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SURVEYORS

測量師時代 · TIMES

Surveyors play gatekeeper role in green real estate finance



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

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Sr K K CHIU

A very Happy New Year to you all! This year, we continue to live under the new normal, in which the world continues to see major changes owing to the impact of the COVID-19 pandemic. As your new President, I would like to extend my sincere gratitude to all members for working hard under such challenging conditions.

With all key business and trade events cancelled, I unfortunately missed opportunities to meet with our key stakeholders and to build rapport with them. These included the Construction Industry Council's annual luncheon, and the Green Building Award 2021 presentation ceremony by the Hong Kong Green Building Council, which has been postponed.

Internally, the HKIS is enforcing special work arrangements during this critical period. In spite of all the constraints, I still hope our annual retreat and first meeting will deliver concrete strategic directions to navigate the challenges and move forward to greater heights!

May the new year bring you health, prosperity and happiness!

Beyond Your Campus Competition

The 8 January briefing for this competition targeting secondary school students was conducted in virtual format rather than in person. Students interested to take part in the contest were required to join the briefing; otherwise, we sent the briefing video to schools that informed us of a clash with scheduled examinations.

During the two-hour briefing, representatives from each of the HKIS's Division and Young Surveyors Group shed light on the function and scope of their jobs. Surveying comprises many disciplines and we hoped that these online workshops would help the participants make better-informed decisions about which discipline to choose when enrolling in surveying at the tertiary level.

Around 200 students from 28 schools signed up for this new initiative!

The contestants will be required to attend more workshops including knowledge-sharing talks in February and guided tours in March at designated venues.

Mutual Recognition Agreement

We have made significant progress regarding the reciprocal recognition agreement with the China Appraisal Society (CAS) in Beijing. Both parties have decided to move ahead and work together in principle with the basic terms agreed. The next step is the final stamp of approval from the Ministry of Finance. Once we obtain the green light, members of the

General Practice Division who are practising business valuation will be able to carry out asset appraisal work in China, upon passing of a mutually-recognised professional examination and registration at the CAS. We look forward to the ministry's decision. Meanwhile, kudos to the working group members and the former General Practice Divisional Council for their joint efforts in taking things almost to conclusion by the time I took over as President.

You Tell Us, We Tell the Industry

The Honourable Tony Tse has been re-elected to the Legislative Council as the member representing our Architectural, Surveying, Planning and Landscape Functional Constituency. To enhance communication among the four sectors, he has proposed the formation of a think-tank and has sent out invitation letters to relevant industry stakeholders. In his letter, Sr Tse drew attention to the diverse issues, difficulties, challenges, and urgent matters facing the development industry, including the slow adoption of development-related policy, lengthy approval processes, as well as long working hours for employees.

The gist of the think-tank is to establish a platform to collect thoughts and views on a wide array of topics with the objective of speeding up resolution of problems and issues during his four-year term. I appreciate the rationale behind this initiative. One of the key actions of this body will include holding weekly meetings at which to table different issues within the trade, and to come up with recommendations. In this one-hour session, think-tank members will be free to

express their views and to make comment on topical issues, with the ultimate goal of having the government hear our voice through LegCo and render assistance. Undoubtedly, this face-to-face interaction will promote cohesive communication, and it is something that I, as the newly-elected HKIS President, will definitely engage in. I would be grateful if our members could share their voice on any topics related to our industry or our community at large. Please feel free to reach out to Sr Tse or me directly.

Getting the Ball Rolling

We are working with the Mainland Affairs Committee to pave the way for some hosted events related to the Greater Bay Area (GBA). I have been in contact with the Development Bureau (DB) on the possibility of subsidising upcoming GBA events in the future, and have been kindly directed to approach the Commerce and Economic Development Bureau to explore a possible funding scheme. I have passed all relevant information to our office to follow-up.

If the only constant in life is change, so must we keep working to minimise disruptions to our day-to-day operation by promoting hybrid-mode events this year. In view of the HKSAR celebrating its 25th anniversary in July, the HKIS is in talks with the DB for endorsement to include official celebration logos in all our promotional materials so that we can help spread the message at our events.

Sr K K Chiu
President



迎虎年，祝願大家身體健康，大展鴻圖，笑口常開！

受到新冠疫情影響，今年我們繼續以新常態方式，應對各項變化。在此我衷心感謝會員們在艱辛的情況下仍能緊守崗位，努力工作。

因疫情關係，眾多商業活動相繼取消，包括建造業議會舉辦的周年午宴，很可惜我暫時未能與業內主要持份者親身會面，深入交流。由香港綠色建築議會主辦的環保建築大獎 2021 頒獎典禮亦需要延期。

在這個關鍵時期，學會正實施特別辦公安排。儘管方式有別於往年，我期待即將舉行的學會周年集思會及首個會議可以為會員探討出具體的策略方向，跨過挑戰，邁步向前，再創高峰。

「構建『你』想校園社區」創作比賽

創作比賽的簡介會已於 1 月 8 日以網上形式舉行，對象為全港中學生。我們邀請了所有報名參加的學生出席是次簡介會，對於部份學生因考試撞期未能出席，學會另將簡介內容片段發送到學校。

在歷時兩小時的簡介會，學會不同組別及青年組均派出代表，向學生介紹他們的職責及工作範圍。測量業橫跨多個範疇，我們希望參加者可以透過是次活動了解更多行內知識。日後當報讀大專學科課程時，他們可以更明確自己的選項。今年，創作比賽吸引近 200 名來自 28 間中學的學生。另外，我們也會邀請參賽者參加不同工作坊，包括分別於 2022 年 2 月及 3 月舉行的講座及導賞團。

資格互認安排

學會與北京的中國資產評估協會就資格互認安排上取得重大進展。雙方已經同意基本條款，攜手合作，推動相關安排。下一步我們需要取得財政部的正式批准。只要綠燈一開，通過資格互認的專業測試及於中國資產評估協會成功註冊後，目

前從事商業評估的產業測量組會員便可以於中國參與資產評估工作，對此，我們熱切期待。這個重要里程碑有賴工作小組的會員及上屆產業測量組理事會的努力鋪墊和協作，讓我在剛上任之際，大部份事宜已準備就緒。

集思廣益 有效溝通

立法會議員謝偉銓成功連任，繼續擔任「建、測、規、園」功能組別的代表。為加強四個組別之間的溝通，謝議員建議成立一個智囊團，並已向行業內的持份者發出邀請信。信內，他提及到房地產建築發展行業所面臨的種種問題、挑戰和困難，包括相關政策的改革和推動進展緩慢、發展項目多重審批時間冗長，以及業界工時過長等。謝議員提倡智囊團是希望可以透過一個專屬平台，針對廣泛議題收集意見，加快處理問題的效率。我很欣賞這項倡議的理念，尤其是每週一次的例會，可以讓智囊團成員就不同議題充份發表意見和建議，最終目的是透過立法會向政府反映，爭取支持。我深信這些面對面的互動定會增加凝聚力，加強溝通；我亦會代表學會，積極參與其中。如果會員想分享他們對行內或整體社會想法或意見，可直接與謝議員或我聯絡。

積極互動

我們正與內地事務委員會合作，發掘一些與大灣區相關的專題活動。就早前與發展局探討日後舉辦大灣區活動申請資助的可能性，局方已轉介學會至商務及經濟發展局，商討相關的資助計劃細節，目前學會辦公室正在跟進。

今年我們會繼續以線上線下混合模式舉辦活動，希望將學會日常運作的影響減到最低。香港特別行政區將於 7 月踏入第 25 周年，學會正與發展局溝通，希望獲准將 25 周年慶典官方標誌加到學會的宣傳材料上，加強推廣和參與度。

會長
趙錦權測量師



Entry Scholarship

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

Departmental Entry Scholarship

On top of the Faculty Entry Scholarship currently available, additional Departmental Entry Scholarships will be awarded to qualified applicants of BRE Master programmes with an outstanding academic background in 2022/23 intake. A one-off scholarship of HK\$25,000 shall be granted to the successful recipient of the Departmental Entry Scholarship.

Online Application

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

Continuing Education Fund

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

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Info Seminars: 5 Mar 2022 (Sat)
Details will be announced on the website

Registration Deadline:
25 Feb 2022 (Fri)

SIGN UP NOW!

Taught Postgraduate Programmes in Construction and Real Estate Sector

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

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建築及房地產學 理學碩士學位
(Programme Code 32111)

Dr Chi Hung Lin
BSc, MSc, PhD

MSc in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位
(Programme Code 32112)

Dr Esther H.K. Yung
BArch, MSc CPM,
Dip Legal Studies, PhD (HKU),
MRICS

MSc in Project Management (PM)

項目管理 理學碩士學位
(Programme Code 32113)

Dr Fan Hongqin
PhD, MHKIE, MHKICM, MCIIOB

Doctor of International Real Estate and Construction (DIREC)

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

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Surveyors play gatekeeper role in green real estate finance

By Jimmy Chow



Sr Andrew Chan

Council Member of the HKIS
General Practice Division



Sr Rita Ng

Member of the HKIS
Quantity Surveying Division



Sr Jason Chan

Member of the HKIS
Quantity Surveying Division



The Hong Kong Government is now developing Hong Kong into a leading hub for green finance in the region. To support this initiative, the financial and real estate industries are working towards formulating unified standards, including 'green finance taxonomy' and 'green finance framework', that set out what and how green projects and sustainability practices qualify for green and sustainable finance.

The role of surveyors in the fast-growing green real estate finance market has also evolved rapidly. Leveraging their interdisciplinary knowledge, surveyors now serve as the trusted gatekeeper for assessing a project or a company's environmental impact and reporting on it accordingly.

Sr Andrew Chan, Council Member of the HKIS General Practice Division (GPD) and Head of Valuation and Advisory Services, Greater China, Cushman and Wakefield, says Hong Kong's major developers are increasingly supportive of the country and city's decarbonisation goals.

