CLP Power on 28 February at which the Institute expressed a desire for a discussion on sustainability. As promised at that meeting, CLP Power also invited the HKIS to visit its facilities: details to come.

UCEM keynote speech:

On 9 March, I gave a keynote speech as a guest of honour at the Principal’s Reception Dinner of the University College of Estate Management. In my address, I made the point that surveyors of different disciplines have pivotal roles—and are playing them—in achieving the goal of global carbon neutrality by 2050 as stated in the Climate Action Plan 2050 and in the Government’s identified goals of making buildings more energy efficient, promoting green buildings and using clean fuels to generate electricity.

I highlighted some of the important things that are being done by surveying professionals, the HKIS as an institute and the profession as a whole. I referred particularly to the life cycle of buildings, on which we provide professional advice on life-cycle costs, energy efficiency and sustainable development strategies. For instance, quantity surveyors—as I am by training and profession—are in a prime position to consult on the cost and carbon management in the use of different kinds of green materials and design options on a project. We can do this using the International Cost Management Standard 3, the first such global standard, which the HKIS and Hong Kong experts contributed to writing.

In 2015 the Property and Facility Management Division published its “Green Property Management Practices”, offering best practices and latest developments for property managers, while General Practice surveyors are increasingly providing third-party certification services for green finance instruments.

As for the HKIS, I highlighted our Best Development and Conservation Award launched in 2021 to recognise exceptional achievements and excellence in construction projects related to both development and conservation.

Discussions with the government on housing issues

On 7 March, I led an HKIS delegation to meet the Secretary for Housing, Ms Winnie Ho, JP, and the representatives of the Housing Bureau, Housing Department and Architectural Services Department to discuss issues of Light Public Housing (LPH), Transitional Housing (TH) and Public Housing. Our discussions, held at the Central Government Complex, were constructive, covering topics like comparable construction costs of the three different types of housing; LPH as a temporary measure; as well as the possible reuse of the modular integrated construction units at subsequent LPH and TH sites. The Institute will monitor the housing shortage situation and give our views accordingly.

All things Qianhai, and a last call

This month also marked the first time the HKIS has returned to the Mainland since the pandemic. I was invited to the 9th Bi-City Biennale of Urbanism/Architecture (UABB) Qianhai Sub-venue Exhibition and the Round-table Forum. The events were staged over half a day on 23 March at the Qianhai Shenzhen-Hong Kong Youth Innovation and Entrepreneur Hub in Guiwan Area.

At the forum, the agenda tabled for discussion

covered a broad spectrum of topics, from planning and construction of public areas to ecotourism in Qianhai, while also exploring measures for how to build a better connection between Qianhai, in Shenzhen, and Hong Kong's Northern Metropolis. All these would create factors to make the Greater Bay Area more attractive and draw more international talent.

I was pleased for the opportunity to give my opinions and exchange views with other local and Hong Kong professionals.

Meanwhile, I encourage our young members to take part in the “Design Competition for Qianhai”: entries close on 17 April! In addition to the monetary prizes, the winners may act as consultants and assist the Qianhai Authority in turning their award-winning design ideas into reality.

The competition, which resumes after three years, is co-organised by the HKIS. Please download the application form from the link below.

<https://tonytsewaichuen.com/qianhai/sign-up/>

Sr Paul Wong
President



個月對我而言雖然忙碌但十分充實，皆因學會事務再次熱鬧。除了幾場週年晚宴，我還出席了許多不同活動，包括特別會議、業界午宴、招待會和論壇。

交椅洲人工島簡介會

發展局、土木工程拓展署、規劃署官員與項目代表於3月8日聚首一堂，向一眾香港測量師學會會員講述項目的最新進展。簡介會介紹了項目發展的四大關鍵領域，包括填海範圍、概括土地用途、策略性運輸基建及可能融資選項。

會上，土木工程拓展署署長方學誠、其他政府官員和項目團隊成員逐一解答會員提出的各種

疑問，並承諾會積極考慮會員的建議。學會將繼續密切關注項目發展並提供專業意見，積極為政府出謀獻策。

致力實現《香港氣候行動藍圖 2050》

中電為本會提供持續專業發展項目：

3月14日，中電減碳構建副總監呂志偉以「Powering a Carbon Neutral Hong Kong」為主題，透過線上線下混合模式於測量師研習中心舉行講座。他特別提及電力行業在零碳電力轉型下面臨的挑戰，以及業界在未來可能探索的選項。

學會早於2月28日與中電舉行會議，席間本會表示希望能就可持續發展議題再作討論，因而衍生出這場持續專業發展項目。中電更兌現了在會議許下的承諾，盛情邀請本會參觀其設施：詳情待定。

在 UCEM 發表專題演講：

3月9日，我以主禮嘉賓身份出席英國產業管理大學學院 (UCEM) 校長招待晚宴，並於席間發表主題演講。在演說中，我帶出不同專業範疇的測量師分別扮演關鍵角色，如何幫助實現《香港氣候行動藍圖 2050》的目標，於2050年或之前實現全球碳中和；同時協助提升建築能效、推動綠色建築及使用潔淨燃料發電，以達到政府的要求。

我強調一眾測量專業人才、香港測量師學會和整個業界正著手處理相關要務。另外，我亦特別提到測量師可就建築物的生命週期成本、能源效率和可持續發展策略提供專業建議。以我所隸屬及受訓的工料測量師範疇為例，是最合適就項目使用的各類環保物料和設計方案的成本與碳管理提供意見。這一點可藉著第三版《國際成本管理標準》來做到，該項全球首創的標準由香港測量師學會和多名香港專家參與撰寫。

此外，物業設施管理組於2015年發佈「綠色物業管理實務手冊」，為物業經理提供良好作業模式和最新發展消息；另有越來越多產業測量師為綠色金融工具提供第三方認證服務。

對於學會所扮演的角色，我特別提到我們在2021年推出的「優秀發展及保育大獎」，以表揚發展和保育相關建築項目範疇的傑出成就和卓越表現。

與政府商議房屋議題

3月7日，我率領學會代表團，與房屋局局長何永賢女士 JP，以及房屋局、房屋署和建築署的代表會面，討論簡約公屋、過渡性房屋和公屋等房屋議題。是次討論於政府總部進行，成果頗豐。會議涵蓋的議題包括上述三類房屋的比較建築成本：簡約公屋可解燃眉之急；政府亦應考慮在日後的簡約公屋和過渡性房屋選址重用「組裝合成」建築組件。學會將持續監察本港房屋短缺情況，確保提出的意見因時制宜。

前海相關規劃與活動

今個月亦是學會自疫情以來首次重返內地。我有幸獲邀出席第九屆深港城市 / 建築雙城雙年展（深圳）前海分展場暨圓桌會議。活動於3月23日假桂灣區「前海深港青年夢工場」舉行，歷時半日。

會議涉獵的議題相當廣泛，涵蓋前海公共區域規劃建設和生態旅遊等倡議，亦有探討哪些措施有助前海、深圳和香港北部都會區建立更緊密的聯繫。以上種種計劃都有助創造機遇，為大灣區增添吸引力，並吸納更多國際人才。

我很高興有機會發表意見，並與其他內地和香港的專業人士交流意見。

同時，我藉此鼓勵各位年輕會員踴躍參加「前海 • 香港青年設計師競賽」：截止報名日期是4月17日！除了獲得獎金，得獎者更可擔任顧問，協助前海當局將獲獎設計落實成真。

是次比賽為事隔三年後重新舉行，由香港測量師學會合辦。請從下方連結下載申請表格。

<https://tonytsewaichuen.com/qianhai/sign-up/>

會長
黃國良測量師

註冊制度新里程

New Milestones of RSTCS

01.03.2023



平水及定線
Levelling & Setting Out

新增第十二個指定行業
Add the twelfth
designated trade



提升八個
指定行業註冊要求
Enhance registration requirements
for eight designated trades

- 泥水
Plastering
- 扎鐵
Reinforcement
Bar Fixing
- 棚架
Scaffolding
- 拆卸
Demolition
- 安裝混凝土預製構件
Erection of Concrete
Precast Component
- 澆灌混凝土
Concreting
- 混凝土模板
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KYC artificial islands signify new milestone for HK



Sr KK Chiu

Chairman of the Housing Policy Panel and Immediate Past President of the HKIS



Sr Dr Lesly Lam

Member of the General Practice, Land Surveying, Planning & Development and Property & Facility Management Divisions



Sr Victor Ng

Vice Chairman of the Planning & Development Division



Sr Wan Pak-nin

Member of the Quantity Surveying Division



The ambitious plan to build three artificial islands near Kau Yi Chau (KYC), an uninhabited island between Victoria Harbour and Lantau Island, is being deemed as a strategic move for Hong Kong's progress in the next two decades. The KYC Artificial Island (KYCAI) and the Northern Metropolis development projects are enormously influential and could represent a turning point in Hong Kong's development trajectory, much like the highly successful Hong Kong Airport Core Programme did in the 1990s.

The Hong Kong Institute of Surveyors (HKIS) is receptive to the KYCAI project as a whole and agrees that it can expand the scope and capacity of Hong Kong's development and enhance the city's competitiveness as an international city. As the planning work continues, it is hoped that the Government will keep professional bodies and the public timely updated about the upcoming implementation plans as transparently and clearly as possible.

Hong Kong's CBD3

In early March, a delegation from the Civil Engineering and Development Department, Planning Department and planning and engineering consultants visited the HKIS to brief members of the proposal and answer their questions.

Sr KK Chiu, Chairman of the Housing Policy Panel and Immediate Past President of the HKIS, who moderated the briefing session, says one of the questions raised by members is the potential supply of an additional 4 million square metres of commercial floorspace.

This is a substantial amount of new office supply, he says. But the Government says it believes the new office space will be just right to serve the needs of Hong Kong's economic growth for the next 20 years and beyond, and that they will review zoning plans in a timely manner to align with the city's economic development objectives.

"When it comes to long-term planning, we

shouldn't just be concentrating on Hong Kong. But instead, we should think about the role played by Hong Kong as part of the Greater Bay Area (GBA). It is anticipated that the demand for office space will remain robust in the future. Therefore, it is advised to plan out and allocate office space from the CBD3 by taking a phased approach so as to support the continued growth of all business sectors, especially the new economy sector," he says.

A replica of CBD2?

CBD3 comes from a different background compared to that of CBD2. The latter took shape from the former Kai Tak airport that had been left vacant for some ten years before development, while the focus was on redeveloping and reinvigorating the underutilised industrial buildings in Kowloon East and building new office spaces amid a tight office supply in Central at that time, says Sr Dr Lesly Lam, Member of the General Practice, Land Surveying, Planning & Development and Property & Facility Management Divisions.

He says that it is always complicated to carry out redevelopment in already built-up urban areas due to involving intermittent process, making it hard to realise a cohesive planning. When creating artificial islands, a 'from whole to part' principle can be adopted in the overall planning which can be regarded as a 'whole system' or 'top-down' approach.

This can provide for an integrated and comprehensive urban plan that acknowledges sustainability and resilience needs, as well as economic and social needs, says Sr Dr Lam. By establishing KYCAI as a strategic location near the existing CBD and connecting it to the GBA through highways and public transport links, Hong Kong can reinforce its position as an aerotropolis and commercial hub.

Despite the optimism, Sr Dr Lam expresses his concern about the potential traffic bottleneck at the western end of the Island Line during peak hours due to an influx of commuters from all

parts of Hong Kong destined for the CBD3.

According to the Government's plan, multiple interchange stations along the rail link are proposed to connect passengers to the Island Line via HKU Station, Tung Chung Line via Sunny Bay Station and Tuen Ma Line through Hung Shui Kiu Station to facilitate public travel. The Government says it will also explore the possibility of interchanging with the Island Line at Kennedy Town with a view to enhancing the MTR network.

When planning reclamation projects, the Government owns the land and is able to easily implement a top-down approach to urban planning. As a result, clear ownership of reclaimed land makes urban planning objectives easier to be achieved. The Government can also consider pre-releasing undeveloped land for sale even when reclamation work is still in progress, as there is far lesser and more controllable uncertainty when it comes to its future site formation and delivery, says Sr Dr Lam.

“The recent discontent among some residents and the public is due to the Government’s decision to delay commercial development on a prime site in order to make way for a light public housing project. For an effective resolution, it is essential for our policymakers to be persistent with their primary planning objectives, which have been studied scientifically and acknowledged by stakeholders.”

Sr Dr Lam says the public housing on the proposed artificial islands can serve as a buffer to facilitate speeding up urban redevelopment. People who are facing displacement due to URA redevelopment projects may find living in these new development areas desirable and are willing to move there.

An opportunity to attract talent

Another issue that needs to be addressed is the lack of manpower resources to support the progress of new development areas in the Northern Metropolis as well as the KYCAI project. This could potentially lead to conflicts when it comes to manpower.

The Construction Industry Council (CIC) expects a moderate shortage of skilled and semi-skilled workers, technicians, and site supervisory personnel up until 2027. This estimation accounts for both public and private sector works. However, professionals will face a considerable shortage over the same period.

The Development Bureau has indicated that it would refer to the forecast data provided by the CIC and assess how to enhance manpower supply through a multi-pronged strategy including leveraging local manpower resources, enhancing training, and bringing in non-local resources as necessary, as well as reducing manpower needs through productivity uplifting measures.

At the end of March, the Government announced that it would implement a fast-track scheme to enable the construction industry to import foreign workers in light of massive developments in the pipeline that would require more labour than is currently available. Although there will likely be some objections from industry, it is believed that the lack of manpower is critical and must be addressed to prevent bottlenecks.

“The construction industry has in the past faced talent shortage such as for the Airport Programme in the 1990s and have



overcome the resourcing challenges. To tackle this, we should be open to different solutions from encouraging more local talents to join the construction industry, increased training to local construction professionals and attracting more regional and global talents to participate in the continued development of Hong Kong,” says Sr Wan Pak-nin, Member of the Quantity Surveying Division.

The KYCAI project is an exciting opportunity for those looking to join the building and construction sector. It offers surveyors such as quantity surveyors the chance to get involved in a cutting-edge project that could create new opportunities for them, he says. “Being part of such iconic projects could be a once-in-a-lifetime opportunity for everyone involved,” says Sr Wan, adding that he believes not only the Government but also industry stakeholders, consultants and contractors can benefit from this chance to attract the best talents.

An opportunity to accelerate MiC adoption

One way to save manpower and improve construction efficiency is using a modular integrated construction (MiC) system, and that requires building a supply chain to support a wide adoption, says Sr Wan.

In this year’s Budget, the Financial Secretary earmarked HK\$15 million for studying and putting in place measures to strengthen an MiC supply chain, covering areas such as the manufacturing, transportation, storage and accreditation of MiC modules. This includes exploring the feasibility of constructing manufacturing and storage sites in the Northern Metropolis area and collaborating with suppliers and manufacturers in the GBA.

MiC allows construction to proceed more quickly, save time and effort, reduce site hazards, and improve building quality. Furthermore, MiC has the potential to help better manage resources and increase speed of

construction. Prefabricated components can be manufactured off-the-site while on-site work is being done.

Financing models

KYCAI will last about 20 years and cost around HK\$580 billion, according to government estimates. Since the KYCAI development will begin from end-2025, as the Government has put it, the ballpark estimate on the average annual expenditure will be about HK\$30 billion assuming the construction volume is evenly spread over the years.

The Government estimates that the relevant public works will account for about 4% of GDP in the coming years. That compares with the capital works under the Hong Kong Airport Core Programme in the 1990s, which accounted for about 6% of Hong Kong’s GDP in those years. If these projections are correct, Sr Chiu and Sr Wan say the development costs are justified considering the significance of the project as well as the intangible economic and societal benefits.

Apart from the Capital Works Reserve Fund, the Government says it has also considered introducing one or more financing options, including bond issuance, Public-Private-Participation, such as Build-Operate-Transfer Model, to construct major roads, as well as Rail-plus-Property (R+P) model to finance railway construction.

From R+P development to transit-oriented planning

The R+P has proven to be successful in Hong Kong, which allows the transit operator, MTRC, to profit from development rights atop depots or land adjacent to MTR stations. The R+P model has proven to be sustainable over the years, and Sr Chiu hopes that future MTR projects will have more public spaces and community facilities while creating more affordable options in the housing mix.

Sr Lam suggests future R+P projects include more affordable housing options, and suitable sites can also be broken down into smaller packages by phase so that more practitioners have the opportunity to participate.

R+P is a model of transit-oriented development (TOD) that is being widely used in Hong Kong and increasingly in mainland China, says Sr Victor Ng, Vice Chairman of the Planning & Development Division. It takes into account the community's general need for public transportation and puts emphasis on city planning as a way to achieve it so that the whole area or city becomes more walkable and more accessible by mass transit. Hong Kong has many successful TOD projects, from Kowloon Station and the more recent LOHAS Park.

From the perspective of a planning and development surveyor, a TOD centric planning approach puts the people first, with higher density developments near the MTR station and housing of lower density further out, with areas for community services in between. Apart from reducing reliance on car usage, TOD is also increasingly seen as a way of decarbonisation. With inviting pedestrian walkways, some areas are able to provide healthy lifestyles while others may have the opportunity to be more transit oriented, he explains.

"Today's Hong Kong land supply shortage is due to the lack of strategic land supply and planning blueprint 20 years ago, but with a more comprehensive plan in place and initial success behind us in terms of developing KYC artificial islands and Northern Metropolis, we may be able to ensure a stable land supply pipeline for the next generation," says Sr Ng.

He adds that economic situations change frequently, and when formulating an Outline Zoning Plan, certain flexibility must be considered to adapt to future changes. One use of the Comprehensive Development Area (CDA) zoning plan is that it flexibly accommodates all possible combinations of planned land uses,

which becomes very important in changing economic situations.

The public-private housing ratio has been set at 70:30, according to Long Term Housing Strategy first unveiled in 2018. This is an important aspect of ensuring that less advantaged citizens can have a fair home and safe community to be a part of. "Having said that, this housing mix can be reviewed from time to time based on the demographics and household incomes in the area as well as the government's housing policy stance," says Sr Ng.