If the developer is a listed company by nature, it is already required to comply with the environmental, social and governance (ESG) reporting rules. "But many are now going well beyond mandatory rules. A lot of developers have realised that green building can also help them save substantial energy costs over time."

With government policy support and the participation of banks, they can now access green loans and sustainability-linked loans to finance the development of eligible green building projects.

These loan agreements often require the borrower to achieve a set of pre-determined sustainability performance targets, such as annual reduction in electricity consumption intensity and those set forth by internationally recognised benchmarks.

The difference between green and sustainability-linked loans is that green loans are debt facilities used to finance specific projects or developments. In contrast, the latter can be used for general corporate purposes, including project development and business operations.

Understanding the alphabet soup of green finance

Mainstream benchmarks used in such loan agreements for the building and construction sector include the S&P Global ESG Scores, MSCI ESG Indexes, and Global Real Estate Sustainability Benchmark (GRESB) benchmarks.

Take GRESB as an example. Real estate companies are given a three-month window starting from 1 April each year to respond to an online survey, including GRESB's reporting criteria.

The borrower's performance is then analysed and assessed against a range of indicators and specific sector benchmarks. Once the review is completed, GRESB participants receive an individual score and ranking, alongside a detailed benchmark report.

On the other front, leading developers have also formulated a green finance framework aligned with the expectations of green loan principles over the past few years.

The framework regulates how the net proceeds from green finance transactions will be used to fund or refinance new or existing eligible green projects, including renewable energy, sustainable water and water management, climate change adaptation, and LEED or BEAM Plus-certified building projects.

Independent green finance advisor

"For GP surveyors, our role is an independent advisor to review the borrower's performance against these benchmarks. We make timely recommendations on how to improve performance to ensure that sustainability targets are met in due course so that they can enjoy preferential rates and terms."

When it comes to green finance, the loan size is equally important because administrative costs should not outweigh reduced borrowing costs, Chan adds.

"Since we are a third-party advisor, we understand what industry peers do, what the trend is out there, and whether the client needs to adjust its ESG strategies to meet its targets."

With the increasing need for green finance in the real estate sector, Chan suggests that surveyors acquire interdisciplinary knowledge and keep abreast of the latest developments in the green finance industry. They need to understand the regulations and benchmarks that are in place and identify the key risks associated with each type of green finance.

Balancing codification and operational efficiency

Now that developers play a more important role in promoting and demanding the use of low carbon materials, the entire supply chain, from designers to contractors, are required to follow green practices.

Sr Rita Ng, Member of the HKIS Quantity Surveying Division (QSD) and Commercial Director at Paul Y Engineering, says contractors are bound by contractual terms that require them to follow green practices, such as material selection, energy consumption, construction waste management and recycling.

Therefore, selecting subcontractors and suppliers with such knowledge is increasingly important. She says this can help reduce the risk of contract breaches for the main contractor. Besides price, contractors also have to consider and justify the quality, performance, and safety of the product, such as those containing hazardous materials.

Sr Ng welcomes banks offering green loans to help bridge contractors' financing gaps for green projects. Take her company as an example. A major bank arranged a green loan facility in 2019, supporting Paul Y to build a student residence project using modular integrated construction (MiC).

More transparent disclosures, she says, can help lenders monitor material ESG risks, but she does not suggest stringent codification of ESG requirements into debt covenants. This is because contractors and suppliers need certain operational flexibility, and hair triggers could be counterproductive.

"At the end of the day, how much one can borrow and the loan rates offered depend on the borrower's financial standings, circumstances and needs apart

from ESG performances. If too much attention is paid to the nitty-gritty of how each step is carried out, causing borrowers a lot more money on compliance, green loan offerings will become much less attractive."

Industry guidelines and tools help identify greenwashing

Sr Ng and Sr Jason Chan, Manager at the CEO Office of Paul Y and also Member of the QSD, say the Construction Industry Council (CIC) has issued guidelines to help reduce greenwashing in the building and construction sector. Greenwashing is the practice of providing false or misleading information about the environmental benefits of a product, service or company.

For example, the CIC has formulated the Sustainable Finance Certification Scheme based on the 3I Principles, i.e., Integrity, International, and Intelligent. The scheme aims to provide a common framework and user-friendly assessment system for sustainable construction to facilitate the application of sustainable finance for the construction industry, including developers, contractors, subcontractors and suppliers, in Hong Kong and the Greater Bay Area.

CIC's Carbon Assessment Tool (CAT) is also increasingly adopted by developers and contractors to track the embodied carbon of their construction projects. Compliant with the ISO14025:2006 standard, CAT is an online tool used to measure the embodied carbon of materials and site activities, analyse the carbon performances of construction projects, and establish carbon reduction targets for the industry.

When sourcing green building materials and construction products, contractors can also use CIC's Green Product Certification scheme to identify certified products, especially when the developer or project owner aims for a specific classification under green building certification such as BEAM Plus.

These guidelines, tools, and labelling systems help lenders assess a borrower's ESG risks, track progress towards sustainability goals during the loan period and help borrowers lower the cost of compliance and mitigate the risk of contract breaches, Sr Chan concludes.

測量師在房地產綠色金融發揮守門人角色

香港政府銳意將香港發展成區內領先綠色金融樞紐，包括推行吸引企業到港發行綠色債券的措施。為支持綠色金融發展，銀行正與房地產業界統一標準，包括制訂「共通綠色分類目錄」及「綠色金融框架」，以判斷工程項目和日常實務是否符合綠色和可持續金融的貸款準則。

隨著房地產綠色金融快速增長，測量師角色也發生重大變化。測量師憑藉跨領域知識和本身專業，能客觀評估和匯報項目、工程及企業可持續發展成效，成為借貸雙方值得信賴的守門人。

學會產業測量組理事及戴德梁行大中華區估值及諮詢服務主管陳家輝測量師表示，如果發展商為一家上市公司，本身已經須遵循港交所的環境、社會及管治（ESG）報告指引。但他認為，除監管機構要求外，許多發展商已經意識到綠色建築還有助於節省能源開支，減省成本。

而事實上，在政府政策支持和銀行的參與下，至今已不少發展商成功向銀行取得綠色貸款和可持續發展表現掛鉤貸款，為綠色建築設計及營運改善措施提供資金。貸款協議通常要求借款人在指定時間內實現其預設的 ESG 績效目標，例如降低能源強度，以及一些國際公認的準則。

綠色貸款與可持續發展相關貸款的區別在於前者的債務融資須用於特定發展項目，而後者可用於企業整體的可持續發展實務，包括項目發展和日常營運。

綠色金融協議常見標準

據陳家輝測量師介紹，主流應用於綠色建築貸款協議的 ESG 評分標準，包括標普全球 ESG 評分、MSCI ESG 指數及全球房地產可持續性標準（GRESB）等。以 GRESB 為例，借款的房地產公司須於每年 4 月 1 日後三個月內於網上申報 ESG 績效數據，包括 GRESB 的報告標準。

然後，GRESB 會根據一系列指標和分類準則，對借款機構的 ESG 表現進行分析和評估。審查完成後，GRESB 參與者將收到機構分數和排名，以及詳細的考核報告。

另一方面，過去幾年一些主要發展商亦制訂了切合企業自身需求的綠色金融框架，與綠色貸款原則保持一致。框架規定了綠色金融交易的淨收益，將如何用於為新的或現有符合條件的綠色項目提供資金或再融資，包括可再生能源、可持續用水管理、應對氣候變化策略以及 LEED 或 BEAM Plus 認證的綠色建築項目。

獨立綠色金融顧問

「對產業測量師來說，我們能擔任獨立顧問的角色，根據這些評核準則為借款機構評估 ESG 績效，適時作出建議，以確保客戶在貸款期內維持表現，以繼續享有優惠利率和條款。」

陳家輝測量師補充說，基於成本效益，貸款規模

對借款機構同樣重要，因行政成本不應超過綠色貸款的優惠。「由於我們是第三方顧問，我們了解房地產行業如何善用綠色貸款，能為個別客戶提供客觀建議，是否需要調整其 ESG 策略以實現其目標。」

隨著房地產發展對綠色金融的需求日益增加，他亦建議測量師與時並進，掌握跨學科知識，並及時了解綠色金融行業的最新發展，才能了解日益複雜的 ESG 法規和標準，以及識別綠色金融在不同領域的相關風險。

平衡合約要求與營運效率

發展商作為產業上游，對促進下游供應商實踐綠色建築發揮牽頭作用。從建築及工程設計到各個環節的承建商，整個供應鏈流程中各持份者都需要參與其中。

學會工料測量組會員及保華建業集團商務總監吳翠嫦測量師表示，承建商受工程合約條款約束，若合約條款要求承建商採用指定綠色措施，如建材採購、節能、建築廢物管理和回收等，承建商就有法律責任遵循有關條款。

因此，選擇具有相關實務知識的承建商和供應商變得更加重要，有助於降低總承建商違反合約風險。承建商在採購時，除考慮價格外，也須考慮並證明產品的品質、性能和安全性，例如可能含有有害物質的產品。

吳翠嫦測量師樂見銀行提供優惠綠債，有助承建商填補綠色工程項目的資金缺口。以保華建業為例，

2019 年便獲某大型銀行提供綠色貸款，以支持公司以組裝合成建築法 (MiC) 興建學生宿舍項目。

她認為，借款企業只要誠實透明披露合約要求的 ESG 表現，貸款機構便能有效監控風險，惟她不建議將 ESG 要求嚴格納入承諾條款。她解釋：「無論是承建商還是供應商都需要一定的營運靈活性，太過嚴苛的合約要求很可能適得其反。」

「說到底，借款企業除要達到要求的 ESG 表現之外，其獲批的貸款金額和息口還須視乎其財務狀況和項目要求。如果合約條款過分關注執行細節，將導致借款人的合規成本大增，那麼綠色貸款產品的吸引力將大大降低。」

行業指南和工具有助識別「漂綠」行為

吳翠嫦測量師和學會工料測量組會員及保華建業集團行政總裁辦公室經理陳德全測量師進一步說明，由建造業議會推出的相關措施，包括「綠色產品認證」、「碳評估工具」及 SFCS「可持續金融認證計劃」，能防止個別公司混水摸魚，即所謂的「漂綠」行為。

據建造業議會表示，「可持續金融認證計劃」以誠信、國際化和智能化為設計基礎，為建造業提供一個通用框架和簡易的評估系統，促進建造業及金融業合力推動可持續金融工具，方便建造業（包括發展商、承建商、分包商及供應商）在香港及大灣區取得可持續貸款融資。

此外，越來越多發展商和承建商採用「碳評估工具」。「碳評估工具」涵蓋建築用料、運輸和施工過程的隱含碳排放量，符合 ISO14025:2006 標準，評估項目或工程的碳性能，為行業制定減排目標。

陳德全測量師續說，在採購綠色建材和建築產品時，承建商還可以利用「綠色產品認證」識別獲認證產品，尤其是發展商和業主的目標是於 BEAM Plus 認證框架下特定組別取得一定評分。

最後，他總結道，這些指引、工具和標籤系統，不僅有助於貸款機構有效評估借款企業的 ESG 風險及實現可持續發展目標的進度，還有助於借款企業降低合規成本和減低違約風險。



国内新闻分享

“超级大脑”上线——国家速滑馆“冰丝带”建成智慧场馆走笔

既要建成外观惊艳、功能齐备的“实体速滑馆”，也要建成智慧示范、服务长期发展的“数字速滑馆”。据了解，历经多年科研攻关，国家速滑馆“冰丝带”正式建成智慧场馆。基于“超级大脑”等技术，场馆在硬件运维、服务保障方面呈现诸多科技亮点。

场馆有感觉，会呼吸，有记忆，会思考

智慧场馆建设正引领中外体育场馆建设方向。作为北京冬奥会唯一新建冰上竞赛场馆、北京冬奥会标志性场馆，“冰丝带”将智慧场馆建设视作重要科研课题。

与既有体育场馆在硬件运维、防疫管理等领域增加技术设备体现“智慧化”不同，“冰丝带”致力于将场馆整体打造为智慧场馆。“智慧化”成为覆盖工程建设、赛事保障、赛后利用等全生命周期的核心关键词。

据国家速滑馆总工程师李久林介绍，在工程建设阶段，场馆应用 BIM（建筑信息模型）技术、机器人技术，先后破解索网屋面、幕墙系统、制冰系统等建设难题，保障硬件设施竣工投用。而作为场馆软件建设重点，智慧系统建设也在按期推进。近年来，建设者长期追踪国内外最新科技应用，为场馆打造出“数字基座”。

“经科研攻关，目前‘冰丝带’已经配备由北京建院和中科院软件所联合研发的‘超级大脑’，在接入 36 个系统、近 10 万点实时数据后，场馆做到了‘有感觉，会呼吸，有记忆，会思考’。”李久林说。

有感觉——场馆建筑布设各类物联网传感器，以多种网络方式实时捕捉室内外温度、湿度、空气质量、光照度等场馆运行数据。

会呼吸——通过场馆屋顶气象站实时数据，场馆可根据空气质量主动吸入空气开启室内新风系统，根据室外光线强弱自动升降电动遮阳帘或启闭大厅灯光。

有记忆——“超级大脑”会记录场馆各项运行指标，经数据挖掘分析后，主动提出场馆各空间合理运行参数。在保障人员安全、健康、舒适的前提下降低场馆耗能。

会思考——“超级大脑”会根据不同比赛场景、竞赛需求、观众数量、防疫形势，自动控制座椅送风系统、制冰温度、场地除湿系统、屋顶电动窗系统、防疫消杀系统，在保障赛事进行的同时，服务观众舒适观赛。

“超级大脑”实现毫秒级管控确保数据安全

“智慧场馆建成后，建筑面积约 8 万平方米的‘冰丝带’，仿佛变成了一部易于操控、可以不断升级更新的‘智能手机’。”李久林说。

在国家速滑馆地下机房，通过电脑屏幕可以看到场馆“超级大脑”。这套平台系统实时监测场馆运行数据和基础信息，做到运行控制和风险管理。

据北京建院副总工程师刘洁介绍，这颗“超级大脑”支持毫秒级管控。重要模拟数据响应时间仅 24 毫秒，5 万点数据查询时间为 0.82 秒。该系统有一颗“中国芯”，全部基于国产技术打造，拥有自主知识产权。

“从底层数据库到所有数据接口，场馆实现全部数据自主上传，可在局域网内独立进行海量数据的采集、存储、管理和高速计算，完全和外网剥离。”刘洁表示，这最大限度确保了场馆数据安全，成为场馆运行的核心优势。

基于“超级大脑”，相关企业建设出场馆可视化运维系统和全域数字孪生系统，将场馆运行工况生动地呈现在场馆管理者面前，便于监控场馆运行情况并作出决策。

在观众集散厅位置，映入眼帘的是国家速滑馆数字孪生操作系统大屏。场馆公共安防、设备监控、能源优化、健康环境运行情况直观可见。以设备监控为例，实时展示出冷水机组、新风机组等设备的启停状态、季节模式，甚至包括换热器的进出水温度。

值得一提的是，该系统还将周边城市信息集成在大屏中反映，这将便于场馆管理者了解城市层面运行情况，在举办大型活动时研判场馆外围交通情况等信息。

李久林介绍说，为精准核算场馆运行碳排放情况，北京理工大学和北京航空航天大学还为场馆建立“天地空一体化二氧化碳检测系统”。通过馆内 60 个分布式传感器、馆外车载红外光谱测试仪和温室气体探测卫星数据反演技术，实现对场馆周边区域碳排放的实时监测，并整合构建出场馆自身的碳排放数据库。

“黑科技”提供场馆观赛、体验、训练“新福利”

除服务场馆管理者的智慧技术，场馆还在观赛、体验、训练方面呈现新亮点。国家速滑馆已经建构“AI+AR”智能室内定位导航系统。工作人员打开手机软件终端后，可以直观展示出场馆看台、卫生间、零售店等的具体位置信息。

基于 5G（第五代移动通信技术）的云网雾端架构使场馆还可提供“8K+VR”包厢服务、低延时视角定制等观赛服务。佩戴专用体验设备后，可实时观看场馆不同角度的超高清比赛实况。据悉，这套系统已在此前国际测试赛中进行了测试。

李久林透露，目前，场馆还自主研发了基于 3D 人工智能芯片和图像融合算法开发的滑冰、滑雪冬奥项目游戏软件。通过与摄像机集成形成体感互动平台，可准确识别人体动作，体验者在馆内无需佩戴传感设备就能完成游戏动作，进一步提升了观众体验冰雪运动项目的互动效果，也利于推广冰雪运动。

此外，场馆还建立了针对速度滑冰项目的训练体能监测管理系统。这套系统可以全面采集、监测人员运动时产生的速度、加速度、心率、轨迹等数据，向管理者、教练、科研人员反馈运动员训练参数和运动细节，有助于提升速度滑冰训练的科学性和安全性。

李久林表示，国家速滑馆将高标准服务于北京冬奥会赛时保障，同时也着眼于场馆长期可持续经营。冬奥会结束后，科技亮点纷呈的“冰丝带”将面向公众开放，让大家感受到更多科技冬奥成果。

摘自：中国建设报新闻网 作者：张骁 夏子麟
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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

北京议会会员年度聚餐活动

2021 年 12 月 30 日晚，北京区域会员的年底聚餐完美落幕。幽深的胡同，古朴精致的四合院在月光的映衬下格外美丽。



这也是北京议会连续第三年在此举办会员聚会，在如此有格调的地方聚会，让到场的朋友们都越发的放松和开心，一边分享美酒佳肴，一边互相问候近况，分享这即将过去的一年。

在聚餐正式开始前，北京议会主席胡煜琳测量师代表学会发表讲话，感谢大家一如既往对学会和北京议会的支持，回顾过去的一年，展望新的一年。北京议会副主席罗绮华测量师因为工作的关系身在外地未能亲临现场通过视频跟大家交流问候。

如此放松愉悦的聚会，每个人脸上都洋溢着最真挚的笑容。



北京议会会员年度聚餐活动

1 月份各议会活动预告

北京议会将与学会绿色建筑工作小组于 1 月 18 举办 CPD 讲座活动《中国绿色建筑的下一个 10 年 - 高质量、低碳、健康、以人为本》，有兴趣参加的会员请到本会网站或学会官方微信公众号了解参加详情。

2021-22 年度的会费缴纳

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

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

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

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微信号：HKIS-Official
微信名：香港测量师学会



香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687
群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



“Beyond Your Campus” Competition 2021-2022 Briefing Session

Organised by the HKIS, the “Beyond Your Campus” Competition 2021-2022 aims to encourage students to explore their campuses and the surrounding community and allows them to express their creativity by designing ideal environments for these areas.

“Beyond Your Campus” Competition 2021-2022 has attracted the participation of around 200 students from 28 secondary schools all over Hong Kong. Contestants will have to join a series of workshops organised by the HKIS and submit their competition entry in April 2022.

The competition’s briefing session was held online on 8 January due to the pandemic. The HKIS was honoured to have HKIS President Sr CHIU Kam-kuen, HKIS Vice President and Chairman of the Organising Committee Sr Francis LAM Ka-fai, and speakers from the six divisions and YSG come introduce in detail the role and work of surveyors, the details of the competition, etc. Despite having to join the event online, contestants demonstrated their overwhelming response to it during the quiz session.