Potential of airport and port terminal integration

Sr Chiu suggests Hong Kong can develop its cargo rail by connecting the existing airport cargo facilities to a new terminal in Lung Kwu Tan of Tuen Mun. The proposed container terminal would be complementary to the upgraded airport as well as the Shekou Container Wharf, which can make the region the largest cargo hub in the world.

Moving the existing container terminals closer to Shenzhen would make it more cost-effective and easier to transport containers to and from the mainland, he explains. Second, it could reduce congestion in Kowloon and the New Territories with less container trucks passing through. The existing terminals in Kwai Chung occupy over 100 hectares of urban area. The massive Kwai Chung site vacated can be released and redeveloped into vibrant high-density commercial and residential districts.

Hong Kong International Airport has been the world's busiest international cargo airport since 1996. With this new container terminal, it is easier for cargo to be transported to and from Hong Kong. It also maximises Hong Kong's advantage as an aerotropolis and complements Shenzhen's cargo handling capacities, he says.

交椅洲人工島 標誌香港發展新里程

政府在港島和大嶼山之間的中部水域交椅洲附近填海造地興建三個人工島的計劃，勢將成為香港未來二十年的重大基建之一，不僅是香港城市發展策略布局的重要部署，跟北部都會區計劃結合起來，也是促進大灣區融合的重要基礎，其影響力之大，可媲美九十年代的香港機場核心計劃。

香港測量師學會對交椅洲人工島計劃整體表示認同，同意項目可擴大香港城市發展範圍，提升香港作為國際城市的競爭力。隨著規劃工作的進展，學會希望政府盡可能透明和清晰地向專業團體和公眾適時解釋方案詳情。

香港的 CBD3

今年3月初，土木工程拓展署、規劃署及工程顧問的代表到訪香港測量師學會，解釋擬建項目及回應會員的提問。學會上任會長、現任房屋政策小組主席趙錦權測量師主持了簡介會，提到有會員對在人工島增建400萬平方米商業樓面面積，是否有可能導致寫字樓供過於求。

他表示，這個商業樓面供應量相當龐大，但他引述政府官員表示，此供應量應足以滿足香港未來20年經濟增長的需要，即便如此，當局也會適時檢討分區計劃大綱圖，靈活配合香港其時的經濟發展。「隨著大灣區的發展，在長遠規劃中必須考慮香港的角色，預計大灣區包括香港在內的企業對寫字樓的需求將繼續保持增長，故在CBD3預留一定的商業樓面，分階段供應市場也是合理。」他說。

複製 CBD2 發展模式？

產業測量組、土地測量組、規劃及發展組和物業設施管理組會員林力山博士、測量師指出，CBD3與CBD2的背景截然不同。後者是於舊啟德機場遷離九龍城後，政府將空置十年的土地重新規劃形成啟德發展區，同時重建和活化九龍東舊工廈，一併打造成新的商業區，以紓緩當時中區寫字樓供應緊張情況。

他解釋說，由於舊區環境及社區結構複雜，舊區改造規劃過程是一項複雜而艱鉅的任務。相比之下，建造一個新的人工島，當局的規劃工作可從整體到細節逐層進行，以確保從一開始就設定明確可行的規劃發展目標。

林力山博士測量師續說，交椅洲人工島項目能將可持續性、韌性、經濟和社會需求一併融入到規劃方案裡，並通過建造高速公路和鐵路將港島CBD經人工島連接到大灣區，鞏固香港其作為航空、國際金融及商業中心的國際地位，惟他擔心若其他地區居民須於繁忙時段同時前往CBD3上班，港島綫西端有可能出現交通瓶頸問題。

根據政府計劃建議，人工島與港島的接駁點可能於大學站，但亦正考慮有沒有需要在堅尼地城站增加一個站作轉乘用途。這相關考慮路線將會由香港大學站，經人工島的A島核心商業區、人工島B島再往欣澳，可與東涌線連接，並經屯門東接駁洪水橋。

由於政府擁有新造人工島所有業權，這便可以促使進行更完整的整體規劃和全盤實施各項規劃了的項目，林力山博士測量師還進一步建議，即使填海工程仍在進行期間，政府也可以考慮預售尚在填海的生地，加快資金回籠。因未來人工島的土地平整、供應以致交付時間都「有數得計」，不確定性較少，因此風險較為可控。對發展商買入「地花」的吸引力也提高。

「近日，啟德發展區一幅商業用地臨時闢作簡約公屋一事，引起部分居民和公眾人士不滿。由此可見，政府若想制定有效的城市規劃方案，就必須堅持他們的規劃初衷，而事實上，原來的目標亦已經過科學化的研究而制定出來，並已獲持份者認可。」

林力山博士測量師亦認為，擬建人工島上的住宅單位可用作市區重建的緩衝，島上環境比舊區更加宜居，對受舊樓重建影響的居民其實更具吸引力，他們也可能較願意搬到人工島，有利於舊區重建。

吸引人才機會

隨著北部都會區和交椅洲基建工程並行，可能會凸顯建造業勞動力短缺問題。香港建造業議會估計，到 2027 年，包括公共和私營部門工程在內的熟練和半熟練建築工人、技術人員和現場監督員，將出現輕微短缺。可是，專業人員將面臨較大的人手短缺。

發展局表示會根據建造業議會提供的預測數據，多管齊下紓緩人手短缺問題，包括善用本地人力資源，加強培訓，在有需要時引入外勞，以及通過提高生產力的技術或措施，減少對人手的倚賴。由於目前計畫中的大型基建項目規模，遠遠超過歷年建造量，在 3 月底，當局便提出了特快外勞輸入計劃，儘管方案可能會引起部分本地工人不滿，但政府認為此決定考慮到了對熟練和非熟練勞動力的迫切需求，以防止基建進度因人手不足而遭延誤。

工料測量組溫栢年測量師表示：「香港建造業在 90 年代機場核心計劃時就曾出現過人手短缺問題。為應對這個問題，我們應制定了全面策略，除鼓勵更多本地人才投身建造業，為他們提供更好的培訓外，也應從其他地區和國家引進專業人才，有助於維持香港持續的城市發展。」

他認為，交椅洲人工島為有志投身建造業人士提供難得機會，讓工料測量師等專業人士有機會參與不同的地標工程。「有機會參與這些具標誌性的基建項目，對個人事業發展有正面影響。不僅是政府，其他持份者、顧問和承建商都可以藉交椅洲工程來吸引全球優秀人才。」

加速推廣「組裝合成」建築法

溫栢年測量師表示，「組裝合成」建築法 (MiC) 是優化建築行業勞動力和效率的理想方法，但是要大規模採用，業界有需要建立可靠的供應鏈。MiC 有助於更好地管理資源，預製組件的生產可與施工同時進行，加快施工，減低地盤意外風險，提升整體建造質量。

為進一步推廣 MiC，在今年的財政預算案中，財政司司長預留了 1500 萬元，用於研究和製定加強 MiC 供應鏈的措施，涵蓋預製組件生產、運輸、儲存和認證等領域。其中包括探索在北部都會區設立生產和物流設施的可行性，以及與大灣區的供應商和製造商合作。

多元化融資模式

據政府估計，交椅洲人工島項目工程長達 20 年，估計耗資約 5800 億港元。工程將從 2025 年底展開，正如政府所說，假設工程量平均分布，每年平均開支約 300 億元，其相關公共工程將佔本地生產總值約 4%。相比之下，90 年代香港機場核心計劃工程支出，佔當年香港 GDP 的 6% 左右。如果這些預測是正確的，趙錦權測量師和溫栢年測量師均表示，考慮到該項目的重要性以及無形的經濟和社會效益，成本屬於合理水平之內。

政府表示，除了動用基本工程儲備基金外，亦考慮引入一項或多項融資方案，包括發行債券、公私參與，例如建設 - 營運 - 移交（BOT）模式以興建主要道路，以及利用「鐵路加物業」發展模式（R+P）模式，為鐵路建設融資。

從 R+P 發展模式到以公共運輸導向型規劃

通過 R+P 模式，香港成功將港鐵發展與地產項目相結合，幫助鐵路營運實現財務自給，同時促進城市的可持續發展。趙錦權測量師期望，未來港鐵項目會提供更多的公共空間和社區設施，以及更多適合大眾市場的物業可供選擇。林力山博士測量師則建議，未來的 R+P 項目除應提供更多中小型物業選擇外，技術上合適的發展用地，也可考慮分拆成更小地塊，讓業界有更多參與發展機會。

規劃及發展組副主席吳柏堅測量師表示，R+P 是香港廣泛採用的交通導向發展（TOD）模式，在內地城市也越來越普及。TOD 規劃模式考慮了社區對公共交通的需求，使整個地區或城市更適合步行和方便市民乘坐公共交通工具。而事實上，香港已有很多成功的 TOD 項目，如九龍站及日出康城等。

TOD 的基本原則包括具多樣性的土地混合使用、以大眾運輸為發展主軸及對行人友善的步行設計，在鐵路站上蓋或四周作高密度混合用途發展，在周邊區域開發低密度住宅，並在兩者之間提供社區服務。TOD 有助於減少對城市居民對汽車的依賴外，有助於實現減排目標。

吳柏堅測量師解釋說：「今天香港土地供應不足，乃因為二十年前未有具策略性的土地供應及規劃藍圖。不過，隨著交椅洲人工島和北部都會區更周密的規劃，相信能提升未來土地供應來源的穩定性。」他補充說，經濟形勢不斷變化，因此在制訂分區大綱時，必須顧及靈活性。綜合開發區（CDA）的優勢之一是它可以靈活地適應規劃土

地用途的所有可能組合，這在動態的經濟環境中變得十分重要。

自 2018 年《長遠房屋策略》以來，政府將公私營房屋新供應目標比例定為 70：30，希望基層市民一樣能安居樂業。「話雖如此，相信這個公私營房屋比例，也可按其時的家庭入息、人口統計數據及政府的房屋政策作定期檢討。」他說。

整合機場和貨櫃碼頭的潛力

趙錦權測量師建議，從發展國際物流中心的長遠角度出發，政府可考慮選址屯門龍鼓灘，興建大型物流中心，取代葵涌貨櫃碼頭。龍鼓灘地理位置更接近深圳第二大港口蛇口貨櫃碼頭，興建專屬貨運鐵路，連接機場，可將香港變成大灣區物流中心，成為世界上最大的貨運樞紐。

他解釋說，將現時的葵涌貨櫃碼頭搬到離深圳更近的龍鼓灘，利用鐵路可減低陸上貨運成本，由於少了貨櫃車於路面上行走，也可大大改善九龍和新界區的塞車情況。葵涌現有貨櫃碼頭佔地超過 100 公頃，騰出的龐大市區用地可獲釋放，重建為充滿活力的高密度商住區。

「自 1996 年以來，香港國際機場一直是全球最繁忙的國際貨運機場。新貨櫃碼頭選址龍鼓灘，進出香港的貨物更容易運輸，也能最大限度地發揮了香港作為航空大都市的優勢，並與深圳的貨運能力形成互補。」



Building the future



Sr Paul Wong rose to the HKIS Presidency in December 2022 having worked his way to the top with determination and always with an eye to the future.

By Prudence Lui

Sr Paul Wong rose to the HKIS Presidency in December 2022 having worked his way to the top with determination and always with an eye to the future.

Now, Sr Wong is turning that forward-looking focus and determination towards promoting the surveying profession in the community to ensure its continuity and growth, and in fully engaging its youth wing—the Institute’s and the profession’s own future.

Eyes and minds forward

Sr Wong believes the President’s primary responsibility is to promote a vision for the Institute, continuity in leadership and direction for the long-term planning and management of all aspects of the services and members’ affairs, while maintaining professional conduct in conforming with the Institute’s constitution and by-laws. Four months in, he is content with the work being done towards fulfilling his vision for the Institute, especially closer cooperation amongst the six Divisions and particularly with its young members.

“I had these ideas in mind before taking up the post,” Sr Wong said. “I’m thankful our Council members accepted my proposals and we’re now going ahead with plans for the short, medium and long terms. For instance, the topic for this year’s Annual Conference will suit all Divisions and our Young Surveyors Group too. It’s on ageing issues, and I wasn’t sure it would work at first, but now it looks possible.

“Then, automation and digitisation of the HKIS in the medium term, followed by close working and communications with young members as a continuing, long-term project. Establishing a Promotion Committee, led by a Past President, is also in my long-term plans for promoting the surveying profession. Concerning the continuity of the Institute, the full adoption of vice-chairmen for committees and panels may help groom people to take up the chairs. I hope my successors continue with this.”

Sr Wong brings to the Presidency more than 34 years in the industry that he likes to think of as service to surveying. While his background is as a quantity surveyor, he has a wealth of experience in construction contract administration. But all this time, he has harboured the aspiration to be the helmsman and to give back to the surveying industry for some years .



Flying the flag: Sr Paul Wong, here at a meeting of international professionals, is always enthusiastic to learn from others and to share what he knows.

黃會長出席一個國際專業人員會議，他熱衷於向別人學習及將自己的所知分享給他人。

To that end, he was Quantity Surveying Division (QSD) Chairman from 2014–2016 and since 2017–2018 held the Institute’s Honorary Secretary post, then Honorary Treasurer, Vice-President for two years and in 2021–2022 Senior Vice-President.

Learning the ropes

Sr Wong had no interest in engineering and architecture—his background was in science—but he was curious about how a building is built, and that led him to enrol in surveying courses. He found these practical, for three years focusing on numbers and how to manage a QS practice. Subjects covering construction technology, law, contracts, measurement and economics consolidated his knowledge, and as a result, he graduated with a well-rounded skill set.

He is thankful his career has been smooth and successful, which he attributes to important supervisors helping at key stages.

“I sent out job applications upon graduation in 1988 and fortunately a big QS firm offered me a job when it was not easy to find one,” Sr Wong recalls. “I accepted the Assistant QS job at Langdon, one of the largest QS international firms (currently Arcadis). My salary was only \$4,700 per month and I bought a flat that October. In my first year of training, I learnt extensive QS practice in pre-contract and post-contract. I switched to work with a contractor for about three months and then to work for another QS firm for a better salary package plus overtime pay so my salary almost doubled.

MEET THE SURVEYOR

“In early 1992, a contractor invited me to be a tender manager with a much better salary package than I was earning. Over the years, I’ve been fortunate: I’ve not had to look for jobs, and I’ve always been approached. Of course, a better salary package is a strong incentive to move on, but new environments also offer me a lot to learn, and I’ve always been confident that I can handle these challenges.”

Steep learning curve

Of these many challenges, Sr Wong is proudest of his achievements at a medium size construction group. He joined a construction company of this group as Contract Manager in 1998 and was promoted to Director and General Manager in 2005, still to reach 40 years old. His skills were tested immediately, with responsibilities stretching to the overall operations of four companies in Hong Kong and Macau.

“In 2000–2004, the construction industry in Hong Kong slumped. The group was keen to oversee and develop the Macau market, so for three months in 2006, I commuted by ferry four days a week—and lost over 10 pounds! Monitoring construction projects related to casinos and hotels for players like MGM, Venetian Macao and Galaxy was eye opening. We were in the first batch of Hong Kong construction companies making a foray into Macau.”

“I also had to take on an extra role to look for new business and generate revenue. We built a diverse project portfolio, from residential buildings, commercial

buildings, hostels, hotels, schools to various institutional projects: it’s remarkable for me. After I became Director and General Manager, the group’s staff numbers and turnover grew substantially as did its profit in Hong Kong and Macau.”

One project of particular note that Sr Wong took on was to revitalise Mei Ho House at Shek Kip Mei. The sole remaining original single-block Mark I building of the emergency estate built to house thousands left homeless by the Shek Kip Mei fire on Christmas Day 1953, Mei Ho House, a Grade II Historic Building, was given new life and reopened as a youth hostel in 2013. The three-year conservation and revitalisation project was the first of its kind. The Hong Kong Institute of Construction Managers awarded Sr Wong its Grand Contract Administrator Award 2016 for his part.

Nurturing the next generation

Sr Wong takes a strong stand on the role the HKIS must play in training members. Long before his six-year stint as QSD Sub-Committee Chairman (2011–2017), there were only 10–20 Continuing Professional Development (CPD) activities for the QSD per year. He raised the number of talks and visits to about one every week, bringing the Institute additional income as well as training members. This record still drives other Divisions to keep expanding CPD, though today there is greater flexibility, especially through the hybrid mode: a talk organised recently by the Civil Engineering and Development Department drew 90 people to the Surveyors Learning Centre but also allowed 500 quota for registration.

Giving back to the future

Over the past 10 years, Sr Wong has been a mentor at City University of Hong Kong. He readily shares this motto with those he advises: “We don’t learn from only the people around us, but—most importantly—also from others in a network of smart people with whom we are willing to connect.”

For surveyors, this means not only to build a network among their own but to draw on professionals in related fields, such as architects and engineers.

“It’s easy to start from the workplace,” Sr Wong explained. “But smart people in this network you build could also be your competitors. What you can learn



Creating the future: Sr Paul Wong in Wanchai encouraging school students to try the signature HKIS “Create Your District” competition in 2018

黃會長在 2018 年走到灣仔區，鼓勵學生參與學會舉辦的「細看社區歷史 構建『你』想灣仔」地區發展創作比賽。

by yourself is limited, so expand your source of useful information by getting to know more and different professionals.

“I can think of a several excellent early steps for our young members to achieve this: for example, by taking part in the Institute’s activities and the Design Competition for Qianhai, which I encourage them to do,” Sr Wong said.

“I learnt more about how to manage a company from project managers I met. I have no doubt they shaped my project management skills and how I lead, paving the way for my managerial role.

“But I also learn from young people: they have a greater knowledge and ease with fast-changing technology.”

Another career tip he has for young surveyors is for them to share and, through sharing, grow.

“After your first decade of working, it is time to use what you have learnt, such as putting it towards project management and dispute resolution. Without a solid foundation of basic knowledge, you can’t achieve much, even with good opportunities: you need to enhance yourself from time to time and explore opportunities through new challenges. And then, we should share our experiences so as to enlighten others. The world requires the contribution of all of us!”

With pre-pandemic conditions returning, restrictions pared back and the border with Mainland China reopened, the return of invitations and trade activities is approaching normal once again. This has kept Sr Wong busy. However, he got a wake-up call in November 2022: emergency surgery triggered by a sudden heart attack.

“So I changed my diet and working style totally, though, to be honest, this year my energies will be focused on the HKIS—at the expense of family time. Before the pandemic, I used to travel with them every summer. We last went in 2018 to the UK, Italy and Japan. This year we’ve no plan, but I hope to spend time with them in Japan next year.”

Always with an eye to the future and determined to keep life meaningful!

建設未來

撰文：呂麗娟



黃國良測量師於 2022 年 12 月獲選為香港測量師學會會長，他憑藉堅定的決心，一路乘風破浪，走向頂峰，並時刻著眼於未來。

現在，不論是學會還是未來的測量專業，黃會長將這種前瞻性的關注和決心，轉向在社區中推動行業發展，以確保測量專業得以承先啟後，持續發展，並全力參與青年的培育。

目光與思想同步向前

他認為會長的主要責任是推廣學會的願景，持續性確保在長遠規劃和管理服務及會員事務各方面的領導，與此同時遵守學會的章程和則例，維持專業操守。四個月來，對於為實現他對學會的願景所做的工作，黃會長感到滿意，特別是六個組別之間一尤其是與年輕會員，均展現出緊密的合作。

黃會長表示：「我在上任前就有這些想法。我很感謝理事會成員採納了我的建議，現時學會正著手實踐短期、中期和長期的計劃。舉例而言，本年度週年研討會的主題將適合學會所有組別和青年組。主題是有關人口老化問題，一開始我不確定是否可行，但現在看起來是可行的。」

MEET THE SURVEYOR



What's the buzz?: formerly the HKIS's Members Welfare Committee Chairman, Sr Paul Wong has also organised social events for all members.

曾任香港測量師學會福利委員會主席的黃會長，為所有會員舉辦社交活動。

「然後，中期計劃是實現香港測量師學會邁向自動化和數碼化，接著是各組別成員會與年輕會員進行緊密合作和交流，性質是一個持續的長期項目。我另一個推廣測量專業的長遠計劃，就是成立一個由前會長領導的推廣委員會。關於學會工作的傳承，我們落實於各委員會和小組全面增設副主席一職，以協助栽培更多人才接任主席工作。我希望我的繼任人能夠將此做法延續下去。」

黃會長於業界享有超過 34 年經驗，現將其豐富歷練放諸實踐於學會事務上，為測量行業服務。他出身為工料測量師，在建築合約管理方面積累了多年的豐富經驗。惟一路以來，他始終懷抱著成為舵手的願望，希望能夠在若干年後為測量行業作出貢獻，回饋業界。

為此，他於 2014 年至 2016 年出任工料測量組主席，並自 2017 年至 2018 年起擔任學會義務秘書一職，其後擔任義務司庫及為期兩年的副會長，並於 2021 年至 2022 年出任高級副會長。

入門之路

理科出身的黃會長對工程和建築學不感興趣，但他對建築物的建造過程卻很好奇，這點促使他報讀了測量課程。他發現這個課程很實用，三年來他一直專注於數字和如何管理工料測量實務。在學時他修讀了施工技術、法律、合約、測量和經濟學等科目，吸收紮實而全面的專業知識，因此在畢業之時已具備全面的技能。

他很慶幸自己的職業生涯一帆風順，就此他歸功於所遇到的主管在關鍵階段，皆為他提供重要幫助。

黃會長回想道：「1988 年畢業時我四出求職，而我很幸運，在當年不容易找到工作的情況下，一間大型工料測量師行取錄了我。我獲聘為 Langdon 的助理工料測量師，這是最大型的國際工料測量師行之一（目前名稱是 Arcadis）。當時我的月薪僅 4,700 元，那年 10 月我購置了住宅物業。在第一年的培訓中，我學習了大量合約前和合約後的工料測量實務。後來我轉到一間承建商公司工作約三個月，為求獲得更好的薪資待遇，又跳槽至另一間工料測量師行，在那裡的月薪加上加班費，我的薪酬增近一倍。」

「1992 年初，我被一間承建商挖角出任投標經理，薪酬比我當時的收入高出很多。這些年來我很感恩：我不必找工作，且獲得許多工作機會。當然，更吸引的薪資待遇是激勵我繼續前進的強大動力，但新環境也為我帶來很多學習良機，我一直堅信自己能夠應對各種挑戰。」

極具挑戰的學習過程

在眾多挑戰中，黃會長最自豪的是他在一間中型建築集團取得的成就。他於 1998 年加入該集團的一間建築公司擔任合約經理，並於 2005 年晉升為董事及總經理，當時他還未滿 40 歲。他的能力馬上受到考驗，皆因職責延伸至香港及澳門四間公司的整體營運。

「2000 年至 2004 年，香港建築業經歷了低迷期。該集團積極監察和開發澳門市場，因此在 2006 年其中三個月裡，我每週有四天要乘坐來往香港至澳門的渡輪上下班，體重驟減了 10 多磅！參與監督美高梅、澳門威尼斯人和銀河等公司的賭場和酒店有關建設項目，著實讓我大開眼界。而我們公司當年是首批進軍澳門的香港建築公司之一。」

「我也不得不兼顧額外的職責，拓展新業務並創造營收。我們建立了一個多元化的工程項目組合，從住宅樓宇、商業大廈、宿舍、酒店、學校以至形形色式的機構項目：對於我來說，這是相當了不起的成就。在我擔任董事及總經理後，集團的員工人數和營業額大幅增長，而香港和澳門業務的利潤亦大增。」

由黃會長負責的項目之中，特別值得一提的是活化位於石硤尾的美荷樓。美荷樓是 1953 年聖誕節石硤尾大火後，為安置數千名無家可歸者而建造的徙置式房屋中，碩果僅存的單幢式第一型徙

置大廈，屬於二級歷史建築，及後獲活化改建成青年旅舍並於 2013 年啟用。這項為期三年的保育及活化計劃開創業界先河。香港營造師學會向黃會長頒發 2016 年度建築合約管理員大獎，以表彰他的貢獻。

培育下一代

黃會長對香港測量師學會在培訓會員方面所應該扮演的角色，持有堅定立場。早在他擔任工料測量組小組委員會主席的六年任期（2011 年至 2017 年）之前，工料測量組每年只有 10 至 20 項持續專業發展活動。他將講座和參觀的次數增加至約每週一次，為學會帶來額外的收入，同時亦能夠為會員提供培訓。這項紀錄至今仍然推動著其他測量組別不斷擴大持續專業發展活動，而發展到今天有著更高的靈活性，特別是透過線上線下混合模式進行：土木工程拓展署最近組織的一個講座吸引了 90 人到測量師研習中心，同時亦有 500 人透過網上報名參加講座。

回饋未來幼苗

在過去 10 年，黃會長一直在香港城市大學擔任師友計劃導師。他很樂意與他的學員分享以下這個格言：「我們不僅要從身邊的人學習，最重要的是，也要向我們願意與之建立聯繫的聰明人學習。」

對於測量師而言，這意味著不僅要在同行之間建立網絡，而且要連接相關領域的專業人士，例如建築師和工程師。

黃會長解釋道：「從工作場所著手開始其實不難，但是你所建立的這個網絡中的聰明人，也可能是你的競爭對手。你自己能學到的東西是有限的，所以要透過認識更多不同領域的專業人士，來擴大你的有用資訊來源。」

黃會長說道：「我可以想到幾個不錯的方法，讓年輕會員及早達至這目標：例如，參加學會活動和前海的青年設計師競賽，我很鼓勵他們這樣做。」

「我從我遇到的項目經理們身上學到了更多關於如何管理一間公司的知識。毫無疑問，他們協助我建立項目管理技能和領導方式，為我往後的管理職務鋪路。」

「但同時我也從年輕人身上學習到：他們對瞬息萬變的科技有更深入的了解，也更容易掌握。」

他給年輕測量師的另一個職涯建議是多加分享，

並透過分享而有所成長。

「在你投身社會首十年之後，是時候運用你所學到的知識了，比如說將其用於項目管理和糾紛調解。如果缺乏紮實的基礎知識，即使眼前出現難得的機遇，你也無法取得多大成就：你需要不時提升自己，並在新挑戰之中尋找機會。然後，我們應該分享自身的經驗，以啟發他人。世界需要我們每人都作出貢獻！」

隨著我們逐漸回復到疫情前的生活，相關限制消滅，以及與中國內地的邊境重新開放，交流邀請和測量專業活動亦趨近回復正常，這也讓黃會長忙得不可開交。然而，他的健康在 2022 年 11 月敲響了警鐘：他因突發性心臟病而必須接受緊急手術。

「所以我完全改變了我的飲食和工作方式，不過，今年我會將精力集中在香港測量師學會上，這只好犧牲一下與家人共渡的時間。在疫情發生之前，我習慣每年夏天和家人一起去旅行。我們最近一次出遊是在 2018 年，去了英國、意大利和日本。今年我暫無計劃，但希望明年能和家人一起到日本旅行。」

放眼未來，並決心讓生活過得饒有意義！



Determination: Sr Paul Wong ran in the Institute's first large-scale marathon, the Runderful Pro, to mark its 35th anniversary.

黃會長參加學會為慶祝成立 35 週年首辦的大型馬拉松比賽「樂跑專業 RUNDERFUL PRO」。

国内新闻分享

在新征程上书写高质量发展新篇章—— 建筑业发展趋势探析

今年年初召开的全国住房和城乡建设工作会议指出，建筑业是重要的实体经济，为经济社会发展提供重要支撑，要守住为社会提供高品质建筑产品的初心，“以建筑业工业化、数字化、绿色化为方向，不断提升建筑品质”。会议肯定了建筑业在国民经济中的重要作用，强调了人民群众对建筑业发展的核心诉求，明确了未来建筑业改革发展重点，为建筑业高质量发展指明了方向、提供了遵循。

紧盯诉求 把握“提升建筑品质”内涵

住房和城乡建设部原总工程师王铁宏表示，不断提升建筑品质，更好顺应人民群众对高品质生活需求，是住房和城乡建设系统的职责和使命，向工业化、数字化、绿色化转型升级则是关键路径。他认为，未来，建筑业要实现高质量发展，须从三方面入手：一是推动市场模式深层次改革，加快 EPC（工程总承包）、PPP（政府和社会资本合作）模式快速发展；二是推动绿色化、低碳化变革，把握“装配化+”即装配化+ EPC、+ BIM（建筑信息模型）、+ 超低能耗的绿色化发展逻辑主脉络；三是加快数字化转型升级，将城市建设作为数字产业化最大场景，突出以 CIM（城市信息模型）建设为核心的城市建设数字化转型升级。

中国土木工程学会总工程师工作委员会理事长毛志兵进一步分析认为，建筑业的高质量发展，要在保持较大产业规模的基础上，实现产业整体竞争力提升，集中体现为节约资源、保护环境、过程安全、精益建造、品质保证，最终实现价值创造——不断为社会提供高质量的建筑产品。而工业化、数字化、绿色化变革，建立在建筑业的“技术革命”之上。技术革命，与钢铁工业、机械制造业、信息产业等工业部门的技术升级密切相关，制造业的先进技术和经验向建筑业外溢、转移和扩散，是必然趋势。借助中国制造、中国创造、中国建造“三造”融合推动技术创新与行业变革，是建筑业实现高质量发展的根本路径，而以“制造+创造+建造”为特征，加速现代工业技术、信息技术与传统建筑业融合创新，是推动建筑业实现高质量发展的必由之路。

在这种趋势下，毛志兵认为，传统建造方式要向节能、绿色、低碳、环保的现代化建造方式转变，推动中国建造绿色化、智慧化、工业化和国际化协同发展。

首先，绿色化是新理念的重要要求。在“双碳”目标指引下，大力发展绿色建筑、“零碳”建筑、被动房、低能耗住宅，将成为建筑业的重要发展方向。

其次，智慧化是新时代的关键引擎。无论是工程项目管理模式、建筑业企业管理方式，还是政府监管，都在向数字化快速迈进，智慧建筑、智慧社区、智慧交通等支撑了智慧城市建设，把社会发展提到了新的高度。

再其次，工业化是现代化的坚实基础。以工业化方式重新组织建筑业，是提高劳动效率、提升建筑质量的重要方式，对带动建筑业全面转型升级、打造具有国际竞争力的“中国建造”品牌具有重要意义。

最后，国际化是新格局的关键要求。建筑业要充分发挥全产业链优势，在更大范围参与全球竞争，整合全球创新资源，积极推进工程总承包、工程全过程设计咨询服务等模式，与国际化接轨，向世界领先水平阔步迈进。

找准重点 明确高质量发展关键

绿色化是结果，工业化是现实路径，数字化是工具和手段，是实现高质量发展的着力点。王铁宏表示，建筑业高质量发展，必须做好建筑产业系统性数字化转型升级，实现产业数字化和数字产业化。产业数字化，集中围绕三个方面展开：一是项目级，全面实现 BIM 大数据化；二是企业级，全面推广 ERP（企业资源计划），打通层级和系统，创造价值；三是企业级数字中台，把企业的海量大数据通过科技赋能，创造价值。

全国住房和城乡建设工作会议强调，要大力发展智能建造、装配式建筑等新型建造方式。中国工程院院士、中国土木工程学会总工程师工作委员会高级顾问杜修力认为，推动建筑业高质量发展，要着力打造数字化赋能的智能建造产业体系。智能建造关键技术，包括工程数字化建模与仿真技术、智能感知识别与控制技术、工程大数据驱动的智能决策技术、自动化和智能化工程机械等。

目前，一方面，国内外对智能建造的探索已经初具成效，并提出了相应的智能建造理论和方法体系，基本形成了“智能感知—智能反演和预测智能控制”的闭环控制体系；另一方面，毛志兵、杜修力都认为，我

国智能建造发展仍面临一些关键的瓶颈约束。

一是技术集成水平亟待提升。智能建造需要对 BIM、互联网、物联网、大数据、云计算、人工智能、区块链等新技术进行集成与创新应用，从而更好地实现感知、控制、分析、传输、存储和展示等功能。目前智能建造技术成熟度参差不齐，制约了整体应用效能。比如，BIM、智慧工地等展示功能比较突出，但能实质性创造更高价值的控制、分析等功能仍不尽如人意。

二是软件“卡脖子”问题待解。基础建模 BIM 软件是底层软件，但目前国外软件在市场中占主导地位，既带来了长期、高昂的成本投入，也给数据安全和行业健康发展带来了隐患。

三是复合型人才支撑不足。发展智能建造需要复合型人才，这些人才既要精通数字化、智能化的技术，又要熟悉工程建设行业，目前这方面存在短板。这是教育行业和工程建设领域要共同面对的课题。

凝聚合力 推进智能建造向纵深发展

以全国住房和城乡建设工作会议为指引，我国建筑业正进入以新型工业化变革生产方式、以数字化推动全面转型、以绿色化实现可持续发展的创新发展新时代，其核心表现，必然是智能建造的快速发展。杜修力表示，在新时代，发展智能建造，是打造“中国建筑”品牌的关键，也是“不断提升建筑品质”的重要保障，各方必须共同努力，共同推进智能建造向纵深发展。

政府要做好顶层设计，加大对新型建造方式的政策扶持，完善发展新型建造方式的产业政策，构建、完善配套政策和管理流程，创造有利的政策和市场环境。要构建多层次、协同化、立体化的政策体系，系统性发挥供给型、环境型、需求型政策工具的耦合作用，为智能建造和运维技术的研发和落地应用提供多种类型的政策支持。

行业企业要同心协力，共同推动智能建造发展。企业应为新技术的研发和管理流程的改进提供需求，探索新型施工组织方式、流程和管理模式，开发多层次、集成化的协同施工管理平台，构建建筑产业互联网，变革建筑产业的业务模式，进而重塑建筑产业生态和商业模式。

在技术研发方面，要以多学科融合、多思维模型综合为理论出发点，融合技术体系与应用体系，结合工程

实际需求开展技术研发。加强对人工智能、数字孪生等理论和技术的研究与投入，集成工程建设各专业知识，打通设计、施工、运维三个阶段的信息流。

在标准建设方面，应开展智能建造和运维标准体系研究，明确内容和架构。建立相关的数据格式、软件接口、通信协议等基础技术标准。推行标准化的管理模式，构建数字化条件下的工程施工管理新标准。

在人才培养方面，要加快智能建造专业相关配套制度及设施的建立和完善，畅通智能建造人才发展和深造路径。加强“产学研”合作，充分发挥高校和企业优势，为人才培养和技术研发提供有利条件。对已有的工程建设人才进行继续教育，让数字化赋能人才发展，将传统工程建设人才培养为专家型智能建设人才。

王铁宏建议，AI（人工智能）作为智能建造的基础，必须研究透彻，更要明确产业发展路径，要看到装配化工厂制造 AI 与装配化现场建造 AI 是不以人的意志为转移的必然发展方向。政府部门在推动智能建造发展过程中，一定要建立倒逼机制、激励机制、推广机制，确保发展路径不偏移。

2022 年，住房和城乡建设部征集遴选了北京市等 24 个城市开展智能建造试点。毛志兵分析认为，开展智能建造试点，目标清晰、方向明确：一是推动试点城市建立跨部门协同推进机制，形成可复制可推广的智能建造政策体系、发展路径和监管模式；二是加快建筑业与先进制造技术、新一代信息技术的深度融合，实现对工程项目质量、安全、进度等全过程数字化管控，促进建筑业提质增效；三是打造智能建造产业集群，催生一批新产业新业态新模式，打造地方经济发展新引擎。这一举措，说明了智能建造在建筑业高质量发展中扮演的重要角色，也从一个侧面反映了我国推动智能建造快速发展的决心。

新趋势已经形成，新征程已经开启。在新征程上，守住为社会提供高品质建筑产品的初心，建筑业必将展现更大担当作为，而工业化、数字化、绿色化的高质量发展新图景，有待全行业同仁共同绘就。