Divisional workshops will be held from February to March 2022 to allow contestants to gain a deeper understanding of the work of surveyors. The themes of the workshops are as follows:

Building Surveying Division	Green School
General Practice Division	Site Visit to a URA Project at Yue Man Square, Kwun Tong
Land Surveying Division	Imagination Creates Reality – Use of Geospatial Data
Planning and Development Division	Walkthrough from Planning to Development – Visits to City Gallery and Central Market
Property and Facility Management Division	Air Conditioner DIY Workshop and Sharing Session on Property and Facility Management
Quantity Surveying Division	Trunk Road T2 and Cha Kwo Ling Tunnel Workshop (via Zoom)
Young Surveyors Group	Workshop on Land Use Planning



Competition Details : <https://tinyurl.com/nrhekkdy>



1. Sr CHIU Kam-kuen, HKIS President
2. Sr Francis LAM Ka-fai, HKIS Vice-President and Chairman of the Organising Committee
3. Sr Peter DY Wai-fung, Vice-Chairman of the HKIS Building Surveying Division
4. Sr Jason CHAN, Co-opted Member of the HKIS General Practice Division
5. Sr Winnie WONG Wing-yin, Council member of the HKIS Land Surveying Division
6. (L-R): Sr HUI Chak-pan, Council member of the HKIS Planning and Development Division; Sr WAI Chun-sing, Terence, Chairman of the HKIS Planning and Development Division; Sr CHONG Yiu Shing Annie, Vice-Chairman of the HKIS Planning and Development Division
7. Sr Shelley CHAN, Hon Secretary of the HKIS Property & Facility Management Division
8. Sr Sunny CHOI, Chairman of the HKIS Quantity Surveying Division
9. Sr Sunny WONG, Chairman of the HKIS Young Surveyors Group

Green Corner

Sr Kenneth YUN

Co-Convener of the Working Group on Green Buildings

Professional Green Building Council (PGBC)

The Annual General Meeting cum PGBC meeting for the 2021-22 term was held on 5 January. Participants resolved to collaborate with four institutes/organisations that will serve as PGBC associate members.

To celebrate the PGBC's 20th Anniversary, the task force held another meeting to organise events on 19 January. Activities will include a presentation ceremony for the Design Competition for Transitional Housing cum Eco Village, promotion of related professionals to secondary school students in collaboration with associate member institutes, and a banquet to celebrate the 20th Anniversary.

Judging of the 80 finalists for the Green Building Award (GBA) 2021 finished in October and the presentation ceremony, which was scheduled for 13 January, has been postponed in view of the latest pandemic developments.

BEAM Society Limited (BSL)

Upholding the mission of building capacity in the community through education, the BSL offers BEAM Pro and BEAM Affiliate Training and Examination for practitioners who are pursuing green building qualifications. HKIS members are welcome to enroll in these courses and earn credentials. Before mapping out your professional development, check out the annual training plan at https://bit.ly/BSL_trainingplan2022.



The BEAM Plus tool designed for data centres based on their unique features – BEAM Plus Data Centres v1.0 – launched last September. It aims to promote the best green practices for the industry so that it could develop and operate environmentally-friendly data centres. To learn more about it, watch the video at https://youtu.be/Vzb_YxVI9Gk.



Let us join hands to achieve carbon neutrality and combat climate change!

Hong Kong Green Building Council (HKGBC)

A new term for the HKGBC Board of Directors commenced in January. In its approved annual plan, the HKGBC will set a deadline for new and existing buildings to achieve carbon neutrality on their premises in response to the Government's Policy Address 2020 and Hong Kong Climate Action Plan 2050.

She will advise the building sector on design concepts and technologies, expand the coverage of the BEAM Plus rating system beyond buildings, prepare a guide on how to achieve a sustainable built environment, and elaborate on the best ideas harvested from the "Advancing Net Zero" competition for the industry to adopt.

HKIS Working Group on Green Buildings: CPD Events

Webinar “Overview of CIC Sustainable Finance Certification Scheme”

In support of the Government’s recent pledge to position Hong Kong as a leading sustainable finance hub in Asia and achieve carbon neutrality before 2050, the Construction Industry Council (CIC) launched the CIC Sustainable Finance Certification Scheme (hereafter the Scheme) in November to provide a common framework and user-friendly assessment system to facilitate the application of sustainable finance for Hong Kong and the Greater Bay Area’s construction industries.

The Working Group co-organised a webinar, “Overview of the CIC Sustainable Finance Certification Scheme,” on 14 January for participants to share their experiences with sustainable finance opportunities and discuss how the Scheme helps corporations and professionals explore the possibilities and prospects of sustainable finance in the construction industry.

CPD: 中國綠色建築的下一個 10 年 - 高質量、低碳、健康、以人為本

To let members know more about the Mainland’s green building rating systems, the Working Group co-organised a CPD with the Beijing Forum, 中國綠色建築的下一個 10 年 - 高質量、低碳、健康、以人為本, on 18 January to examine them. The featured speaker, Dr Edison Zhang, executive member of the China Green Building (Hong Kong) Council and member of the China Green Building Council, PRD, introduced members to the Chinese Green Building Label (GBL, 綠色建築標識) system and summarised the differences between Hong Kong’s system and the Mainland’s. He also identified some Hong Kong projects that adopted GBL.

Council Members Reaching Out

20 January 2022	物業管理業監管局舉辦「持續專業發展計劃」網上簡介會	Sr Charles Hung Sr Kays Wong
28 January 2022	Online Consultation Session on “Guidance Note (GN) on area calculations for General Building Plan Submission in Building Information Modelling Format” organised by Lands Department	Sr Charles Hung

“Sr” – The Abbreviation for Surveyor

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

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

“Sr” – 測量師的英文簡稱

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

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

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

AN EMPIRICAL STUDY OF THE LOGISTICAL CHALLENGES OF MODULAR INTEGRATED CONSTRUCTION IN HONG KONG

**Undergraduate Category (QS)- Top Award
Winner: Sin Yan Ki
The University of Hong Kong – REC**

Hong Kong's construction industry faces imminent challenges including an ageing labour force, labour shortage, and escalating construction costs. As such, the Government has emphasised and promoted the use of modular integrated construction (MiC) to address these problems. If used correctly, MiC could reduce the industry's reliance on on-site labour, improve manufacturing quality, and promote sustainability and efficiency.

For this dissertation, the author studied and analysed the logistical challenges of MiC projects. Her research objectives were: (1) to identify and investigate the factors and challenges that cause logistical problems in Hong Kong's MiC projects and (2) propose possible solutions to alleviate such challenges.

The author administered questionnaires and conducted six interviews to collect valuable

opinions and advice from professionals who specialised in MiC. She also studied four local pilot projects in the public and private sectors.

The author found local site constraints to be the most significant logistical challenge for MiC projects due to Hong Kong's limited land resources. Although just-in-time delivery with modules arriving on site, followed by immediate installation, is a viable method for addressing the issue of a constrained site, it cannot be applied to all MiC projects due to a clash between the hours in which wide loads are permitted and those in which noise restrictions are in place, as per Environmental Protection Department rules. This may be solved by renting storage space for MiC modules, but such a move may discourage the adoption of MiC because of the additional time and cost.

The questionnaire results suggested that incorporating logistical considerations into the design of modules is the most preferred solution. Efficiency can be achieved when adopting MiC because it reduces the size of individual modules. Smaller modules can be transported and assembled during peak hours without the need for a Wide Load Permit. This allows MiCs to be assembled on a smaller scale rather than as one whole, freestanding volumetric module. However, the size of modules required by end users and possible technical issues, such as temporary support, quality control, interfacing problems, etc, should be considered.

The author also found that the Government's initiatives and enhanced MiC trainings for professionals and workers are key to MiC's local implementation and long-term success. MiC was only introduced to Hong Kong recently. With reference to other countries such as Singapore, the US, UK, and Australia, there is a good chance that Hong Kong will benefit from MiC's ability to raise its construction productivity in its prefabrication projects and off-site manufacturing of complete volumetric modules.

With the Government's support, as well as its implementation of and involvement in MiC, it, along with better logistical planning, could be the keys to future innovation in and modernisation of Hong Kong's construction industry.

AN INTERPRETIVIST APPROACH TO FACTORS AFFECTING CONSTRUCTION LABOUR PRODUCTIVITY IN HONG KONG

Undergraduate Category (QS)- Second Award Winner: YIP Ming Fuk
School of Professional Education and Executive Development (SPEED)

Research on construction labour productivity has a positivist tradition. Practitioner apathy in adopting new policies for the construction industry is the research motive behind this study, whose aim is the applicability verification of Chan's (2005) PhD model in the United Kingdom: "An Interpretivistic Approach to Understand the Factors That Affect Construction Labour Productivity". The model building process locates the key factors that affect construction labour productivity at the project level in Hong Kong, distills the relationships among these factors, and suggests the best model for maximising Hong Kong's construction labour productivity.

The key finding of this dissertation is that practitioners of the paternalist supervision model understand and respect labour well enough to achieve optimal construction labour productivity at the project level in Hong Kong.

The model building process began with the exploration of intellectual land, so as to better understand six historical milestones: labour specialisation, human dignity, behavioral science,

the post-World War II building boom, construction method simplification, and value for the money. These milestones help one understand the nine human factors from the social being point of view: communication, empathy, comradeship, skill succession, respect, empowerment, safety, overwork, and supervision. In turn, these insights reveal the five justifications for the interpretivist approach: ways of seeing, social construct, coin of subjectivity and objectivity, social indifference, and cultural shifts in media representation.

The network of four factor groups for enhancing construction labour productivity through semi-structured interviews is a yardstick for distilling the relationships among these factors through case studies. The first factor group comprises time, cost, quality, and client value. The second factor group features planning, resources, skills, experience, supervision, variation, and rework. The third factor group includes communication, respect, work culture, turnover, and overwork. The fourth factor group consists of rapport, morale, safety, welfare, and amenity.

The above factor groups shaped the five findings in the case study: the timesheets of productivity, lack of a workforce, lack of supervision, company investment in its people and facilities, and paternalist supervision.

The model's limitations are the issues of access and theory building without quantitative testing of relationships among the factors. These limitations can serve as future research directions for managers and problem solvers to verify the important long-term workforce factors, extend the model's applicability to other people-oriented industries, and encourage collaboration between academia, the construction industry, and government for continuous improvement.



Building Surveying Division
Sr Arthur Cheung BSD Council Chairman

Rules and Guide to the Assessment of Professional Competence (Amendment)

This amendment reshuffles the core competencies' weighting of different mainstream practices. All APC candidates should gain sufficient in-depth practical experience in "Building project management including procurement and contract administration". Probationers and counsellors please check out the amended Rules and Guide by scanning the QR code below:

<https://tinyurl.com/ya7auamd>



Guidance Notes for Counsellors

The guidance notes have been amended and will be published on the HKIS website soon. Updates include more details on training progress monitoring and SAR Logbook checks. Counsellors, please stay tuned.

Final Assessment Interviews

The next final assessment day is 26 February 2022. Invitations have been sent to all assessors, who will hopefully be able to join the assessment panels on that day.

New Assessor Nomination

If you are a current assessor and know members with five or more years of post-qualification experience suitable for and are willing to join the Panel of Assessors, please contact Ms Judy Shiu or Ms Vicky Chik at 2526 3679 for more information.

To those probationers and future surveyors, the BSD needs your continued support for its APC!

I take this opportunity to thank all DEC members for their great efforts!

HKIS Beyond Your Campus Competition

BSD Vice Chairman Sr Peter Dy attended the briefing session for this contest on 8 January 2022. Sr Joanmi Li (Honorary Secretary) and Sr Jeffrey Kwok (Council Member) served as mentor representatives and joined the event via Zoom.





Subscribe to the BSD Channel to Win BSD Masks

Now members can win five specially-designed masks with the BSD logo by simply subscribing to the BSD Channel (Youtube). Please e-mail your membership number with a screen capture showing your subscription with number of subscribers to hkisbsd2021@gmail.com. (No sharing of screen captures, please.) After confirming your membership, the BSD will post the masks to your correspondence address.

FIRST COME, FIRST SERVED
DEADLINE: 28 FEBRUARY 2022

Youtube: BSD Channel
<https://tinyurl.com/yauuyvxx>



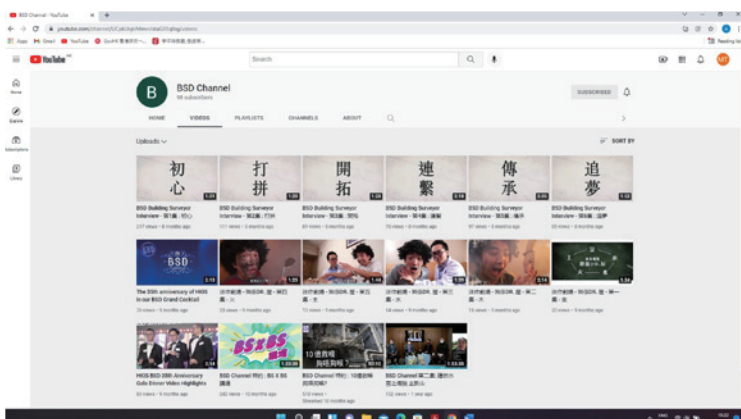
Random colour and for BSD Members and Probationers only!

BSD Retreat

Although the BSD Retreat, originally scheduled for 15 January, has been postponed because of Omicron, the Council will keep exploring new ways to promote building surveying.

This year, to strengthen communication and knowledge transfers between members, BSD will produce more videos to share on the BSD Channel.

If you are interested in helping with video production, creative content, scriptwriting, or graphic design, please join the team and have fun together.



Fight against Omicron! Don't Forget about Drainage System Maintenance

To protect building occupants from Omicron by lowering the risk of vertical transmissions, one needs to properly maintain one's drains. At regular intervals, one should pour water down a drain to maintain its water seal.

Do not carry out any unauthorised alteration to your drainage system, such as removing its trap, cutting its anti-siphonage pipe, etc. Pay attention to the fresh air inlet's condition.

The BSD has publicly advocated the above measures via different channels. Please refer to its previous publications, press conferences, Facebook and Instagram posts, article titled, 「屋有必測之風雲」 in iMoney Magazine, etc.

Facebook:
BSD-Hong Kong Institute of Surveyors

Leaflet on drainage maintenance
《家居排水系統保養全攻略》



<https://www.hkis.org.hk/ufiles/drainage.pdf>

Finally, on behalf of the BSD, I wish all members a prosperous Year of the Tiger!



浴缸轉企缸 切勿移走隔氣

戶主Louis開門迎接，大門外面裝筆紙的正是福爾摩。B。Louis說：「小弟的寓居地方不大，住下來越變不夠用，所以打算改動間隔以擴出空間，打算把浴缸改為企缸，所以想預先諮詢建築測量師的意見。」福爾摩。B自信地點頭：「謝謝你的委託，希望我的專業知識能幫到你。」

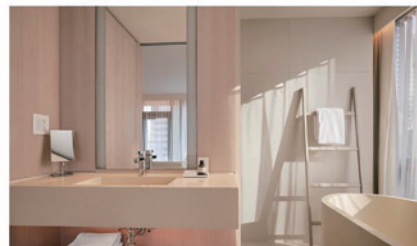
福爾摩。B到浴室檢查，指出基本上所有浴缸都可以改為企缸，但必須安裝隔氣彎管（隔氣）及留意水封狀況。

注意隔氣彎管及水封

Louis一面疑惑，福爾摩。B隨即帶他「參觀」多年的隔氣彎管。除了浴缸去水位，坐廁、廚房洗盆、洗衣機等，都設有隔氣。福爾摩。B解釋：「隔氣設置於衛生設備與便溺污水管或廢水管之間，透過內部儲存的水（稱為水封），來阻隔氣體由污水管進入室內。」

可於室內或外裝隔氣

福爾摩。B指出：「你可考慮空間，選擇在屋內或屋外安裝隔氣彎管。」一般隔氣高度為8至10吋，如要安裝在室內，企缸的地台會相應較高。如無法接受或室內空間較窄，則可考慮安裝在屋外，但若室外有簷篷或窗戶阻擋便不適合，而安裝工程亦



檔案編號：#1013

需要搭棚及屋外蓋改低排水喉位。

Louis問：「此工序麻煩，可否不安裝？」福爾摩。B叮囑：「慢慢不能，亦切勿安裝不合規格的隔氣。」如不安裝隔氣或保養不當，隔氣內的水封，容易受去水位的沖力、負氣壓力或其他原因而帶走，導致臭氣從去水位湧入屋內，並連帶細菌或病毒傳播入屋內。福爾摩。B提醒：「以往正正有不少個案單位缺乏隔氣，而出現屋苑的病毒傳播情況。」

先天性缺陷 容易漏水

福爾摩。B補充：「另外，企缸較浴缸容易漏水，因渠管與地台相距空間窄，較難處理防水層工序，這先天性結構令企缸的防水性差。」Louis問：「可以如何進行定期檢查？」福

爾摩。B搖頭擺腦，室內的渠管通常覆蓋着，即使隔氣彎管安裝在外邊亦常被其他渠管遮擋，難以行定期檢查，只能透過外在因素，觀察滲水問題，如視察樓下單位的天花板、浴室附近的外牆、單位內地台瓦及腳線瓦位。若發現滲水迹象，代表問題已持續一段時間，滲水情況甚至可能已擴散至建築結構組件內的鋼筋，後果可大可小。

福爾摩。B亦提醒Louis，必須重做企缸地台至牆身的防水層，切勿為省錢只處理滲水缸位，否則容易在新舊接駁位出現滲水問題。Louis嘆氣：「幸好有你的專業意見，否則就忽略了重要細節！」福爾摩。B苦笑：「我建議你衡量清楚，如果確定動工，就要和師傅溝通好，以免日後『手尾長』！」



THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會
建築測量部 Building Surveying Division



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Kung Hei Fat Choy! I wish everyone a Happy Chinese New Year and hope that you will be able to celebrate and enjoy the festivities despite the social distancing restrictions.



The 2nd GPD Council Meeting was held online on 12 January with the support of Sr Joel TEH, Sr Crystal CHAU, and Sr Paul MH LI, who attended in person.

A long list of duties was assigned during the meeting. The following nominations of representatives and committees were approved:

GPD Representatives on the HKIS Boards

Executive Committee	Sr Alnwick CHAN
General Council	Sr Alnwick CHAN Sr Alex LAM Sr Andrew CHAN
HKIS – GPD Spokesmen	Sr Alnwick CHAN Sr Andrew CHAN Sr Alex LAM Sr Leo CHEUNG
Education	Sr Kirsten LAM Sr Leo CHEUNG
Membership	Sr Benson LEE Sr CK LAU
Professional Development	Sr Jeffery WONG Sr Rosa TCHAO Sr Alvin LEUNG (Alternate)

GPD Representatives on the HKIS Committees

Administration	Sr Jason CW CHAN Sr Kent YEUNG
BIM	Sr Jason CW CHAN Sr Michael HUNG
Community and Charity Services	Sr Alex FONG Sr Candy HO
Dispute Resolution	Sr Alnwick CHAN Sr Anne LAM
Editorial Board	Sr Cliff TSE Sr Kent YEUNG
Finance	Sr Jason CW CHAN
Government Departments Liaison	Sr Alnwick CHAN
HKIS/RICS Liaison	Sr Jason CW CHAN Sr CK LAU Sr Alvin LEUNG (Alternate)
IT	Sr Kason CHEUNG Sr Alex FONG Sr Kenneth TONG (Alternate)
Land Boundary	Sr Jason CS CHAN Sr Jim LAM
Mainland Affairs	Sr Andrew CHAN Sr Charles CHAN
Members Welfare	Sr Jason CS CHAN Sr Chris CHAN
Project Management	Sr Jeffrey WONG
Public and Social Affairs	Sr Kason CHEUNG Sr Tracy WONG
Research	Sr Jim LAM Sr Dr Lennon CHOY
Senior Members	Sr Jim LAM
Sports and Recreation	Sr Chris CHAN Sr Kenneth TONG Sr Kason CHEUNG
Strategic Planning	Sr Alnwick CHAN
2022 HKIS Annual Conference	Sr Cliff TSE Sr Crystal CHAU