中国建设新闻网

2023.02.02

作者：谈建

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



北京办事处资讯

香港测量师学会上海议会「杭州国家版本馆与杭州亚运会体育馆学习考察活动」（2023年3月25日）



本次活动会员友好们从上海、杭州分别出发，在杭州汇合参观中华版本保藏传承体系之一《杭州国家版本馆》，细听设计师讲解本项目设计以及施工阶段的克难攻坚历程。



视觉盛宴与光影交错的组合：龙泉青瓷屏板、木装饰吊顶、夯土墙

近距离感受龙泉青瓷屏板与铜扣片

杭州国家版本馆有一个美丽的名字“文润阁”，选址在良渚古城遗址东侧，从决策到华丽亮相历时仅3年，设计融入宋代山水画的诗情画意，并展现中国建筑美术设计与多元施工工艺，建筑元素多样性包括木结构、夯土墙；青铜覆面的双曲面屋顶，竹纹清水混凝土、木纹清水混凝土，还有必打卡点艺术青瓷屏扇门。



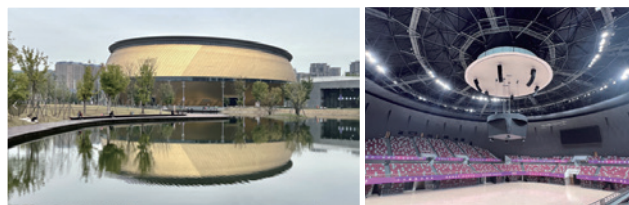
纹理细腻的竹纹清水混凝土

宋代青绿山水画代表作《千里江山图》



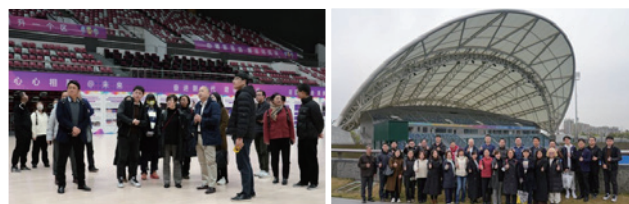
会员嘉宾《文润阁》大合照

随后，大家继续行程并参观《拱墅运河体育公园体育馆》，体育馆建筑设计源自良渚玉琮，外墙钢结构也同时肩负主体结构功能以增加内部的空间性，这里将举办杭州亚运会的乒乓球、霹雳舞等比赛。毗邻的体育公园也为市民提供多元化的运动场所及娱乐消闲的空间。



拱墅运河体育公园体育馆设计源自良渚玉琮

体育馆将举办亚运会的乒乓球与霹雳舞比赛



设计师分享与讲解

香港测量师学会、香港建筑师学会会员与嘉宾等合照留影

本次活动感谢多方的支持与安排，特别鸣谢杭州市城乡建设委员会、香港特区政府驻沪办、香港特区政府驻浙江联络处、杭州市港澳办、浙江省建筑设计研究院与杭州建筑师界代表等的讲解与分享。

香港测量师学会北京议会讲座 《限额设计在设计中的应用及案例》 (2023年3月30日)

这次活动邀请了嵙新伦教授级高级工程师为我们这次活动作为演讲嘉宾，为我们分享他们在工作中遇到限额设计在设计中的应用及案例。此次讲座线上听课会员有350人左右，线下现场听课有三十多人。

此次讲座的内容：投资控制的关键就在于设计阶段，限额设计是建设过程有效控制成本的重要手段，本讲座从限额设计的理论出发，研究了限额设计的指标，对于影响造价的技术影响因素进行了分析，针对性的提出了限额设计的组织管理及控制流程，并以具体案例说明了限额设计的具体实施方法。这次讲座的分享内容在实践中时常应用，让会员朋友们受益良多。



讲座结束后，北京议会主席胡煜琳测量师代表学会向演讲嘉宾赠送纪念品和感谢状以表感谢。



大合影



聚餐合影

香港测量师学会北京议会2023年第一个CPD活动在春意芳菲的三月圆满结束，期待下一次的相聚。

暂停入账支付方式，鼓励使用线上支付会费

因应内地政府最新安排，学会暂停以存款入北京代表处账户方式缴交年费，敬请留意！会员可透过线上支付等其他形式缴付会费。而线上支付会费系统支援信用卡或扣账卡（VISA / MASTER）、微信支付及支付宝。详情及使用方法可到学会微信公众号或以下连结了解：

线上支付香港测量师学会会员年费教学



如会员对线上支付会费服务有任何疑问请致电（86 (10) 8219 1069）或电邮（info-bjo@hkis.org.hk）予北京办事处。

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

- | | |
|------------------|----------------------|
| 北京议会 - 主席：胡煜琳测量师 | 副主席：罗绮华测量师
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 |

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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 Volunteer Appreciation Gathering

To appreciate the contributions of and support from the HKIS's volunteers in 2022 and provide opportunities to enhance bonding between them, its social partners, and the Institute, the Community and Social Services Committee (CCSC) organised a luncheon, "HKIS Volunteer Appreciation Gathering," on 18 February at a social enterprise venue, New Life Social Enterprise Restaurant.

Around 40 volunteers and social partners joined the event. CCSC Chairman Sr Kenny Chan welcomed them and reported on the community programmes and volunteer services that the HKIS co-organised or participated in last year. He thanked all volunteers for contributing their time and efforts to those events.

Kenny also presented certificates of appreciation to the CCSC's social partners including the TWGHs Jockey Club Tin Shui Wai Integrated Services Centre, Hong Kong Society for the Deaf, and Boys' & Girls' Clubs Association of Hong Kong (BGCA) in recognition of their long-standing support for the CCSC.

Before lunch was served, the CCSC invited three volunteers, Sr Mickey Ng, Sr Patrick Leung, and Sr Cammy Cheng, share their experiences and self-discovery upon becoming volunteers. They hoped that more HKIS members would join them and participate in the CCSC's community programmes to help the needy and share in the joy of such activities.

Scan the QR code to watch the sharing video:



<https://tinyurl.com/2qb2vdfw>

The CCSC is now recruiting volunteers for two annual community programmes, at SPARKLE and Happy Future. It looks forward to seeing more members at its community activities!



CCSC Chairman Sr Kenny Chan reports on the community programmes and volunteer services that the HKIS co-organised or joined in 2022.



Three volunteers, Sr Mickey Ng, Sr Patrick Leung, and Sr Cammy Cheng, share their volunteering experiences.



Kenny presents certificates of appreciation to representatives of the TWGHs Jockey Club Tin Shui Wai Integrated Services Centre, Hong Kong Society for the Deaf, and Boys' & Girls' Clubs Association of Hong Kong (BGCA).

【義工招募】香港測量師學會「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2023 & 「前面有樂」量師童行計劃 (Happy Future) 2023



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 (Happy Future)。今年 (2023) 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。

會員亦可以觀看義工分享片段，感受成為計劃義工的得著。



義工分享片段

計劃名稱:	「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2023	「前面有樂」量師童行計劃 (Happy Future) 2023
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
對象:	家庭有經濟困難的小一至小五學生 (包括綜援、全書津及半書津家庭)	就讀小一至中一之聽障學童
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，計劃將由一群熱心社會服務的本地測量師，	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) 合辦的「前面有樂」量師童行計劃 (Happy Future Mentorship Programme)。本計劃將由一群熱心社會服務的本地測量師，透過師友配對形






	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。	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及處事態度，建立自信心及發揮潛能。
計劃簡介:	這是一個為期一年的計劃，本計劃會以師友配對形式，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。 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，於計劃中成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。	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。 這是一個為期一年的計劃，計劃以師友配對形式，透過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，幫助聽障學童全人發展，提供個人成長上的支援，從中幫助他們訂立個人目標，讓他們在學習及社交上能健康地成長，積極參與並規劃自己的未來。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。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:	<p>師友兒童活動 1：迎新活動</p> <p>初擬日期時間：23/4/2023 (六)</p> <p>活動時間：約 5 小時</p> <p>活動內容：舉行迎新活動，協助師友互相認識和建立關係，共同訂立計劃目標</p> <hr/> <p>師友兒童活動 2：職業體驗</p> <p>初擬日期時間：16/7/2023 (日)</p> <p>活動時間：約 7 小時</p> <p>活動內容：讓兒童體驗不同職業，拓闊視野、發展職業目標。</p>	<p>【港島定向猜、程、尋】</p> <p>初擬日期時間：29/4/2023 (六)</p> <p>活動內容：</p> <ul style="list-style-type: none"> 探索香港充滿中西文化、新舊建築交融的一面 深入遊歷地標性景點 (如：大館、中環街市)，並一同體驗不一樣的藝術創作，了解及關心社區和在地文化 <hr/> <p>【高攀得「喜」齊闖關】</p> <p>初擬日期時間：22 或 29/7/2023 (六)</p> <p>活動內容：</p> <p>捉緊暑假的尾巴，挑戰新奇有趣的室內遊樂設施，結隊勇闖不同關卡，體現團體精神</p>

計劃名稱:	「擦亮童心」伙伴同行計劃 (Project SPARKLE) 2023	「前面有樂」量師童行計劃 (Happy Future) 2023	注意事項:	<ul style="list-style-type: none"> 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。 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。 	
本年度活動計劃:	師友兒童活動 3：營會 初擬日期時間： 28-29/10/2023 (六及日) 活動時間：兩日一夜 活動內容：兒童發揮合作及團隊精神，完成歷奇任務，增強自信心。	【WE dare!】歷奇挑戰營 初擬日期時間： 14 或 21/10/2023 (六) 透過挑戰歷奇任務，突破自己，互相扶持，「相信我可以！」參加者任務中互勉，勇於嘗試、克服困難，走出自己的舒適區	義工報名:	https://forms.office.com/r/qZyaFddJ7G	https://forms.office.com/r/ci-2h0yACVh
	師友兒童活動 4：社區服務 初擬日期時間： 3/12/2023 (日) 活動時間：約 6 小時 活動內容：讓兒童親身體驗，認識社會，為社區作出貢獻。 * 活動內容或時間或會有所修改	【區區小事義人行】暨「前面有樂」年度嘉許禮 初擬日期時間： 16/12/2023 (六) 活動內容： 透過參與義工服務 (老人家或其他服務對象)，培養同理心，關心弱勢社群 回顧及分享計劃成果，肯定義工及學童的付出及努力 * 活動內容或時間或會有所修改			



Programmes Subsidized by Vplus Engineering*

Tuition Subsidy

-  **Professional Diploma in Land Surveying (QF Level 4)**
-  **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)
-  **Certificate for Building Information Modelling Manager (QF Level 4)**
(Recognised as CIC-Accredited BIM Manager Course)
-  **Certificate in Building Information Modelling (Quantity Surveying / Facility Management / Project Management) (QF Level 4)**

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

Enquiries



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 EDiT@vtc.edu.hk

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Vplus Subsidy Scheme

Member of VTC Group

60 Fan Club (樂齡俱樂部): Visit to Tai Kwun (1 April 2023)

The Senior Members Committee was delighted to invite Mr Denis Tsang, Project Architect of Tai Kwun in Central, to introduce the site's revitalisation works to its members. The facility enjoys a second life as the Centre for Heritage and Arts and wants to offer the best heritage and arts experiences, including contemporary art, performing arts, and community history, in Hong Kong.

Tai Kwun was once the Central Police Station, which comprised three declared monuments—the former police station, Central Magistracy, and Victoria Prison. Its revitalisation project was overseen by the Hong Kong Jockey Club in partnership with the Government.

Denis shared his experiences and challenges regarding the standards of heritage conservation applied to this project – particularly its compliance with the Buildings Ordinance and preservation of the structures' original appearances. In contrast to their original functions, the buildings are now fully on display, thereby giving the public a chance to appreciate up close their contrasting architectural features and fine design details.

Hence, members learnt how the design proposals for the new and existing buildings fulfilled the plans to give the facility a unique historical compound, heritage storytelling spaces, diverse education programmes, and thematic heritage exhibitions. Its new building, JC Contemporary, can house a not-for-profit arts centre dedicated to presenting contemporary art exhibitions and programmes as platforms to encourage cultural discourse in Hong Kong.



1. Souvenir Presentation to Mr Denis Tsang, Senior Associate of Rocco Design Architects Limited
2. Group Photo
3. Parade Ground
4. Barracks Block
5. Tai Kwun Lane
6. Prison Yard
7. Featured Staircase inside JC Contemporary
8. (L-R): Prisoners' Meals in 1879 & 1899
9. Prisoners' Meals in 1930
10. Prisoners' Meals in 1952

Congratulations to the following who were elected as HKIS Members on 14 March 2023

MEMBER (72)

GP DIVISION

LO TSZ CHING

LS DIVISION

GUO JIAN LEE YI NOK PAU SIU CHUNG

QS DIVISION

ANG KIU SAN	BUT TAI FUNG	CHAK WAI KIU
CHAN CHEUK LAM GLORIA	CHAN CHUN YU MANSON	CHAN PUI YEE
CHAU MEI HAN	CHENG SHEUNG YIN	CHENG YU TING
CHEUNG MAN FAI	CHEUNG YUK LAM	CHIK HO WANG
CHOI HIU TING	CHOI KWUN WING	FAN PUI HUNG PATRICK
FUNG FOOK LAM	FUNG SIN YEE	FUNG VERONICA
FUNG YIN MAN	HE XINLAN	HO CHIU YIN
HO LOK YIU	HUI KWAN LOK	HUNG TUN KEUNG
KONG HIU YAN	LAI SUM YEE	LAM CHUN TAT
LAM HIU CHUNG	LAM PIK MAN	LAM YAN WAI
LAU CHEUK FUNG	LAU KA WAI DICKSON	LAU WAN WAI
LAW KA YING	LEUNG KA HEI	LEUNG WING KIT
LI CHEUK YIN CHERRY	LIN WEI HUI	MAK OI YING
MEI AOHAN	MUK KWUN YU NICKY	NG KA LAM
NG SIT PAN	NGAN WING KI	PANG TSZ FUNG
PANG WAI YI	SIN CHEUK YING	SUN WAI SUM
TAM YEE TUNG	TANG CHI HANG	TEH SHAUN WYNN
TSANG HOK LAM	TSANG TSZ FUNG	TSUI YUEN SHAN
WONG CHEUK HEI	WONG HIU LOK	WONG LAP WAI
WONG SAU LAM	WONG TSZ KIT	WONG WAI SHAN
WONG WING KWAN	WOO KA SHING	WU CHUNG HANG
YAU KWONG CHUN	YAU YEE CHING	YEUNG SZE LUNG
YIP YUK CHING	YUEN LOK WING	

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (7)

PD DIVISION

CHAN SHUN HIM ALAN LO YEE TAK ELLEN NG YIM PING
SHEK NGA TING

PFM DIVISION

CHENG CHING HA CAMMY LI MAN LING YAU KA YAN

RESIGNATION (12)

CHEUNG CHAK FUNG	HO TSZ YIN	HO YUEN YUNG
KWAN SUMYUN	LAI SIN TING	LAM YI MAN MEIR
LAU YUK LUNG	LEE GAR HAY PEAPON	NG MAN YAN
WAN HO CHUEN	WANG KWAN HO BENJAMIN	WONG YUK FUNG

HKIS Souvenir

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

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

Available for sale at HKIS reception / HKIS Website

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

Council Members Reaching Out

1 Mar 2023	Meeting with Development Projects Facilitation Office (DPFO)	Sr Paul Wong Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Vincent Ho Sr Lau Chun Kong Sr Arthur Cheung Sr Carmen Lai Sr Terence Wai Sr Victor Ng
1 Mar 2023	Judging Panel Meeting of BIM Competition 2022 organised by Vocational Training Council (VTC) ~ Building, Civil Engineering and Built Environment Training Board(BCETB)	Sr Dr Paul Ho
2 Mar 2023	1st Organising Committee Meeting for the Hong Kong Construction Common Data Environment Award 2023 organised by Development Bureau (DEVB) and Construction Industry Council (CIC)	Sr Paul Wong
2 Mar 2023	Hong Kong Chapter of International Facility Management Association(IFMA) 30th Anniversary Dinner	Sr Paul Wong
3 Mar 2023	前海管理局 - 香港商協會推介交流會	Sr Dr Stephen Lai
3 Mar 2023	Opening Ceremony of Hong Kong Engineers Week 2023 organised by The Hong Kong Institution of Engineers (HKIE)	Sr Paul Wong

7 Mar 2023	"Let's GoGBA" Event Organised by Hong Kong Trade Development Council (HKTDC)	Sr Dr Stephen Lai Sr Louis Lee
7 Mar 2023	Meeting with Housing Bureau (HB)	Sr Paul Wong Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Raymond Kam Sr Vincent Ho Sr Arthur Cheung Sr Sunny Choi Sr Amelia Fok
8 Mar 2023	The University College of Estate Management (UCEM) Courtesy Visit to the HKIS	Sr Paul Wong Sr Robin Leung Sr Steven Tang
9 Mar 2023	The Hong Kong Institution of Engineers (HKIE) Grand Award 2023 Prize Presentation Ceremony	Sr Paul Wong
9 Mar 2023	2023 年港資企業在深圳專題線上講座	Sr KK Chiu
9 Mar 2023	The University College of Estate Management (UCEM) Principal's Reception Dinner	Sr Paul Wong Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Steven Tang
10 Mar 2023	Silent Tribute Assembly Event Organised by Construction Industry Council(CIC)	Sr Paul Wong
10 Mar 2023	前海管理局 - 第九屆深港城市建築雙城雙年展前海分展及圓桌會議	Sr Paul Wong
10 Mar 2023	China Real Estate Chamber of Commerce Hong Kong and International Chapter Limited (CRECCHKI) Spring Cocktail 2023	Sr Francis Lam Sr Robin Leung

14 Mar 2023	Signboard Unveiling Ceremony organised by Housing Asian Pacific Branch (CIHAPB)	Sr Louis Lee
16 Mar 2023	Construction Industry Council (CIC) See What I See Luncheon	Sr Paul Wong Sr Francis Lam Sr Robin Leung
17 Mar 2023	The Hong Kong Institution of Engineers (HKIE) 45th Annual Dinner	Sr Paul Wong
18 Mar 2023	與廣東省國土空間規劃協會馬向明會長會面	Sr Francis Lam Sr Terence Wai
20 Mar 2023	1st Organising Committee Meeting for the 2023 Mainland and Hong Kong Construction Industry Forum Organised by Development Bureau (DEVB)	Sr Dr Stephen Lai
20 Mar 2023	CLP Power Hong Kong Ltd Spring Luncheon	Sr Paul Wong Sr Francis Lam
21 Mar 2023	Luncheon Talk on 2023-24 Budget by Financial Secretary Organised by The Hong Kong Coalition of Professional Services (HKCPS)	Sr Paul Wong Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Arthur Cheung Sr Alexander Lam Sr Paul Tsui Sr Terence Wai Sr Shelley Chan Sr Sunny Choi Sr KK Chiu Sr Wilson Ko
23 Mar 2023	Briefing Session for the Consultation on Strengthening 5G Infrastructure Organised by Commerce and Economic Development Bureau (CEDB)	Sr Tony Wan
24 Mar 2023	廣州市番禺區人民政府舉辦廣州市番禺區2023年新春香港全球招商大會	Sr Dr Stephen Lai

24 Mar 2023	物業管理業監管局持續專業發展講座 — 「管理實務」系列	Sr Charles Hung
24 Mar 2023	The Institution of Fire Engineers (IFE Hong Kong Branch) 61st Annual Dinner	Sr Paul Wong
25 Mar 2023	香港營造師學會「建造業文化交流電影放送日」	Sr Paul Wong
27 Mar 2023	CEO Safety Forum 2023 Organised by Construction Industry Council (CIC)	Sr Paul Wong
27 Mar 2023	物業管理業監管局 - 深港澳物管業界交流會	Sr Louis Lee
28 Mar 2023	Luncheon for the Industry Media Communication Strategy Organised by The Hong Kong Construction Association (HKCA)	Sr Paul Wong
30 Mar 2023	2nd Organising Committee Meeting for the Hong Kong Construction Common Data Environment Award 2023 Organised by Development Bureau (DEVB) and Construction Industry Council (CIC)	Sr Paul Wong
31 Mar 2023	The Hong Kong Institute of Building Information Modelling (HKIBIM) Automation Arena 2023 - Finalist's Presentation and Awards Presentation Ceremony	Sr Sunny Choi
31 Mar 2023	Ceremony for Pledging Support for Construction Industry Integrity Charter (RMAA Sector) Organised by Construction Industry Council (CIC)	Sr Arthur Cheung



Building Surveying Division

Sr Arthur Cheung BSD Council Chairman

APC

Practical Task 2023 and Final Assessment

On 4 March, the BSD successfully held its first final assessment of 2023. Sitting for interviews were 29 probationers.

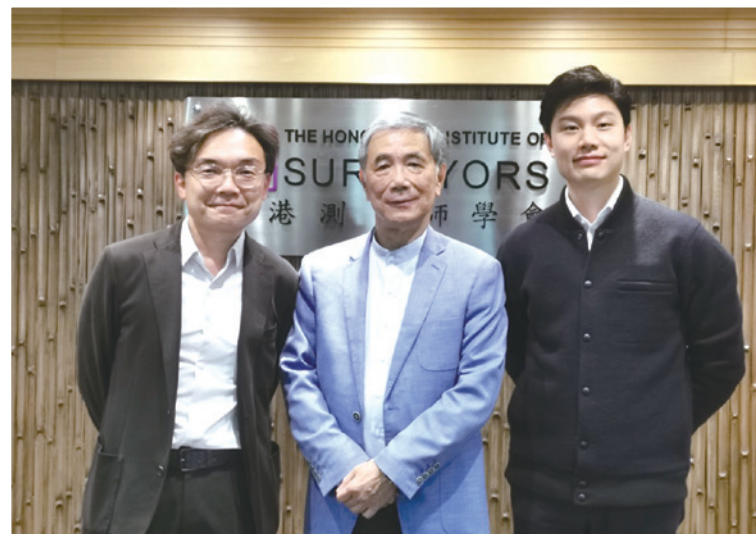
To those probationers who passed the FA, please don't forget to submit your election applications. The BSD welcomes you into the family. A warm reminder to all probationers: the FA interviews queue has shortened. Please prepare for it as soon as you submit your FA application.

Besides, the first Practical Task this year will occur from 24-27 May 2023. Over 50 probationers have registered for it. Good luck to all of them! Also, the BSD needs more members to volunteer as assessors. Please contact Judy at the HKIS for details.

CPD

Understanding Projects for Health Services in Hong Kong Series [Seminars and Visits] Seminar Two: Good Facility Management for Hospitals (6 March 2023)

After Seminar One on the planning and design of a new hospital, the BSD was delighted to invite Sr Daniel Lam, JP, again to share with members the way to carry out improvement and A&A works within existing hospitals to fulfil up-to-date operational requirements and enhance efficiency. In the last three years, Covid-19 has placed greater demands on such enhancements. Also, Daniel shared his knowledge of smart hospital development and why good facility planning and management is so crucial for assuring the reliability of these healthcare projects and life-saving facilities.



Hospital FM
Critical Mission 1



Safe Environment –
safe operation for staff and patients






How to achieve?



- 3 Capital Projects → Building extension and alteration
- 2 Additions, Alterations & Improvement → Facility renovation and enhancement, equipment modernization
- 1 Day-to-day Maintenance → Small scale repair and replacement

Building Affairs Expert Determination Centre (BAEDC) Pilot Scheme

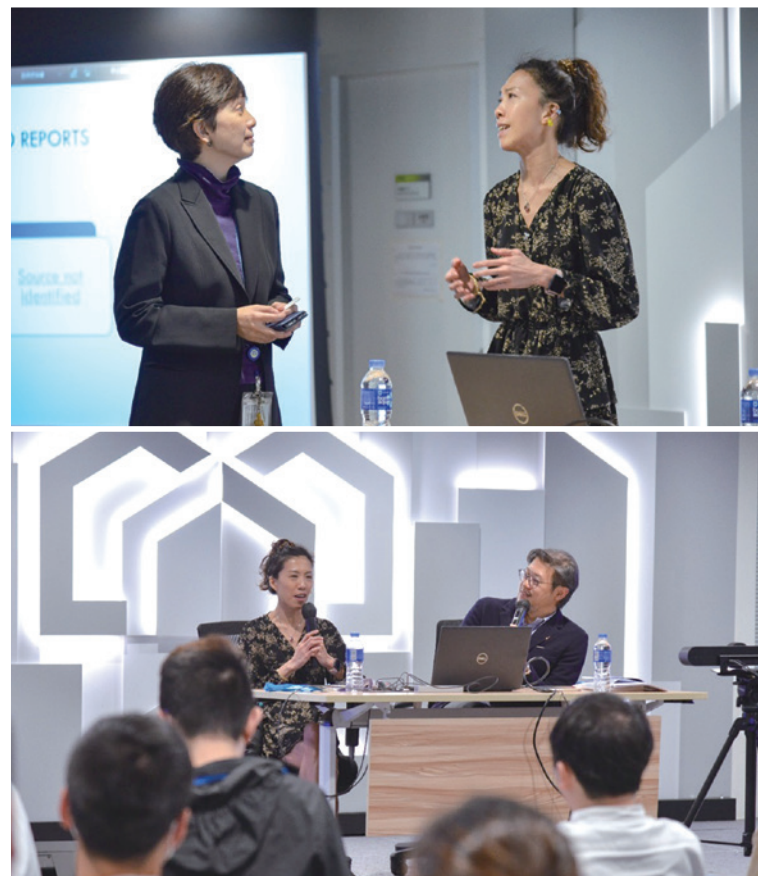
Following the official launch of the BAEDC pilot scheme in October 2022, the committee recently met to review the pilot scheme's execution. On 24 March, Sr Margaret Chan and Sr Arthur Cheung conducted a sharing session for BD and JO staff on common water seepage investigation issues from a user's perspective and the BAEDC's background, vision, and structure.

The BSD would like to see the BAEDC offer a more economical and practical dispute resolution alternative to the public.

Briefing Session on the Electronic Submission Hub (21 March 2023)

Stage 2 of the ESH launched on 31 March 2023. The system will be extended to include plan submissions of various building works under the Buildings Ordinance including demolition, drainage, excavation and lateral support, ground investigation, foundation, hoarding, site formation, and all structural works (excluding alteration and addition works).

Buildings Department (BD) representatives were invited to deliver a two-hour briefing on ESH basics including its overview, requirements, features, and functions for submitting electronic plans during ESH Stage 2 to help members gain a greater understanding of and adopt the ESH in their daily work.



CIC Ceremony to Pledge Support for the Construction Industry Integrity Charter (RMAA Sector)

I attended a CIC launch ceremony on 31 March. Upholding and enhancing the professionalism and integrity of the construction industry, one of the key stakeholders in the repair, maintenance, alteration, and addition sectors, are important, so the BSD encourages all RMAA companies that employ its members to join the Charter and implement the Integrity Management System (IMS). For more details, please refer to the ICAC website:

http://cpas.icac.hk/EN/info/TP_Library?cate_id=10025

Following the ceremony, the CIC arranged a seminar for participants. A speaker from the CIC's Committee on RMAA was Sr Henry Chau, who is also a BSD Council member. Thanks go to Henry for his valued contributions to the RMAA sector.



Buildings Department Forms Dedicated Processing Units (DPUs) and Introduces Streamlining Measures to Process GBP

On 15 March, the BD announced the formation of seven DPUs for private residential projects with at least 500 residential units. These DPUs would proactively assist and facilitate during an early stage with the involvement of senior officers, when appropriate.

Following the announcement, revised PNAP ADM-19, ADV-33, and ADM-2 were released on 30 March to detail the simplified measures and stage submission requirements for GBP submission. The BSD welcomes this arrangement and believe that its measures will save 3-6 months during the early design stage.

Also, I attended a media interview in March. Members are encouraged to check out the PNAPs.



BSD Channel

From under 100 channel subscribers in early 2022, the number has grown to around 650 now. Thanks go to all subscribers for their continuous support. However, to encourage the BSD Channel team to produce more meaningful content, more members should subscribe to it and make their opinions heard. Then they should share the channel with their BS friends and probationers.

Don't miss any episode of 《鍾SIR解構123》. The team is considering producing a special episode after the first season ends if the number of subscribers reaches a certain level.

Meanwhile, the team also needs more helpers to support future channel content productions, so members who are interested in joining it should contact me.



BSD Youtube Channel



Building Surveyors Award 2023: Inspiring Our Next

The BSA 2023 received an overwhelming response. The first screening of the nominations by the Jury Sub-committee is underway. Finalists will be announced thereafter. Please stay tuned for all future developments!





General Practice Division

Sr Alnwick Chan GPD Council Chairman

Streamlining the Compulsory Sale Regime

There is a need to adopt more effective legislative measures to promote urban renewal because Hong Kong's rate of redevelopment cannot keep up with its rapidly ageing building stock. In this regard, the HKSAR Government started a policy review of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545, LCSRO) in late 2021.

In November 2022, the Development Bureau (DEVB) put forward legislative and administrative proposals to update and streamline the compulsory sale regime under the LCSRO.

The government has since started consultations with relevant stakeholders and aims to introduce an amendment to the Legislative Council in the latter half of 2023. DEVB's proposals are detailed in the following paper:

<https://tinyurl.com/26uhpzpp>

On 9 January, DEVB officials met with members of the Working Group on the Cap 545 Review (WG) to discuss the proposals' rationale and request feedback from the HKIS.

On 23 March, the WG formally issued its comments to DEVB. Members may download the commentary paper at the following weblink:

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

GPD Visit to Guangdong Greater Bay Area (產業測量組廣東省大灣區考察團)

The GPD has organised a professional trip to the Greater Bay Area for 6-8 April 2023. Participants who signed up are excited about the trip after three years of border closure due to Covid-19.

During the trip, members will learn about the latest developments in China's new energy vehicle and biotechnology efforts. They will also meet with representatives of the Shenzhen Institute of Real Estate Appraisers (深圳市不動產估價協會) and Department of Housing and Urban Rural Development of Guangdong Province (廣東省住房和城鄉建設廳).

Please stay tuned for updates on the trip in the next issue of *Surveyors Times*.

GPD Annual Conference 2023

The GPD Annual Conference 2023 will take place on either 19 or 26 August 2023. The conference's tentative name is "Our City, Our Vision and Our Built Environment for the Next Generation to Come". It will be led by Sr Jeffrey WONG and feature a fresh format with an emphasis on younger surveyors.

GPD Representatives

Being conscious of succession planning, the GPD Council continues to ensure that the division's younger members are represented on the HKIS's various committees and working groups to offer fresh views and new ideas. The following representatives and committees were unanimously approved over the last few council meetings:

GPD Representatives on HKIS Boards

Executive Committee	Sr Alnwick CHAN
General Council	Sr Alnwick CHAN Sr Alexander LAM Sr Andrew CHAN
Board of Education	Sr Kirsten LAM Sr Leo CHEUNG
Board of Membership	Sr Benson LEE Sr CK LAU
Board of Professional Development	Sr Jeffery WONG (Chairman) Sr Rosa TCHAO Sr Alvin LEUNG

GPD Representatives on HKIS Committees

Administration Committee	Sr Jason CW CHAN Sr Kent YEUNG
Community and Charity Services Committee	Sr Alex FONG Sr Jason WO
Dispute Resolution Committee	Sr Alnwick CHAN Sr Anne LAM
Editorial Board	Sr Cliff TSE Sr Kent YEUNG
Finance Committee	Sr Jason CW CHAN
Mainland Affairs Committee	Sr Andrew CHAN Sr Charles CHAN

Members Welfare Committee	Sr Jason CS CHAN Sr Chris CHAN
Promotion Committee	Sr Kason CHEUNG Sr Jason WO
Research Committee	Sr Jim LAM Sr Lennon CHOY
Senior Members' Committee	Sr Jim LAM
Sports and Recreation Committee	Sr Kason CHEUNG Sr Chris CHAN
Strategic Planning Committee	Sr Alnwick CHAN
Working Group on BIM	Sr Jason CW CHAN Sr Michael HUNG
Working Group on Land Boundary	Sr Jason CS CHAN Sr Jim LAM
Working Group on Project Management	Sr Jeffrey WONG
Working Group on Sustainability	Sr Andrew CHAN Sr Cliff TSE Sr Lennon CHOY
Working Group on Heritage	Sr Cliff TSE Sr Camman CHAN
Island South and Ocean Park Development Working Group	Sr Paul MH LI Sr Kent YEUNG Sr Alvin LEUNG
Working Group on Unmanned Aircraft Systems	Sr Jeffrey WONG
Working Group on the Amendment of Disciplinary Procedure	Sr Benson LEE Sr Cliff TSE
2023 HKIS Annual Conference Organising Committee	Sr Cliff TSE Sr Crystal CHAU
2023 HKIS Annual Dinner Organising Committee	Sr Kelly LAM Sr Alex FONG Sr Cyrus FONG
HKIS Promotion Campaign 2023 Organising Committee	Sr Jason CS CHAN Sr Chris CHAN
HKIS Awards 2024 Organising Committee	Sr Cliff TSE Sr Crystal CHAU

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

HKIS 40 th Anniversary Celebration Organising Committee	Sr Alnwick CHAN Sr Crystal CHAU
Land Policy Panel	Sr CK LAU Sr Jason KWONG Sr Anne LAM Sr Kirsten LAM Sr Benson LEE Sr Alvin LEUNG Sr Paul LI Sr Joel TEH Sr Kent YEUNG
Housing Policy Panel	Sr Jim LAM Sr Kent YEUNG Sr Paul LI
Building Policy Panel	Sr Jim LAM Sr Jason KWONG
Task Force on Manpower Supply in the Surveying Industry	Sr CK LAU Sr Chris CHAN Sr Alex FONG
Task Force on Long Term HKIS Office Accommodation	Sr Alex LAM Sr Benson LEE
Task Force on Security Payment	Sr Cyrus FONG
Professional Green Building Council	Sr Andrew CHAN Sr Kason CHEUNG

GPD Committees

CPD Panel	Sr Alvin LEUNG (Convener) Sr Jason KWONG Sr Jeffrey WONG Sr Jason CS CHAN Sr Paul LI
GPD Education Committee	Sr Leo CHEUNG (Co-Convener) Sr Alex FONG (Co-Convener) Sr Michael HUNG Sr Cyrus FONG Sr Lennon CHOY
GPD Promotion Committee	Sr Jason KWONG Sr Anne LAM

GPD Annual Dinner 2023 Organising Committee	Sr Dorothy CHOW Sr Jason KWONG Sr Paul LI Sr Joel TEH Sr Benson LEE
GPD Annual Conference 2023 Organising Committee	Sr Jeffrey WONG (Convener) Sr Jason WO Sr Cyrus FONG
HKIS/RICS Working Group	Sr Jason CW CHAN (Convener)
Valuation Standards Panel	Sr CK LAU Sr Dorothy CHOW Sr Cyrus FONG Sr Ken CHUNG
Valuation Liaison Meeting	Sr Alnwick CHAN (Convener)
Working Group on Reciprocity with China Appraisal Society	Sr Andrew CHAN (Convener)
Working Group on Enhancements to the HKIS GPD Company List	Sr Eric TSANG Sr Crystal CHAU Sr Rosa TCHAO Sr Michael HUNG Sr Andrew CHAN Sr Joel TEH
Task Force on Lantau Tomorrow Vision & Northern Metropolis Vision	Sr CK LAU Sr Eric TSANG Sr Cyrus FONG Sr Jeffrey WONG

YSG Representatives

I also extend a warm welcome to Sr Camman Chan and Sr Jason Wo as the new YSG representatives to the GPD Council for the 2022-2023 Council year.