2022 HKIS Annual Dinner	Sr Kelly LAM Sr Alex FONG
HKIS Promotion	Sr Jason CS CHAN Sr Chris CHAN
Land Policy Panel	Sr CK LAU Sr Anne LAM Sr Jason KWONG (Alternate) Sr Alvin LEUNG (Alternate) Sr Kent YEUNG (Alternate) Sr Benson LEE (Alternate)
Housing Policy Panel	Sr Jim LAM Sr Kent YEUNG Sr Paul MH LI
Building Policy Panel	Sr Jim LAM Sr Jason KWONG
Working Group on Green Buildings	Sr Andrew CHAN Sr Kason CHEUNG
Working Group on Heritage	Sr Cliff TSE Sr Tracy WONG
Island South and Ocean Park Development Working Group	Sr Paul MH LI Sr Kent YEUNG Sr Alvin LEUNG (Alternate)
Working Group on Unmanned Aircraft Systems	Sr Jeffrey WONG
Working Group on the Amendment of Disciplinary Procedure	Sr Benson LEE Sr Cliff TSE
Task Force on Lantau Tomorrow Vision & Northern Metropolis	Sr CK LAU Sr Eric TSANG Sr Cyrus FONG (Alternate) Sr Jeffrey WONG (Alternate)
Task Force on Manpower Supply in the Surveying Industry	Sr CK LAU Sr Chris CHAN Sr Alex FONG (Alternate)

Task Force on E-System Development	Sr Kason CHEUNG Sr Jeffrey WONG Sr Alex LAM (Alternate)
Task Force on Long Term HKIS Office Accommodation	Sr Alex LAM Sr Benson LEE
Professional Green Building Council	Sr Andrew CHAN Sr Kason CHEUNG

GPD Committees

CPD Panel	Sr Alvin LEUNG (Convener) Sr Jason CS CHAN Sr Jason KWONG Sr Paul MH LI Sr Jeffrey WONG
GPD Education	Sr Leo CHEUNG (Co-Convener) Sr Alex FONG (Co-Convener) Sr Dr Lennon Choy Sr Cyrus FONG Sr Michael HUNG
GPD Promotion	Sr Jason KWONG Sr Anne LAM
GPD Annual Dinner 2022/Welcome Drinks	Sr Kirsten LAM Sr Jason CS CHAN Sr Paul MH LI Sr Cyrus FONG
GPD Annual Conference 2022	Sr Alex LAM (Convener) Sr Charles CHAN Sr Andrew CHAN Sr CK LAU Sr Kelly LAM Sr Paul MH LI Sr Joel TEH
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 the Review of the Premium Assessment Mechanism & Standard Rates for Charging Land Premiums on Agricultural Lots Land Exchange	Sr Charles CHAN Sr Anne LAM Sr Dorothy CHOW Sr Alnwick CHAN
Working Group on Reciprocity with the China Appraisal Society	Sr Andrew CHAN (Convener)

I wish to highlight three newly-formed working groups that will assume critical tasks for the GPD this year. They will convene their first meetings in January before the Chinese New Year. The GPD looks forward to their good work.

Working Group on the Review of the Compulsory Sale Threshold	Sr Anne LAM Sr Dorothy CHOW Sr Alvin LEUNG Sr Paul MH LI Sr Alnwick CHAN Sr Ken CHUNG
Working Group on the Chinese Guidance Notes to the General Public on Compulsory Sales	Sr Anne LAM Sr Dorothy CHOW Sr Alvin LEUNG Sr Paul MH LI Sr Leo CHEUNG Sr Ken CHUNG
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

YSG Representatives

Sr Tracy Wong and Sr Candy Ho will continue their terms with the GPD Council as YSG representatives supporting the various GPD committees and activities.

CPD Event: The First Estates – the Story of Fairview Park and Hong Lok Yuen with Documents

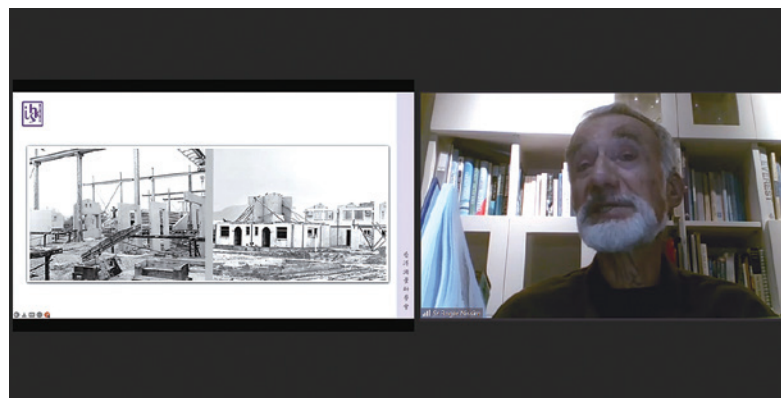
On 11 January, the GPD invited Sr Roger Nissim to give a CPD presentation on “Fairview Park – From the Middle of Nowhere to the Middle of Everywhere!”

Roger emphasised that the success of Fairview Park was due to the: 1) determined execution of the developer, Mr Clifford Wong, and 2) the support of then-Hong Kong Governor Murray MacLehose for its approval.

Fairview was developed over a prolonged development period between 1973 and 1999, so it had been through a few economic cycles. Its plot ratio of 0.4 and site coverage of 20% became the norm in neighbouring developments including Palm Spring and Royal Palm.

Hong Lok Yuen is another successful estate that demonstrated Wong’s foresight. Members especially enjoyed learning about this development’s history and eagerly asked about its land administration issues during the Q&A session.

On behalf of the GPD, I thank Roger for kindly sharing his knowledge with members.



Upcoming Activities

Among the other activities that the GPD has planned, I am pleased to announce that its Annual Dinner and Annual Conference are on this year after a one-year hiatus due to the pandemic. They will give attendees the opportunity to meet over 250 of the division's newest members who were elected between 2019 and 2021.

The GPD looks forward to meeting these members as soon as the social distancing rules are relaxed to allow larger gatherings. Attendees may still be required to be fully vaccinated, depending on the prevailing Covid-preventive measures in place at the time the event is held.

Until then, I wish everyone a healthy and prosperous start to the Year of the Tiger!

HKIS Souvenir

HKIS Polo Shirt

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

Each retailed at **HK\$80.**



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



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(Recognised as CIC-Accredited BIM Coordinator Course)
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- ⚙️ **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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Programme Website



Vplus Subsidy Scheme

Member of VTC Group



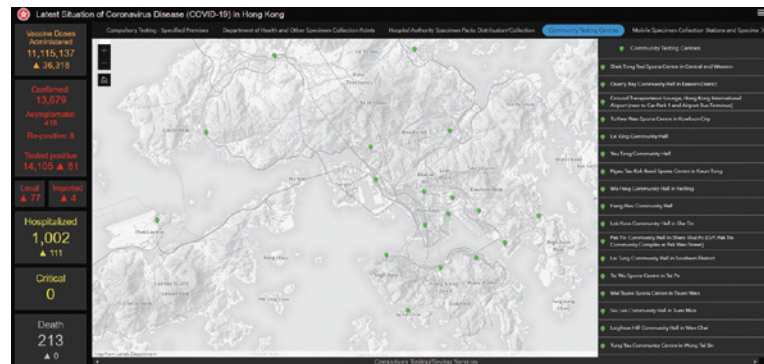
Land Surveying Division
Sr Paul Tsui LSD Council Chairman

Changing Role of Land Surveyors

As the omicron variant of the Covid-19 virus triggered the fifth wave of the pandemic in Hong Kong, I recall working with a group of land surveyors from the Lands Department to build the interactive map dashboard of the Latest Situation of Coronavirus Disease in Hong Kong (<https://chp-dashboard.geodata.gov.hk/>) early during the pandemic (2020).

The dashboard was the first of many that would follow in cities around the world. To this day, it remains one of the most important official channels for informing the public on the latest pandemic developments in Hong Kong with some 62 million accumulative views as of this writing.

Recently, there was an upsurge in the number of locations named in the Government's compulsory testing notices (CTNs). To keep the public updated on the CTNs and enable those affected to report for testing promptly so that any infected person could be treated and quarantined from the general population, the CTNs include specific premises/locations that the dashboard also features. Also, the dashboard provides information on the locations of community testing centres/mobile specimen collection stations so that people would know where to go for their Covid-19 tests.



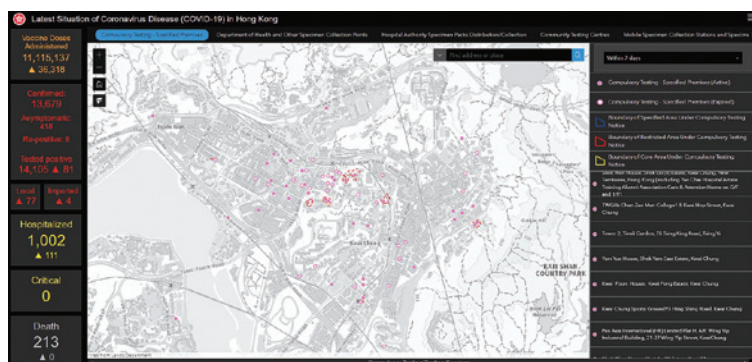
Interface of the Dashboard – Compulsory Testing/Testing Services

Managing the dashboard is a team of land surveyors who process and geocode the raw data coming from the Government health authorities and update the data on the dashboard every day. Also, HKIS Past President Sr Winnie Shiu now works for the Food and Health Bureau as Principal Advisor. In this capacity, she joins health professionals to combat the pandemic using her professional knowledge of spatial data and Geo IT.

Within the Development Bureau, Sr YC Chan leads the Spatial Data Office to coordinate the sharing of geospatial data among various bureaux and departments under common spatial data infrastructure (CSDI) and manage the Geospatial Lab. These are good examples of the new role of spatial data scientist that land surveyors have assumed today.

恭賀新禧

雖然我們要在疫情的陰霾下迎接虎年的來臨，我衷心祝願大家新年快樂及身體健康，最後，我謹代表土地測量組理事會全人恭賀所有會員龍精虎猛、虎虎生威；在事業上虎年進步、如虎添翼。



CPD Highlights

High Frequent Earth Observation Based on Urban Skyline and Passenger Aircraft – A New Remote-Sensing Approach for Emergency Response

During his presentation, Dr Wang Chisheng of Shenzhen University remotely shared with the HKIS a novel, low cost, highly-revisited, and anti-cloud remote-sensing approach based on volunteered geographic information (VGI) and crowdsourced images from the ground, urban skylines, and passenger aircraft.

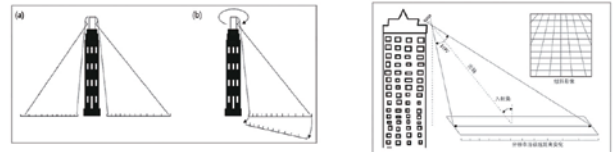
Dr Wang also introduced the background of and current developments in VGI and illustrated the principles and applications of volunteer passenger aircraft remote-sensing and dynamic Earth observations based on urban skylines, as well as InSAR crowdsourcing annotation that he and his research team developed. Later, he explained the great potential of this approach to help forecast and provide a rapid response to emergencies such as city fires, landslides, and floods.

During the Q&A session, Dr Wang shared his experiences in providing incentives and means to the general public to engage.

Dynamic earth observation based on urban skyline

Data acquisition

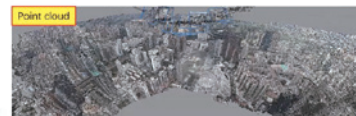
- The multi-camera combination observation method requires more sensors, but the imaging data time is consistent in each direction, and no complex scanning structure is required.
- The scanning imaging observation approach does not require sensors in each direction, but requires a scanning structure, while imaging with a certain scan period delay.
- Both data acquisition methods are based on fixed-tilt imaging of the skyline observation platform.



Dynamic earth observation based on urban skyline

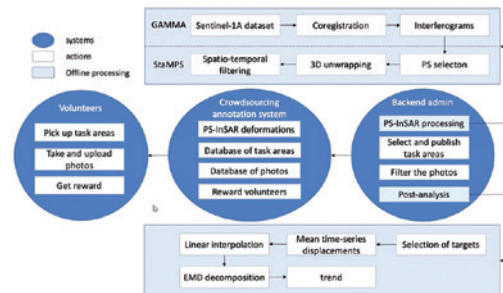
Remote sensing product

- After geometric correction and photogrammetry processing, dynamic orthophotos of the observation area can be obtained with large scale ultra-high resolution.
- The overlapping observation images of multiple observation points of the combined skyline form a three-dimensional observation, thus solving the three-dimensional point cloud and obtaining urban point cloud data.



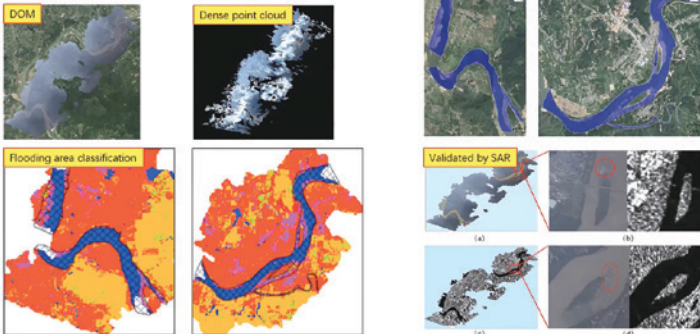
InSAR crowdsourcing annotation

Flowchart of the InSAR crowdsourcing annotation system, platform and related offline processing and analysis.



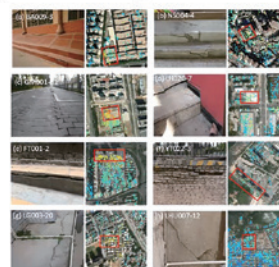
Volunteered passenger aircraft remote sensing

Case2—Flood mapping

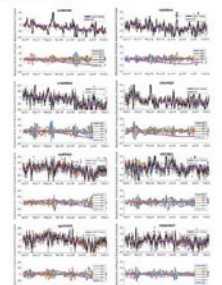


InSAR crowdsourcing annotation

Examples of the validation task area with PS-InSAR derived displacement rates in the eight districts.



Time-series displacements of the eight examples demonstrated





Planning & Development Division
Sr Terence Wai PDD Council Chairman

Greetings for the Chinese New Year

The PDD wishes all members a happy and healthy Chinese New Year 2022!

HAPPY CHINESE NEW YEAR



PDD Mutual Recognition of Membership with the Royal Institution of Chartered Surveyors

The PDD is pleased to announce that it entered into a new Memorandum of Mutual Recognition of Membership (MMRM) with the Royal Institution of Chartered Surveyors (RICS) on 6 December 2021.

PDD Corporate members (FHKIS and MHKIS) who have successfully fulfilled the requirements may be admitted as professional RICS members (chartered planning and development surveyor (MRICS)) and become members of the Planning and Development Professional Group.

Likewise, RICS Professional members (FRICS and MRICS) who qualify as chartered planning and development surveyors and have successfully fulfilled the requirements may be admitted as PDD Corporate members (MHKIS).

Nomination of PDD Representatives to Boards/Sub-committees/HKIS Committees/Working Groups/Panels

Board	
Board of Education	Victor Ng, Junior Ho
Board of Membership	Terence Wai, Francis Lam
Board of Professional Development	Annie Chong, Victor Ng
Divisional Sub-Committees	
Divisional Education Committee	Victor Ng, Junior Ho, Icy Choi, Terence Wai
Divisional Membership Committee	Francis Lam, Annie Chong, Terence Wai, Tyler Chan, Eureka Cheng
PDD Annual Dinner OC	Annie Chong, Victor Sung
PDD Annual Conference OC	Victor Ng, Jasmine Kong
CPD Convener	Victor Ng
CPD sub-committee	Tyler Chan, Michelle Yeung, Jasmine Kong, Ivan Hui, Annie Chong, Cammy Cheng
Committees/Working Groups	
Administration Committee	Junior Ho
Community and Charity Services Committee	Tyler Chan, Michelle Yeung, Cammy Cheng
Dispute Resolution Committee	Edmond Yew
Editorial Board Committee	Ivan Hui
Finance Committee	Jasmine Kong
Mainland Affairs Committee	Raymond Chan, Edmond Yew
Members' Welfare Committee	Sharon Law, Jasmine Kong
Public and Social Affairs Committee	Raymond Chan, Junior Ho
Research Committee	Bo Tang, Edmond Yew
Senior Members' Committee	Tony Leung
Sports and Recreation Committee	Sharon Law
Strategic Planning Committee	Terence Wai

Working Group on BIM	Annie Chong, Eureka Cheng
Working Group on Green Building	Ivan Hui, Francis Lam
Working Group on Heritage	Annie Chong, Victor Sung
Working Group on Land Boundary	Tyler Chan
Working Group on Modular Integrated Construction	Annie Chong
Working Group on Project Management	Ivan Hui
Working Group on Unmanned Aircraft Systems (UAS)	Michelle Yeung
HKIS Best Development and Conservation Award 2022 OC	Junior Ho, Tyler Chan
HKIS Annual Conference OC	Victor Ng, Eureka Cheng, Cammy Cheng, Junior Ho
HKIS Annual Dinner OC	Annie Chong, Michelle Yeung, Sharon Law
Panel	
Building Policy Panel	Annie Chong, Ivan Hui, Sharon Law, Eureka Cheng
Housing Policy Panel	Francis Lam, Tyler Chan, Sharon Law, Edmond Yew
Land Policy Panel	Francis Lam, Icy Choi, Jasmine Kong, Sharon Law, Edmond Yew, Eureka Cheng

Workshop Theme: Walk-through from Planning to Development – Visits to City Gallery and Central Market

Date: 19/03/2022 (Saturday)

Time: 10:30-13:00

Venues: City Gallery, Central Market

Capacity: 20 students, four teachers

Details: This activity involves a guided tour of City Gallery and Central Market, during which the PDD representative(s) will explain how Hong Kong's town planning system and development controls affect or dictate the past, present, and future of its urban development and advance connectivity and walkability in the neighbourhood.



HKIS Beyond Your Campus Competition 2021-2022

On 8 January, Sr Annie Chong, Sr Ivan Hui, and I attended the briefing sessions of the Beyond Your Campus Competition via Zoom. We briefly introduced the background and duties of the PDD to the students and teachers who joined the competition and presented the details of a PDD workshop scheduled for 19 March 2022.



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

粵港工程建設合作項目 信息推介會

PFMD Chairman Sr Charles Hung, representing the HKIS, attended the above seminar on construction projects in Guangdong Province involving Hong Kong professionals at City Gallery, Edinburgh Place, Central, on 16 December 2021. This activity was jointly-organised by the Development Bureau and Guangdong Housing and Construction Authority with help from the Liaison Office of the Central People's Government in the HKSAR (LOCPG).