Land Surveying Division
Sr Paul Tsui LSD Council Chairman

CSDI Unleashes the Power of GIS in Spatial Analytics

I was invited to the Technology Forum, organised by OGCIO, as a VIP speaker for the topic, “Innovate with CSDI Spatial Data to Enhance Public Services,” on 9 March. The event was conducted in hybrid mode and attended by over 4,500 participants. I was asked to deliver a speech on one of two sub-topics: “Improving Decision-making Using Spatial Data Analysis”. The organiser specifically wanted me to discuss GIS spatial analysis using CSDI data for public services.



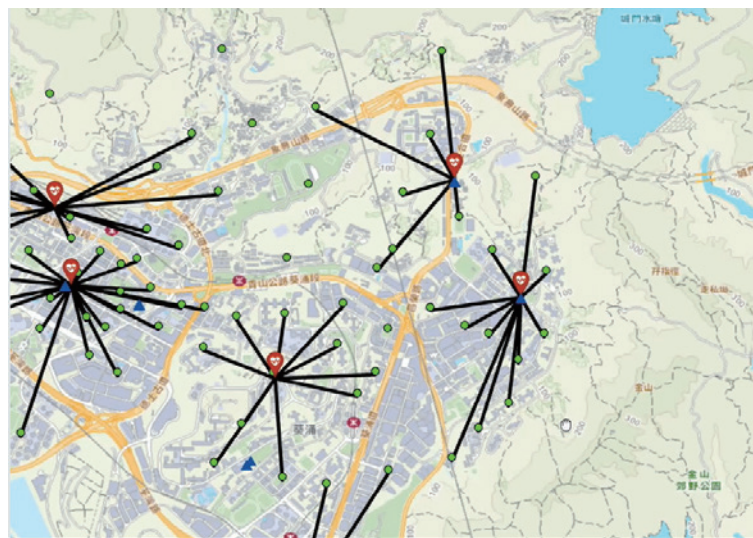
Government administrators always face the problem of how to utilise limited resources and facilities to meet maximal service demands from their people. This is obviously a spatial problem that can be solved by a classical GIS spatial analysis called location-allocation, which helps find the best locations for facilities to serve a set of demand locations. These locations may try to cover the greatest demand, minimise costs to meet such demand, or maximise market share. The analysis combines the power of GIS spatial analysis and operational research (OR) to offer an optimal solution. Users do not need to bother with the complex OR algorithms operating in the background. They just need to input the necessary datasets and location-allocation will do the rest.

After a few discussions with my colleague, we decided to adopt a use case of setting up vaccination centres to administer a post-Covid-19 vaccination programme for the public. We aimed to use a minimal number of facilities to fulfil Hong Kongers’ vaccination demands.

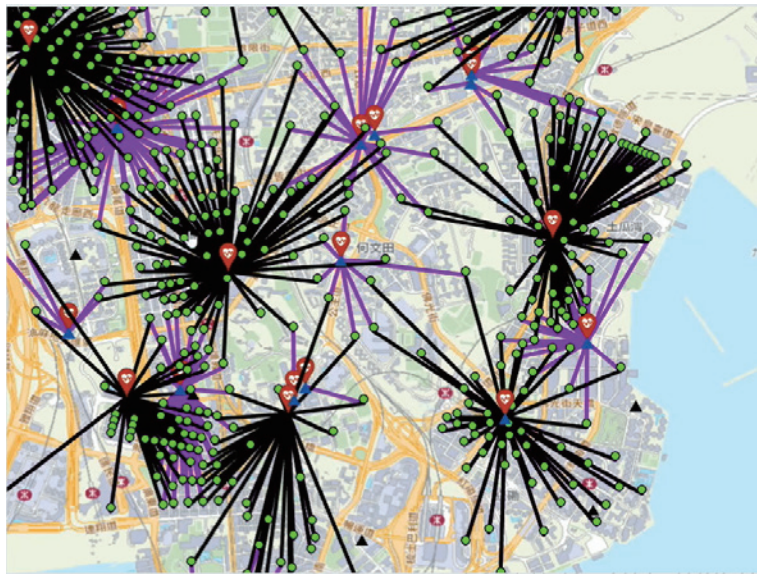
First, we generated the centroids of small TPU polygons as demand points and linked them to the population using census data, which could be obtained from the CSDI. Then we used all clinics operated by the Hospital Authority and Department of Health to fulfil the demand points. Clinic location information is also available from the CSDI. In order to make location-allocation analysis work, we had to prepare a network dataset that the analysis could use to compute a facility’s service area based on driving or walking time. Hence, we used LandsD’s 3D pedestrian network in the CSDI. Then we put the following CSDI data into the analysis:

- Clinic locations
- 3D pedestrian network
- Demand points generated from the centroids of small TPU polygons

The analysis selected 76 out of 213 clinics to fulfil 70 percent of the demand points based on 15 minutes of walking time from the demand points to the facilities. The diagram below shows the demand points served by each facility.



Obviously, 70 percent coverage was not ideal. So we added library locations from the CSDI as temporary vaccination centres and saw the coverage improve. Our analysis selected 40 out of 169 libraries and increased the demand point coverage to 84 percent. Below is the diagram showing those clinics and libraries that covered the demand points.



However, we lacked the resources to run 40 additional vaccination centres. So we re-ran the analysis by adding ten libraries, which increased the coverage to 80 percent. It was obviously not cost-effective to add 30 libraries for just a four percent increase in coverage.

In conclusion, the CSDI unlocked the power of GIS spatial analysis, which we could not fully take advantage of due to the lack of appropriate data. There are much more spatial analyses that GIS offers, which can be explored when the availability of geospatial data brought about by the CSDI becomes available.

CPD Highlights

“A Multidimensional, Dynamic, and Scene-oriented Cloud-native Spatial Database Engine for Digital Twins”

On 22 March, Dr SONG Zhen, an experienced spatio-temporal database expert from Alibaba Beijing, conducted a CPD for HKIS members on the development and applications of spatial data engines and spatial databases.

The capabilities of Alibaba’s cloud-native spatial Relational Database Management System, which was developed in-house, were fully demonstrated through various real-world applications and user scenarios.



CONTINUING PROFESSIONAL DEVELOPMENT

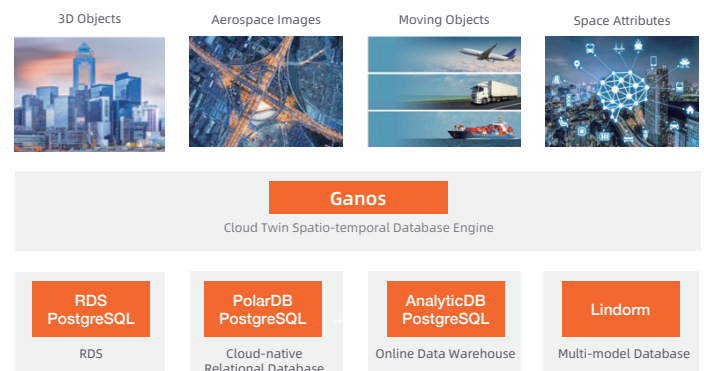
Dr SONG Zhen

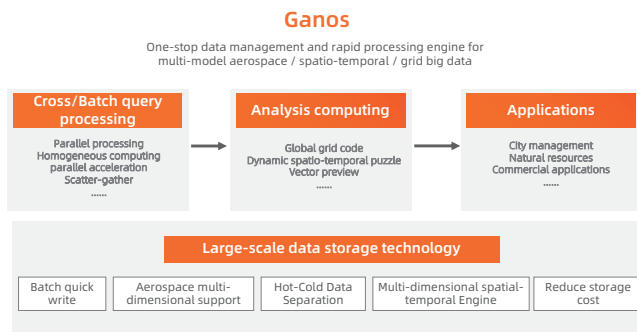
is hereby granted the

Certificate of Appreciation

for participating as the guest speaker in the seminar
 “A Multidimensional, Dynamic, and Scene-Oriented Cloud-Native Spatial Database Engine for Digital Twins”
 on 22 March, 2023

Sr TSUI Hoi Yuen, Paul
 Chairman of Land Surveying Division





MDS Data

- MDS : **M**ultidimensional, **D**ynamic, and **S**cene-oriented spatial data



BIM(Building Information Modeling)

- Multidimensional: real-world buildings as 3D entities
- Scene-oriented: textures and materials



Trajectory of a UAV

- Multidimensional: 3D position (x, y, z)
- Dynamic: positions change over time
- Scene-oriented: take off/landing events, collected images

“Briefing on the LSD APC Rules and Guide 2023”

On 27 March, led by Sr CHAN Yue-chun and Sr CHOW Kwan-lam, the LSD’s Education Committee (LSDEC) delivered a briefing on the LSD’s Rules and Guide of the Assessment Professional Competence (APC) to over 200 HKIS members. The speakers discussed the processes of the APC written (Parts I and II) and interview (Part II) assessments and some APC statistics. At the end of the briefing, LSDEC members suggested several typical “should-avoid” scenarios and shared with the audience their views and observations on the way to become corporate members.



Overview of APC Rules and Guide 2023

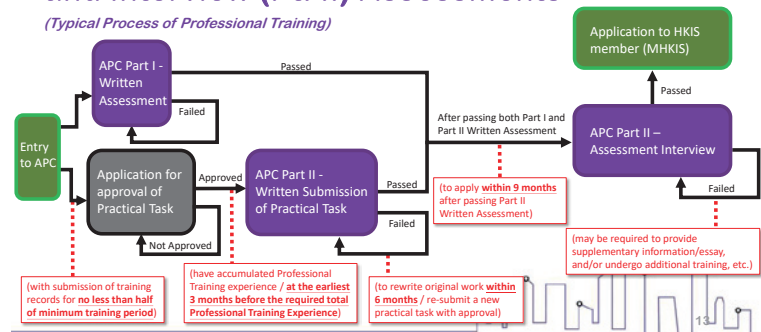
Major changes in this Revision

Brief Summary of Major Changes

- Section 4 - Arrangement of Training**
 - Updated arrangement of application for volunteer counsellor and/or supervisor
- Section 7 - Training Experience**
 - Updated specialized fields of Land Surveying Practice
 - Professional training experience must be gained in at least 2 of the 10 specialized fields
- Section 13 - Part II Written Assessment**
 - Updated arrangement of re-submission
- Section 14 – Part II Assessment Interview**
 - Updated requirement of application and arrangement for Part II Assessment Interview

Process of APC Written (Pt. I and II) and Interview (Pt. II) Assessments

(Typical Process of Professional Training)



APC Statistics (as at Jan 2023)

Year	APC Part I		T&S Approved %	APC Part II	
	Written Pass %	Interview Pass %		Written Pass %	Interview Pass %
2014	68%	100%	67%	82%	75%
2015	69%	-	74%	100%	75%
2016	75%	100%	72%	67%	60%
2017	53%	-	84%	50%	67%
2018	63%	-	62%	54%	83%
2019	49%	100%	54%	45%	64%
2020	29%	100%	68%	50%	67%
2021	64%	100%	43%	55%	85%
2022	39%	-	57%	57%	89%
Total:	54%	100%	67%*	57%*	76%*

* Including years prior to 2014

Note: The revised Rules and Guide will come into effect on 1 April 2023 and apply to those applications for APC entry submitted after that date.

The APC Guidelines and Forms are available online at:

https://www.hkis.org.hk/en/professional_apc.html?division=LSD&S=5



Planning & Development Division
Sr Terence Wai PDD Council Chairman

廣東省國土空間規劃協會到訪

三月十八日下午，廣東省國土空間規劃協會會長馬向明先生、常務副會長兼秘書長田中先生率領代表團拜訪香港測量師學會並特別邀請了中聯辦教育科技部處長郭建華女士出席。

學會高級副會長林家輝測量師、規劃及發展組主席衛振聲測量師及副主席吳柏堅測量師出席接待。

馬向明會長簡介了廣東省規劃及土地發展的最新情況，而林家輝高級副會長介紹了香港測量師學會六大專業組別及規劃及發展組相關工作情況。

雙方於二零二二年三月簽訂了「深化粵港合作框架協議」（續簽），並致力為粵港兩地專業人士創造更多學習及溝通機會。在討論過程中，雙方都提出了將來合作的建議和模式，為進一步學術研究及交流活動進行初步探討，並將聚焦在粵港澳大灣區的規劃及發展之上。而規劃及發展組也計劃今年五月回訪國土空間規劃協會，活動詳情正在安排中。

Media Interview and Outreach – Sr Terence Wai

Date	Media/Organisation	Topic/Event
11/03/2023	新城財經台	保護海港條例
21/03/2023	Hong Kong Coalition of Professional Services	Luncheon Talk on the 2023-2024 Budget by the Financial Secretary



Interview by Metro Finance



Group Photo at the Luncheon on the 2023-2024 Budget by the Financial Secretary



Financial Secretary Paul Chan Mo Po, GBM, GBS, MH, JP, delivers his talk.



廣東省國土空間規劃協會拜訪香港測量師學會。



中聯辦教育科技部處長郭建華女士（左三），廣東省國土空間規劃協會馬向明會長（右三），田中常務副會長兼秘書長（左二），陳瀾茵副秘書長（左一），香港測量師學會高級副會長林家輝測量師（左四），規劃及發展組主席衛振聲測量師（右二）及副主席吳柏堅測量師（右一）。



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

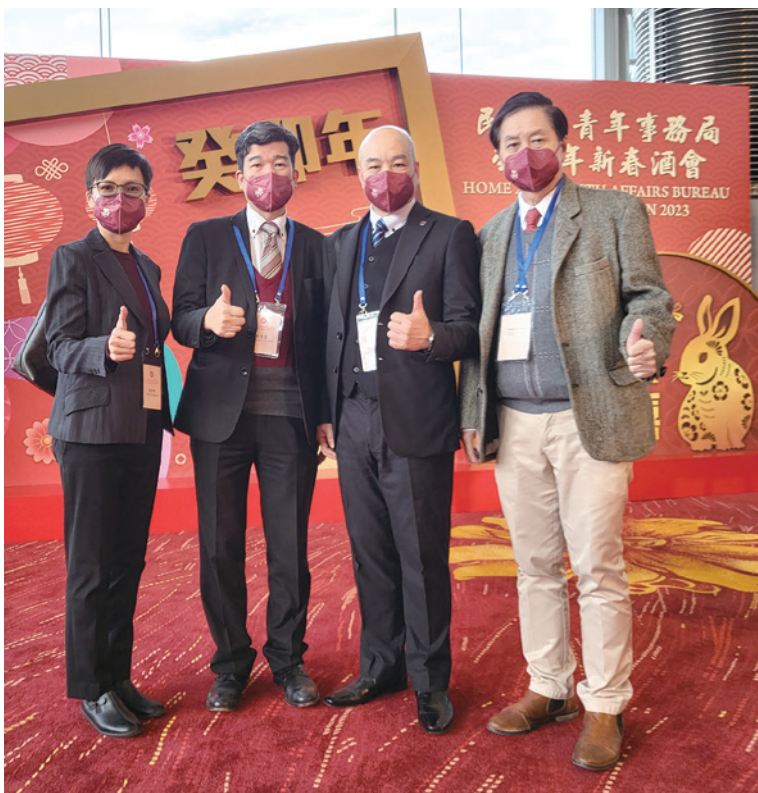
The Home and Youth Affairs Bureau Spring Reception

PFMD Chairman Sr Charles Hung was invited to attend the Home and Youth Affairs Bureau Spring Reception on 27 January at the Hong Kong Convention and Exhibition Centre. The reception was well-attended by all district representatives and the Hon Alice Mak Mei Kuen, SBS JP, Secretary for Home and Youth Affairs, who gave an inspiring opening speech in the presence of the Chief Executive, John Lee Ka Chiu, GBM, SBS, PDSM, PMSM. The CE also talked to the district representatives. The reception provided good opportunities for participants to exchange ideas on their community work and ended in a good and harmonious manner.

Modern Painting Technology for External Walls

Reported by Sr Jack Lee, PFMD Council Member

On 22 September 2022, Ms Michelle Tsang, General Manager of SKK (HK) Co, Ltd, was invited to deliver a CPD, “Innovation Painting Technology for Building Maintenance on External Wall Surface,” to members. She started by comparing the different resins of external wall coatings designed for their respective performances through different tests such as an accelerated weather test, repeated warming and cooling test, fungal test, and agal resistance test.



(L-R): Former QSD Chairlady Sr Amelia FOK, HKIS President Sr Paul Wong, HKIS Vice-President Sr Robin Leung, and PFMD Chairman Sr Charles Hung

Testing Item	Acrylic Resin	Polyurethane Resin	Silane Resin	Fluorocarbon Resin
1 Adhesion Test (ASTM D 3359)	100%	100%	100%	100%
2 Washability Test (ASTM D 1308)	100%	100%	100%	100%
3 Salt Water Resistance Test (ASTM D 1308)	100%	100%	100%	100%
4 Chemical Resistance Test (ASTM D 1308)	100%	100%	100%	100%
5 Abrasion Resistance Test (ASTM D 1308)	100%	100%	100%	100%
6 Fungal Resistance Test (ASTM D 1308)	100%	100%	100%	100%
7 Algal Resistance Test (ASTM D 1308)	100%	100%	100%	100%
8 UV Resistance Test (ASTM D 1308)	100%	100%	100%	100%
9 Thermal Expansion Test (ASTM D 1308)	100%	100%	100%	100%
10 Thermal Shrinkage Test (ASTM D 1308)	100%	100%	100%	100%
11 Chemical Resistance Test (ASTM D 1308)	100%	100%	100%	100%
12 Penetrability Test (ASTM D 1308)	100%	100%	100%	100%
13 Hardness Test (ASTM D 1308)	100%	100%	100%	100%
14 Abrasion Resistance Test (ASTM D 1308)	100%	100%	100%	100%
15 Impact Resistance Test (ASTM D 1308)	100%	100%	100%	100%

(Top Right-Bottom Right): Ms Michelle Tsang and Sr Jack Lee

Michelle also introduced the most updated innovative painting technology such as a pattern-design texture coating system, a fair face-like coating system; and a spray-on granite coating system that was the most popular for maintaining external walls. Moreover, she demonstrated with job references the advantages of a pre-fabricated sheet-type coating system over a real stone replacement in terms of weight, cost, ease of matching the original colour, application time, etc.



Michelle finally shared some techniques and specifications during the design stages of renovation projects to minimise the cost of conducting them.

The PFMD sincerely thanks Michelle for providing it with updates on paint technology and knowledge. Members are welcome to contact her for more information.

Legal Aspects in Water Leakage

Reported by Sr Tim Law, PFMD Council Member

A CPD Webinar, “Case Sharing on Property Facility and Management – Water Leakage,” was jointly organised by the HKIS and HKIFM on 12 October 2022 for over 160 participants. The speaker, Mr Kwok Kwun Ying, Senior Partner at Li, Kwok and Law Solicitors & Notaries, shared his views on facility management legal cases that involved water leakage caused by damaged waterproof membranes on rooftops, common facilities (eg drainage and pipes) along external walls exclusively used by individual owners, and the professional roles and liabilities of practitioners.

The engaged audience raised many questions during the Q&A session. Hopefully, Mr Kwok will return to give more talks in the future so that members can keep abreast of the latest legal cases.



(L-R): PFMD Council Member Sr Tim Law; Mr Kwok Kwun Ying of Li, Kwok and Law Solicitors & Notaries; and Mr Teddy Cheung, HKIFM Council Member

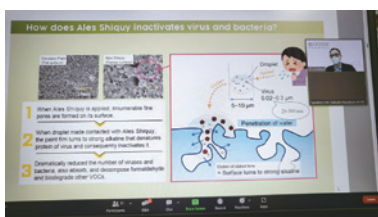
Improvements in Paint Technology

Reported by Sr Jack Lee, PFMD Council Member

On 16 November 2022, the PFMD invited Mr Kakuda Masakazu and Ms Tammy Chui of Hong Kong Kansai Paint Co, Ltd, to deliver a CPD, “Kansai Paint - Designed to Last with Pioneer Innovations,” which introduced paint characteristics and the new technology of today’s paints.

The key speaker was Tammy, who spoke about paint’s general components and the characteristics of different types of paint such as enamel, fluorocarbon, silicone, polyurethane, acrylic, epoxy, etc. She further illustrated with job references the benefit of adopting paint over using other materials to repair buildings due to its lower cost, ease and brevity of repair, environmental friendliness, and colour selection. Finally, Tammy introduced several new paint technology products:

- 1) Spray-on granite for mosaic and ceramic-tiled surfaces
- 2) Industrial paint applied to various building surfaces including aluminum panels, curtain walls, stainless steel, and sometimes underwater
- 3) “Precast” instead of liquid forms of paint
- 4) Paint that can absorb odors and disintegrate products
- 5) Tile-cleansing system



During the Q&A session, Kakuda and Tammy answered all questions professionally and stressed that due to improvements in paint technology, they would be happy to share their expertise and experiences at any time in the future at the request of PFMD members.



Application of Nanotechnology to Air Filtration and Sterilisation

Reported by Sr Maxine Yao, PFMD Co-opted Member

The PFMD Council invited Mr Eddie Fung, CEO of Nanofil Filtration Technology Limited, to give a talk on 23 November 2022 to introduce a Hong Kong innovation to kill germs, including the Covid-19 virus, using filters that are installed in fan coils and air-conditioners. In 2016, Eddie led and completed an R&D project to develop a nanofibrous air filter, which was funded by Hong Kong Science and Technology Park. He is devoted to continuously improving indoor air quality through nanotechnology, which can save both money and space. Members can seek further information from Eddie if they are interested.



(L-R) Mr Eddie Fung, CEO of Nanofil Filtration Technology Ltd and Sr Maxine Yao, PFMD Co-opted Member



Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

How can construction contracts protect tenants of MiC housings?

Modular Integrated Construction (MiC) and Light Public Housing (LPH) have been hot topics recently. Most of the discussions about them have focused on their abilities to reduce site construction activities and completion time, which would benefit the construction industry and society.

讀者來稿

建築合約 怎保障「組裝合成」屋住戶

近年，香港逐漸廣泛採用「組裝合成」建築法建屋，以達到縮短建築工期及加快房屋供應的目標。除了初期主要應用於公務員宿舍、學生宿舍、檢疫中心及一些過渡性房屋外，政府最近也打算在未來五年利用「組裝合成」建築法興建約3萬個「簡約公屋」，以加快安置有需要的市民。因為政府就此建築法給予發展商一些地積豁免優惠，一些私人地產發展商亦已開始研究採用「組裝合成」建築法興建房屋和酒店。可以預見將有更多市民會住進這些以創新方法興建的房屋。

「組裝合成」房屋的具體設計細節主要是由承建商負責。發展商聘請的工料測量師則負責預算及合約投標事宜，如在草擬建築合約中清楚列明締約雙方的權益等。由於每個單位的結構、粉飾及裝置主要在外地工廠完成，所以品質管理及流程監控等條款必須明確地列明於合約內，以保持模組質量穩定。工料測量師一般亦會建議加入條款，按工廠內已完成工序的進度付款給承建商，令其有足夠現金流支付製造模組的費用。

流程監控 保持模組質量穩定

市場上的「組裝合成」房屋主要分為兩大類：一類為鋼結構，而另一類則為混凝土結構。兩種結構的房屋均符合香港的建築規例。而它們的結構及防水等的保修期亦跟一般樓宇無異，有約十至十五年，所以居住在這種房屋的住戶都能得到與一般樓宇同樣的建築質量保障。為了迎合住戶更長遠的裝修及維修要求，工料測量師在草擬建築合約時會跟建築師及工程師作好好的溝通，以將適當條款加入建築合約內，保障住戶之需要。

例如，一般鋼結構「組裝合成」房屋均用上石膏板或其他防火板為牆身，吊掛重物處必須在龍骨位置。而另一方面，「組裝合成」房屋的某些地方不可以鑿坑藏喉，若住戶要更改或增加電線插座或水喉位置，可能要走明線及明喉。所以在建築合約中會要求承建商列明房屋中可掛重物的位置及其所限之重量等資料，以及結構的用料及裝修時需注意的事項等。這些資料都會羅列在住戶手冊上。

此外，由於「組裝合成」房屋的結構及粉飾都在外地工廠完成，住戶未必能在香港找到完全一樣的材料以修補飾面。故此，建築合約也要列明承建商應配備足夠的備用材料，以應付入伙後一段時間內的應急修補之用。

工料測量師以其在合約管理及成本控制等領域的專業知識，在草擬應用嶄新建築技術的建築合約時，既能平衡各項目團隊的利益，也能令住戶安心享受新建築技術的成果。故工料測量師在推動「組裝合成」建築法的廣泛應用上擔當不可或缺的角色。

■香港測量師學會工料測量組義務司庫
吳茵茵測量師

The adoption of MiC for a project demands many specific requirements such as assembly connections, delivery schedules, logistical arrangements, and quality assurance and control. Quantity surveyors have to prepare contracts that incorporate all appropriate requirements and stipulate the rights and liabilities of all contracting parties including any special payment terms to contractors. Other stipulations affect the occupants of MiC units.

Sr Mandy Ng, QSD Honorary Treasurer, wrote an article, 「建築合約怎保障『組裝合成』屋住戶」, which was published in the Hong Kong Economic Times (《香港經濟日報》) on 14 March. Members can read it in detail by scanning the QR code below.



<https://tinyurl.com/2ly7lk4o>

New Members' Welcoming Party (30 June 2023)

The QSD New Members' Welcoming Party will be held on 30 June 2023 (Friday). It is a highly-anticipated event after each year's diploma presentation ceremony for newly-qualified quantity surveyors. The QSD Council takes this opportunity to welcome the QSD's newest members, congratulate them on their successes, establish contacts and dialogue, exchange views on the profession and industry, and nurture their interests in the activities of the QSD and HKIS.

Date: 30 June 2023, Friday

Time: 7:00-9:30 pm

Venue: Helena May, 35 Garden Road, Central
Activities: Mingling, Sharing, & Relaxing

Fee: **Free** for newly-qualified QS members

Refreshments will be served.

QSD members remember had a great time at the Helena May last year. It is a beautiful colonial-era heritage building at 35 Garden Road that stands out as a superb example of Hong Kong's architectural heritage. Invitations will be sent to all newly-qualified members. The QSD looks forward to meeting all of you at the party.



A Guest Lecture for HKU BSc (Surveying) Students

QSD Chairman Sr Sunny Choi delivered a guest lecture to Year 2 BSc (Surveying) students at HKU on 23 March. The title of his lecture was, "The Latest Development of Quantity Surveying and BIM". He delivered good news to the students on the prosperity enjoyed by Hong Kong's construction industry, which included full employment for quantity surveying graduates.

Digitalisation is the current trend of technological development in the industry for boosting productivity and improving site safety. BIM has been actively adopted in construction contracts. Beyond that, smart construction and site safety systems have drawn much attention. Sunny also briefed students on the enhancements incorporated into the drafting of the new HKSM5 and the BIM Measurement Information Requirements.



VTC's Secondary School Students BIM Competition

On 1 March, QSD Past Chairman Sr Dr Paul Ho served as a member of the judging panel of a BIM competition for secondary school students. The event was organised by the Vocational Training Council's (VTC) Building, Civil Engineering and Built Environment Training Board (BCETB). The competition attracted over 100 competitors who were given four two-hour sessions to learn BIM modelling techniques and practice them at home. Teams consisting of 3-4 students were required to design the internal layout and interior finish of a given structural model within a three-hour timeframe.

Despite the short training period, the shortlisted teams were able to produce 3D models of a balcony, living room, dining room, kitchen, two bathrooms, and three bedrooms along with interior designs presented from a 3D perspective and/or rendered drawings. All models were considered to be of high quality and demonstrated that BIM is an easily-learned skill even for secondary students without construction knowledge.

QSD Social Event: Tufting Workshop (18 March 2023)

The first QSD social event of 2023, a tufting workshop, received an overwhelming response and successfully conducted on 18 March. All members had fun tufting their own designed works.

Thanks go to the QSD Social and Welfare Sub-Committee Chairperson, Sr Karen Wong, and her team for organising this event. The QSD looks forward to seeing its members in all upcoming social events.



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

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

HKIS Boards	QSD Representative(s)
Board of Education	Sr Steven TANG (Chairman) Sr Tiffany CHAN Sr Dr Sandy TANG
Board of Membership	Sr Amelia FOK Sr Joseph CHONG
Board of 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 Raymond KAM (Chairman) Sr Dr Joseph CHAN (Honorary Editor) Sr Dr Ken HUI Sr Eric TING
Finance Committee	Sr Mandy NG
Mainland Affairs Committee	Sr Dr Stephen LAI (Chairman) Sr Keith YIM Sr Tim NGAI
Members' Welfare Committee	Sr Amelia FOK (Chairman) Sr Christina WONG Sr Tony CHOY
Promotion Committee	Sr Thomas HO (Chairman) Sr Mandy NG Sr Sammuel YUNG
Research Committee	Sr Dr Mei-Yung LEUNG (Chairperson) Sr Dr Ken HUI Sr Dr Joseph CHAN
Senior Members' Committee	Sr Thomas HO (Chairman) 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 Felix CHENG
Strategic Planning Committee	Sr Sunny CHOI Sr Tim NGAI
Building Policy Panel	Sr Rex YING Sr Christina WONG
Housing Policy Panel	Sr Paul WONG Sr Staw WONG
Land Policy Panel	Sr Amelia FOK Sr Christina WONG

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Working Group on BIM	Sr Sunny CHOI Sr Dr Paul HO
Working Group on Heritage	Sr Tzena WONG Sr Jim CHARK
Working Group on Modular Integrated Construction (MiC)	Sr Sunny CHOI (Co-chairman) Sr Amelia FOK Sr Mandy NG Sr Felix CHENG
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 Drafting the New Standard Form of Building Contracts	Sr Thomas HO (Chairman)
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 Security of Payment	Sr Raymond KAM (Chairman) Sr Dr Paul HO

Task Force on the Standard Form of Contract for Minor Works, Renovation, Fitting-out, Additions, and Alteration Works	Sr Raymond KAM (Chairman) Sr Eric TING
HKIS Annual Conference 2023 Organising Committee	Sr Tzena WONG Sr Pesire LAU
HKIS Annual Dinner 2023 Organising Committee	Sr Christina WONG Sr Tzena WONG
HKIS Create Your District Competition 2023 Organising Committee	Sr Dr Ken HUI Sr Johnson CHEUNG
HKIS Awards 2024 (previously the “HKIS Best Development and Conservation Award”) Organising Committee	Sr Mandy NG Sr Pesire LAU
HKIS 40 th Anniversary Celebration Organising Committee	Sr Thomas HO Sr Angela AU YEUNG
HKIS Charitable Foundation Operation Committee	Sr Karen WONG



Young Surveyors Group

Sr Wilson Ko YSG Committee Chairman

Committed to serving its younger members, YSG planned various activities for March to increase the bonds between and inspire them in their work.

In the coming months, YSG will continue to execute its yearly plan while continuing to foster a culture of innovation, contribution, and collaboration within the Institute. I am proud of the YSG committee's work and want all members to enjoy the events it has organised.



YSG Social Event: Whisky-Tasting

The much-awaited whisky-tasting event on 24 March attracted whisky lovers to taste the various spirits and was a huge success. The tasting included selections from five regions of Scotland, each with its unique flavor and aroma.

Guests were treated to a night of elegance and sophistication. Experts were on hand to guide them through the tasting and share their knowledge of whisky's rich history and production process. The event was a perfect opportunity for members to sip and savour selected whisky varieties with friends. As a result, members expanded their knowledge of and enthusiasm for whisky and left with a newfound appreciation for the complexity and depth of this spirit.

Overall, this was a night to remember as YSG's first social event in a long time. There will be more great events to come.



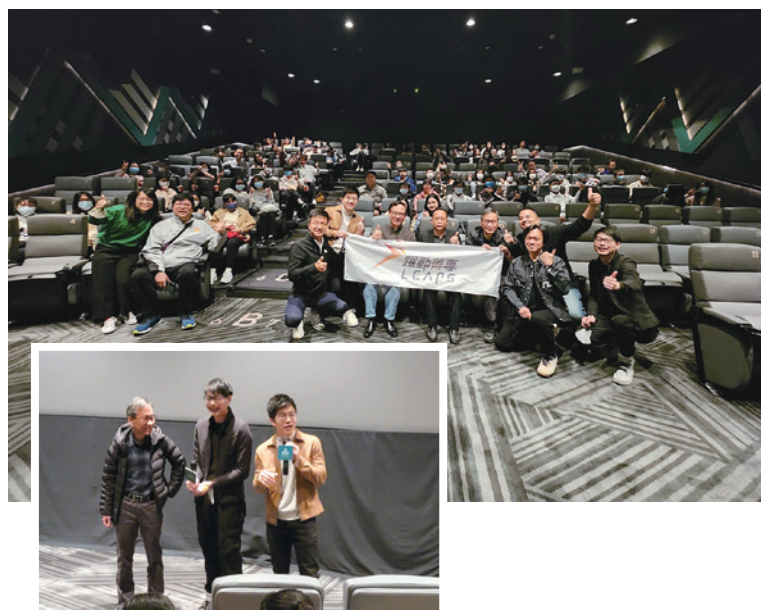
YSG Charity Event: O'South Coastal Charity Run 2023

YSG members and friends joined the O'South Coastal Charity Run's seven-km race on 12 March. The weather was perfect for such an event. Participants enjoyed running along the promenade overlooking Tsuen Kwan O Bay and on the newly-opened Cross-Bay Bridge to support the Hong Kong Sports Federation for the Blind and Hong Kong Guide Dogs Association.



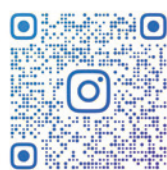
Joint Charity Movie Event with LEAPS

On 4 March, YSG joined fellow youth groups of the HKIA, HKIP, and HKILA to support a charity event organised by LEAPS for the movie, *The Wandering Earth 2*, to allow students from grassroots families to watch it. A limited number of free tickets were allocated to YSG to distribute to its members to join this meaningful event.



Instagram

Since the launch of YSG's official IG account on 11 February, it has attracted over 350 followers. YSG's IG presence has been a great success and I thank all members for their support.



@HKIS.YSG

If you have not followed YSG yet, please search "hkis.ysg" on IG or simply scan the QR code below!

Reported by Sr Gigi Mok,
YSG CPD Convener

Experience-Sharing on the Application of Building (Planning) Regulations on 11 February, 18 February, 25 February, 4 March, 11 March & 18 March 2023

YSG was pleased to invite Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department, to deliver six half-day short courses on building controls to the HKIS's younger members to allow them to understand and update themselves on the control regime for property development.

During the first and second seminars, Terry focused on the related sections of the Buildings Ordinance including:

- Section 2: Interpretation
- Section 14: Approval and Consent Required for the Commencement of Building Works
- Section 16: Grounds on Which Approval or Consent May Be Refused
- Section 21: Occupation of New Buildings
- Section 39: Application of New Regulations Which Would Be Applicable to All New Building Works and All Alteration & Addition Works
- Section 41: Exemptions
- Section 42: Building Authority's Powers of Exemption
- Section 43: Interpretation of Part 6 – Appeal

Terry also shared his knowledge of the court case of Wang Fung Terrace (FACV 7/14) to remind members that while the proposed buildings could pose a danger to the public and/or an inconvenience to traffic, more people occupying Wang Fung Terrace would lead to increased traffic at a nearby junction. Under these circumstances, the Building Authority may consider invoking Section 16(1)(g).

After Terry shared the Final Appeal Court case of Mariner, which provided useful guidelines to facilitate decisions, members learnt that the

concept of involving the structure of a building was not limited to holding the building up and building works added to a building affect its structure provided that they serve a structural function or, for any reason, are capable of affecting the structure's integrity. Moreover, Terry told members that the Building Authority could refuse to issue an occupation permit if it finds a defect in a building because it contravened the B(C)R.

During the third, fourth, and fifth seminars, Terry shared his personal experiences with the related sections of the Building (Planning) Regulations. From them, members learnt how the development intensity of a composite building complies with B(P)R 20 & B(P)R 21 when a site has two towers with different uses (eg office and residential blocks) or when the height of the buildings do not come under the same band in Schedule 1 of the B(P)R. Terry explained that the B(P)R's definition of "usable floor space" differs from the Fire Safety Code's definition of "usable floor area".

Terry also shared his knowledge of two real-life cases – Carson Mansion 1994 WL 1063375 (Privy Council) and Mei Foo Sun Chuen HCAL 51/2011. Members learnt how development intensity determines the site area on which a building is erected for the purposes of exceeding site coverage and plot ratio in certain cases. With the aid of figures, Terry explained that a street or service lane, as mandated by statutory requirements, should not count towards a site area, while any area that facilitates public traffic should be included.

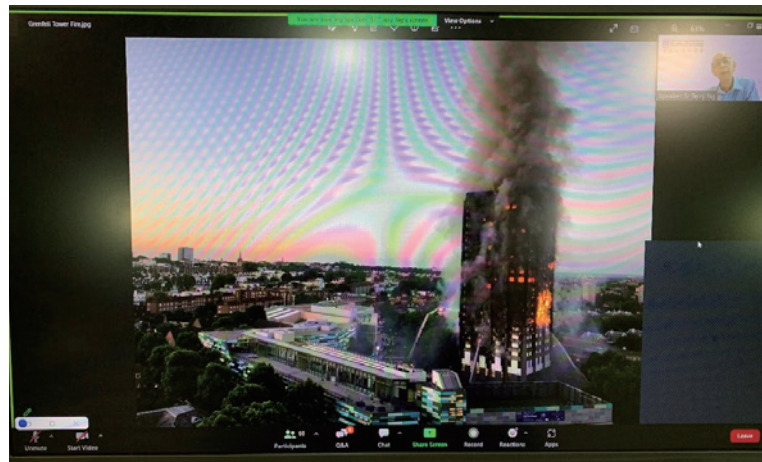
During the sixth and final seminar, Terry mainly focused on the related sections of Building (Planning) Regulations 41, 41A, 41B, 41C, & 41D, Building (Construction) Regulation 35, and the Fire Safety (FS) Code 2011. One of the examples he gave was an application of FS Code Parts B8 and B18 at the same time. Provided that the exclusive use of each level

in a commercial building did not exceed 25 storeys with the main roof designed as a refuge floor, the latter was required in order to comply with FS Code Part B8, which mandates a means of escape (MOE) staircase that does not pass through someone's premises.

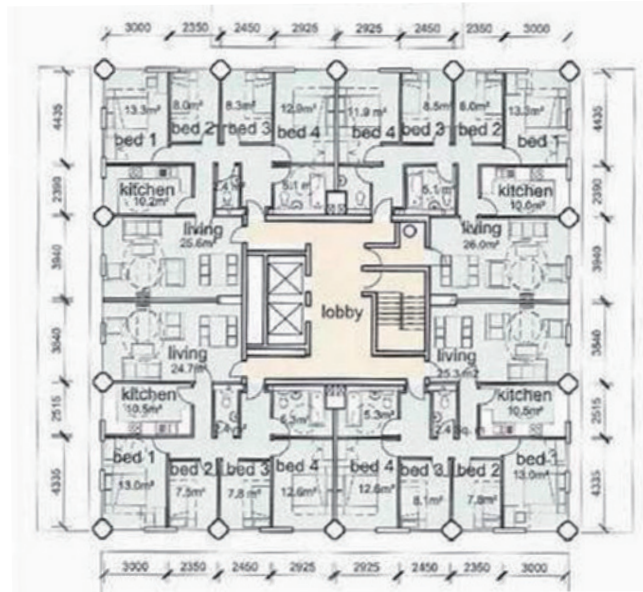
Terry then shared his thoughts on the Grenfell Tower fire, which destroyed most of a derelict 24-storey residential tower in London's North Kensington neighbourhood on 14 June 2017. The tower's construction was approved by the Kensington and Chelsea London Borough Council in 1970 and its top 20 storeys contained 120 flats with six per floor – two one-bedroom flats and four two-bedroom flats – for a total of 200 bedrooms.

Grenfell housed up to 600 people and received new windows and cladding with thermal insulation during a 2016 refurbishment. The fire gutted the building and killed 72 people including a stillborn child. Like many other tower blocks in the UK, Grenfell was designed to operate under a "stay-put policy" in the event of fire and had only a single central staircase. Unlike in many other countries, British regulations did not require a second. As a result of the fire, the National Fire Chiefs Council recommended amending the Building Regulations or Approved Document B to require all new residential buildings of over 18 metres or seven storeys in height to have more than one staircase. As reported in the CIOB's *Construction Management* journal on 3 January 2023, research carried out by McGill University in Montreal and cited by *Inside Housing* examined 30 international building codes and found that only England, Wales, and South Korea lacked a second staircase requirement.

Members also learnt about a building's fire and smoke separations, its stability in case of fire, the provision of adequate fire resistance measures to prevent its spread, and the number of MOE staircases required.



Terry shares the case of the Grenfell Tower fire in London.
















Typical Grenfell Tower Floor Plan with a Single MOE Staircase Serving the Entire 24-Storey Building










Souvenir Presentation to Terry



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 1 APR - 17 JUL 2023

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
1 Apr 2023	2023059	60 Fan Club (樂齡俱樂部): Visit to Tai Kwun 	Denis Tang	HKIS	1.5	To be determined by respective Division		Free of charge
4 Apr 2023	2023010F	QSD PQSL Contract Administration Series 2023 (1) – The First Step for Extension of Time in a Project 	Eric Y C Ting	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
6 Apr 2023 to 8 Apr 2023	2023056	GPD Visit to Guangdong Greater Bay Area (產業測量組廣東省大灣區考察團)	-	GPD	10.0	To be determined by respective Division		Please refer to website
12 Apr 2023	2023063A	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living 	-	BSD	2.0	✓	2.0	Free of charge
12 Apr 2023	2023063B	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living 	-	BSD	2.0	✓	2.0	Free of charge
12 Apr 2023	2023037	HVAC Series (1) – Build the Best and Highest Efficient HVAC System	P L Ho, Jackson P K Chack	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Apr 2023	2023051	[Hybrid] Implementation of New Engineering Contract (NEC) in Public Works Projects (FULL)	Francis Leung, Joyce Li	QSD	1.5	✓	1.5	Free of charge
13 Apr 2023	2023063C	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living 	-	BSD	2.0	✓	2.0	Free of charge
13 Apr 2023	2023063D	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living 	-	BSD	2.0	✓	2.0	Free of charge
14 Apr 2023	2023063E	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living 	-	BSD	2.0	✓	2.0	Free of charge

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
14 Apr 2023	2023063F	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living  (14 April 2p.m. for Tour 2)	-	BSD	2.0	✓	2.0	Free of charge
14 Apr 2023	2023075	Design for Safety 	Tony Lam	HKIS	1.5	To be determined by respective Division		Free of charge
14 Apr 2023	YSG/S/202308	YSG Social Event – HKIS YSG x RICS Matrics Joint Institute Social Drinks 	-	YSG	-	-	-	HK\$100 - YSG members
15 Apr 2023	2023038	HVAC Series (2) - Visit to the Plate-tube Evaporative Condensed Chiller and show room of PMS motor fan coil	P L Ho, Jackson P K Chack	BSD	2.5	✓	2.5	HK\$150 - HKIS members only (Quota 40)
15 Apr 2023	2023065	QSD PQSL - QSD APC Part I Workshop 	Experienced Assessors of QSD APC	QSD	-	✓	3.0	HK\$200 - members; HK\$300 - non-members FOC - QSD Probationers
15 Apr 2023	2023063G	HKTDC April Tech Fairs (12-15 April 2023) - Reconnecting the World with Innovations for Better Living  (15 April 11a.m. for Tour 1)	-	BSD	2.0	✓	2.0	Free of charge
18 Apr 2023	2023050	Green Demolition and New Technology of Floor Screeding for FM	Danny Woo, Yuen Leung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 Apr 2023	2023072	Solutions for the new Digital Works Supervision System (DWSS) imposed in DEVB Capital Works Contracts 	C K Ng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
19 Apr 2023	2023047	Experiences Sharing on Fire Services Installation and FS / OP Inspection	Vicki Tang, Chris Ng, K C Leung	QSD	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
22 Apr 2023	2023066	QSD PQSL - QSD APC Part II Workshop 2 	Experienced Assessors of QSD APC	QSD	-	✓	3.0	HK\$200 - members; HK\$300 - non-members FOC - QSD Associate Members and Probationers
25 Apr 2023	2023029	Project Redevelopment Study and Hypothetical Analysis	Benny Chan	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
26 Apr 2023	2023021	Management of Contract and Payment Disputes under SOP	Eric Ting	QSD	1.5	To be determined by respective Division		HK\$150 - HKIS and HKICM members; HK\$210 - non-members
27 Apr 2023	2023006	Use of BIM in Cross Bay Link Project	Peter P W Wong	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
28 Apr 2023	2023077	Architectural Glass – from Safety to Sustainability 	Keith Tsang, Christoph Troska, Riku Färm	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
2 May 2023	2023064	How Do Sustainability and Climate Change Relate to You? 	Judy Cheung, Carly Leung	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$180 - non-members FOC - full time degree student members
3 May 2023	2023062	Managing NEC Target Cost Contract 	Romeo C H Chung, Andrew C H Wong, Frankie F K Yeung	PDD, QSD	1.5	To be determined by respective Division		Free of charge

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
4 May 2023	2023054	How to use trust to arrange real properties for estate planning	Jimmy Pun	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
5 May 2023	2023040	License Series (1) – General building requirement for licensing application	William Yeung	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
6 May 2023	YSG/ S/202307	YSG Social Event – Dodgeball Fun Day 	-	YSG	-	-	-	HK\$80 - members
6 May 2023	2023028	Site Visit at Hong Kong Battery Recycling Centre (“HKBR”) (FULL)	Michelle Lam	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
8 May 2023	2023053	Unmanned Aircraft Operation Under The New Regulations	Rickson Chow	BSD	2.0	✓	2.0	HK\$180 - members; HK\$210 - non-members
8 May 2023	2023073	Mui Tsz Lam and Kop Tong Sustainable Village Programme 	Winnie Law, Ryan Leung	YSG	1.5	To be determined by respective Division	To be determined by respective Division	HK\$150 - members; HK\$180 - non-members
10 May 2023	2023031	Practical Negotiation Skills for QS (FULL)	Mandy Christina Lam	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
16 May 2023	2023071	Quantity surveyor as Expert witness 	Jeffrey Wong, Hinson Cheung	YSG	1.5	To be determined by respective Division	To be determined by respective Division	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
17 May 2023	2023046	How to contribute to Value Management Studies	K C Tang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
19 May 2023	2023041	License Series (2) – Licenses issued by Social Welfare Department (i.e. Residential Care Homes for the Elderly; Residential Care Homes for Persons with Disabilities; Drug Dependent Persons Treatment and Rehabilitation Centres and Child Care Centres)	William Yeung	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
20 May 2023	2023058	From Common Spatial Data Infrastructure (CSDI) and 3D Digital Map to Digital Twin 	Y C Chan	GPD	2.0	To be determined by respective Division	To be determined by respective Division	HK\$50 - members; HK\$250 - non-members
25 May 2023	2023042	License Series (3) – Other licenses not included in License Series (1), (2), (4), (5) and (6)	William Yeung	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
3 Jun 2023	2023032	Visit to Grade I historic building - The Cathedral of the Immaculate Conception (FULL)	S L Lam	BSD	3.0	✓	3.0	HK\$150 - HKIS members only
9 Jun 2023	2023043	License Series (4) - Hotel and Guesthouse Accommodations	Carmen Lai	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
19 Jun 2023	2023044	License Series (5) - Place of Public Entertainment (Cinema & Non-Cinema)	Carmen Lai	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
24 Jun 2023	2023074	Artificial Intelligence for construction applications 	Allan W H Wong	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$340 - members; HK\$400 - non-members FOC - full time degree student members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
17 Jul 2023	2023045	License Series (6) - School Registration and Restaurants	Carmen Lai	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
<p>(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.</p> <p>(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.</p> <p>(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.</p> <p>(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.</p>								

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



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

GASOLINE

PETROCHINA CARD

From 1 March 2023, HKIS members can enjoy the private car discounts of **HK\$4.80 per litre for gasoline** and **HK\$10.80 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit www.cheerwayco.com/pro.

ESSO FLEET CARD

From 1 March 2023, HKIS members can enjoy the privileged private car discounts of **HK\$4.50 per litre for petrol** and **HK\$10.50 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

SHELL CARD

From 1 November 2022, the discount is **HK\$3.8 per litre for gasoline** and **\$9.50 per litre for diesel** for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

CALTEX STARCARD

From 13 January 2023, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$5.4 per litre for gasoline** and **HK\$11 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 9279 5187**.

AFFINITY CARD

HKIS American Express® Credit Cards

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

Shanghai Commercial Bank HKIS Credit Cards

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

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

From now until 30 June 2023, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

OTHERS

Special Offer HKBN (香港寬頻)

HKIS members can enjoy **\$0/month up for home broadband** and up to **3-month monthly fee waiver** for mobile services. Please refer to the HKIS website for details.

For enquiries, please contact Mr Kenny Chan at 9861 4708. Privilege lasts until 30 April 2023.

10% Wakesurf Pro

From now until 31 May 2023, new customers can enjoy a one-time discount on wakesurf boat hiring services with all necessary equipment provided. A minimum two-hour booking is required for a **discounted rate of \$1,000/hr on weekdays** and **\$1,200/hr on weekends**. After they enjoy their one-time newcomer offers, HKIS members can continue their wakesurf experiences with Wakesurf Pro at a **10% discount off** (original price \$1,400/hr) for a wakesurf boat hire until 31 December 2023. Free coaching services are available for beginners on weekends upon request.

Please Whatsapp **6383 3998** for enquiries and bookings.

Up To 35% INSURANCE

HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (up to 15% off) medical and personal accident plan (up to 35% off), home protection plan (up to 20% off) and others (Golfstar and Motorplus insurance plan).

Please refer to HKIS website for details. For enquiries or product information, please call **2903 9326** or visit <https://www.zurich.com.hk/en/affinity/partners>

Up To 50% HEALTH CHECK PLAN

From now until 31 December 2023, health.ESDlife offers extra **5% off** on over 600+ health check plans from renowned merchants on eshop (Discount code: HKIS2023). For Mobile Medical Platinum Health Check Plan (2 persons), HKIS members can enjoy **up to 50% off** (average \$2,992.5/per person; HKIS discounted price: \$5,985). The plan consists of 103 checkup items including cancer marker, cardiac, liver, kidney and renal condition, thyroid, lung with **\$2,000 FREE cash vouchers** from Park'n Shop/Apple/Fortress or redeem Dyson products, PlayStation 5 or Switch Console at favourable price. Other female/male/executive staff plans with ultrasounds, pap smear, mammogram from \$2,000 up with gift are available for selection. For purchase and full plan list, please visit health.esdlife.com/hkis2023. For enquiry, please call 3151 2244.

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 2023.

Up To 48% HEALTH CHECK PLAN & HEALTHCARE SERVICES

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

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.

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/>.

15% PROFESSIONAL COURSE

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

10% DRIVING COURSE

From now until 31 December 2023, HKIS members can enjoy **10% discount** on specified driving training courses from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit leekin.com.hk.

Up To 30% DOWN JACKETS AND T-SHIRTS

HKIS members can enjoy **15% discount** on all regular priced items (Premium Goose Down, Extra Fine Pima Mercerized Cotton T-shirts, jackets etc) provided at Chateau Chaleur's online shop www.chateauchaleur.com Simply apply the promotion code "HKIS85" upon check out to enjoy this discount. Member can enjoy **30% off** for all regular priced items at the shop on 31/ SOGO Causeway Bay until 28 Feb 2023.

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.

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.

Special Offer INSURANCE

From now until 31 December 2023, HKIS members and their families can enjoy the **special offers** from **Prudential General Insurance HK, Ltd** including personal accident, overseas study, home & home-landlord, home decoration and relocation care insurance, etc. For further promotional details, please visit HKIS website.

Free subscription MAGAZINE

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

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).

10% BEAUTY & BATH PRODUCTS

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

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 2023. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

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

Up To 10% DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants (including **Di King Heen, La Scala Lion Rock** and **KOUDA Japanese Restaurant**) to HKIS members. The offer will start on 1 January 2022 and last until 31 December 2023. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For Exclusive Offers (April - June 2023) and promotion details, please visit HKIS website.

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>.

Special Offer WEIGHT LOSS PLAN

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2023, HKIS members can enjoy a **special price of HK\$3,988** for a 45-day MSL "Weight Loss Plan" (special price including nutrition consultation and Slim Delight Food Packs)

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

Special Monthly Offer WINE SHOPPING

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

29% BOAT LICENSE COURSE

From now until 31 December 2023, **A & M Boating Limited** is offering a special discount and group discount for Boat License Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit www.amboating.com, or call 2891 3220 or email to info@amboating.com.

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.

SURVEYORS

測量師時代 • TIMES

ADVERTISEMENT ORDER FORM

SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to over 11,000 members of the Hong Kong Institute of Surveyors with complimentary copies to government departments and professional bodies.

ORDER PLACEMENT (Please tick as appropriate)

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Half page (174mm w x 120mm h)	<input type="checkbox"/> HK\$5,500	<input type="checkbox"/> HK\$4,900	<input type="checkbox"/> HK\$8,300			

Notes:

* Education refers to: HKU & SPACE, CityU & SCOPE, PolyU & SPEED, VTC & THEi, the Hong Kong Management Association and members of the Federation for Continuing Education in Tertiary Institutions on events solely organised by itself; joint institutes' events.

** Recruitment refers to surveying-related vacancies.

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Enquiry: Please call (852) 2526 3679 or email editor@hkis.org.hk