The opening remarks were made by Michael Wong, Secretary for Development, with responses from both Guangdong and local representatives. One architect and one building service engineer in attendance shared their valuable experiences gained from their successful projects in Guangdong. The policy paper, "Outline Development Plan for the Guangdong/Hong Kong/Macau - Greater Bay Area," dated February 2019, highlighted the open door policy of omitting or relaxing the restrictions, so as to encourage construction enterprises and professionals (architects, surveyors, engineers, etc) to work in the GBA.

The seminar also covered the simplified listing procedure for Hong Kong professionals who are encouraged to apply for registrations now. The PFMD is liaising with the Development Bureau with a view towards developing more opportunities in the GBA for PFMD members in the future.



2. Representatives from Guangdong Province
3. (L-R): Dr Fu Peng Peng of the Department of Educational, Scientific and Technological Affairs of the LOCPG and PFMD Chairman Sr Charles Hung

Maintenance and Appreciation of Historical Buildings

Although historical buildings are more difficult to maintain than modern ones, good property management and expert advice from professionals and the Antiquities and Monuments Office can help to prolong its physical life. Since March 2019, the HKIS has organised the HKIS "Maintenance and Appreciation of Historical Buildings" campaign which includes a series of events like guided tours, competitions, workshops, forums, media engagement, etc, to promote built heritage conservation. This campaign was funded by Development Bureau's Built Heritage Conservation Fund with support from various schools and the community.

The closing ceremony was successfully held on 14 December at the Surveyors Learning Centre in the presence of Mr Ivanhoe Chang, DevB's Commissioner for Heritage as Guest of Honour, and with the support of various Government Departments (ASD, BD, etc). PFMD members have also played important roles in managing Hong Kong's historical buildings in a professional manner, so as to ensure their timely maintenance and conserve their built environment.



1. Mr Michael Wong, Secretary for Development (middle, first row), and Sr Dr Stephen Lai, Chairman of the HKIS Mainland Affairs Committee (far right, first row)



4



5



6



7

4. (third from left): Mr Ivanhoe Chang, Commissioner for Heritage
5. (L-R): Mr Ivanhoe Chang, Commissioner for Heritage, and Sr Charles Hung, PFMD Chairman
6. (L-R): Sr Charles Hung, PFMD Chairman, and Ms Clarice Yu, Director of Buildings
7. (L-R): Sr Alan Sin, Assistant Director of Architectural Services (Property Services), and Sr Charles Hung, PFMD Chairman

HKIFM AGM & Networking Dinner

The Hong Kong Institute of Facility Management (HKIFM) successfully held its 22nd AGM on 14 December at Club One, Telford Gardens, Kowloon Bay. Sr Charles Hung attended the AGM and follow-up networking dinner and sent his congratulations to Sr Gary Yeung, who was elected President. In addition, Ir Sr Jonathan Lee was elected Vice President, Sr Tim Law Honorary Secretary, and Mr Jacky Yim Honorary Treasurer. It was reported that the HKIFM's membership grew by over 70 percent (or 777 members) over the last six years. With that comes a healthy financial account.

The PFMD will continue to maintain a close relationship with the HKIFM, which includes organising joint CPDs and other events in the years to come.

Upcoming CPD Event

Sharing Surveying Work Experiences in the UK

Code	2022026
Event Name	Sharing Surveying Work Experiences in the UK
CPD Code	Formal Events
Speaker	<p>Sr Charles Hung</p> <p>Currently a Director of Ho & Partners in charge of surveying works and Chairman of the PFMD, Charles graduated from the UK's Leicester Polytechnic in 1980 with a BSc in Building Surveying (with Commendation) and the University of Reading in 1985 with an MSc in Project Management. He was Chairman of the Hong Kong Student Centre in London (1981) and a board member of the RICS (Hong Kong branch) from 2013 to 2016. He liaised with the RICS to arrange for the mutual recognition of PFMD and RICS members' credentials in 2019.</p>

組別簡訊

DIVISIONAL NEWS & ACTIVITIES

Speaker	<p>Charles spent ten years working for various UK-based architectural, surveying, contracting, and development firms such as Vigers and Prudential Insurance, which are well-known in the industry. He was a senior project manager for a few notable projects such as a shopping precinct, Barks Walk, in Shakespeare's home town, Stratford upon Avon; the hi-tech buildings at Frimley Business Park; Supermarkets/DIY stores (Texas Homecare, Waitrose, Presto, and Payless/Halford), Minster Court - office building of Prudential Insurance in London etc. He looks forward to sharing his extensive UK work experiences with members. He is also a good presenter who won the HKMA's Best Presentation Award (2002) and the HKIS's Building Surveyor Award (2021). Thus, he is capable of giving an interesting talk.</p> <p>Sr Celia Wong</p> <p>Currently working in the UK as a Building Surveyor, Celia graduated from CityU with a surveying degree in 2010 and joined the Buildings Department as a graduate surveyor. She is an HKIS-qualified building surveyor and an RICS-qualified chartered surveyor in project management. Celia has gained extensive work experience from various firms in Hong Kong such as Swire, Ho & Partners, Hysan Development, etc, before moving to the UK in 2019. She now works in London for a multi-disciplinary consultancy firm, Fulkers Bailey Russell, and plans to share all aspects of her UK work experience with members.</p>
Event Date	2022-03-12
Event Time	3:00-4:30 pm
Registration Closing Date	2022-03-09
CPD Hour(s)/ Divisional PQSL Hours	1.5
Venue	Surveyors Learning Centre, Room 1207, Wing On Centre, 111 Connaught Road Central, Sheung Wan

Division/ Organiser	Property and Facility Management Division
Fee	HK\$150 for members; HK\$210 for non-members
Priority	First-come, first-served
Language	Cantonese supplemented by English
Details	<p>The talk will cover some important subjects. The first topic is how to find a job in the UK, which is the most difficult part for new migrants. Before seeking employment, one should develop interview skills, so as to make a good impression on prospective employers, which would like to know more about you. Employment conditions in the UK are slightly different from those in Hong Kong, as an employer may offer you a company car and travel allowance. This is because in the UK, travel costs are extremely high, especially in London. You may settle in London, which means your salary and expenses will be higher. After finding a job, you will need to learn how to deal with your business counterparts, work colleagues, etc.</p> <p>The talk will include a personal Zoom interview with Celia. There will be a Q&A session with Charles and Celia so that the audience can ask questions on the spot. Communication with Celia will be live on-screen, even though the UK will be eight hours behind Hong Kong (7:00 am in London when the CPD begins). Attendance at this event will be in person, subject to the rules and regulations of the pandemic measures in force at the time.</p>

Should you have any query, please e-mail kittylai@hkis.org.hk or contact Ms Kitty Lai at 2526 3679.



Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

The First QSD Council Meeting, 2021-2022

The first QSD Council meeting was held on 3 January with 29 corporate members (office bearers, Council members, co-opted members, and panel advisers) in attendance. It was a good occasion for the newer members to meet their longer-tenured counterparts. Thanks go to the following co-opted members who have committed to making great contributions to this term's Council events:

Sr Angela AU YEUNG	Sr Poleon CHAN
Sr George CHAN	Sr Jason CHAN
Sr Thecia CHAN	Sr Tony CHOY
Sr Alan HO	Sr Mandy LAM
Sr Dr Mei-yung LEUNG	Sr TC MAN
Sr KC TANG	Sr Gregory TUNG
Sr Pak WAN	Sr Colin WONG
Sr Franki YEUNG	Sr Rachel YU
Sr Sammuel YUNG	



QSD Committees/Sub-Committees/Organising Committees

The QSD has formed the following committees/sub-committees/organising committees to steer it on the various issues that matter to its members or to the quantity surveying profession in general. Members are encouraged to join these groups and participate in their activities.

QSD Committees/Sub-Committees/Organising Committees	Chairperson
CPD Sub-Committee	Sr Dr Betty LO
Contract Sub-Committee	Sr Eric TING
Digitalisation Sub-Committee (previously known as the BIM Sub-Committee)	Sr Sunny CHOI
Divisional Education Committee	Sr Steven TANG
Initial Task Force for ICEC/PAQS Conference 2028	Sr Professor TT CHEUNG
International Sub-Committee	Sr Professor TT CHEUNG
Liaison Sub-Committee	Sr Sunny CHOI
Mainland & Macau Sub-Committee	Sr Tim NGAI
New Members' Welcoming Party Organising Committee	Sr Johnson CHEUNG
Outstanding QS Awards Organising Committee	Sr Raymond KAM
Professional Practice/Practice Notes Sub-Committee	Sr HY WAN
Promotion Sub-Committee	Sr Tzena WONG
QSD Annual Dinner Organising Committee	Sr Rex YING
Social & Welfare Sub-Committee	Sr Karen WONG
Training Sub-Committee	Sr Jim CHARK

QSD APC Professional Interviews and Results

The QSD APC Final Assessment Professional Interviews were held on 15 January at the Henrietta Secondary School. Around 90 QSD corporate members joined the panel of interviewers. Prior to the interviews, Sr Steven Tang (Chairman of the QSD Divisional Education Committee) briefed the interviewers on the assessment's key points.

The results of the QSD APC Part II Assessment 2021 are as follows:

Part II Written Assessment		Professional Interview	
Number of Candidates	Number Passed	Number of Candidates	Number Passed
504	138	138	99
Pass Rate		Pass Rate	
27%		72%	

The results of the APC Professional Interviews were announced on 20 January. Some candidates require further checks of their diaries and PQSL records before they could be elected as corporate members. On the other hand, 39 candidates passed their referral interviews held at the Surveyors Learning Centre in June and December 2021 and all were notified of their results. Congratulations to all on their achievements.

The QSD Council thanks Sr Steven Tang and all interviewers for their time and devoted efforts and the HKIS Secretariat for its excellent preparations and logistical arrangements during the pandemic to make the event successful.



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



Young Surveyors Group
Sr Sunny Wong YSG Committee Chairman

Happy New Year!

YSG wishes all members a happy new year with good health. Given the new social distancing measures announced to tackle the fifth wave of the pandemic caused by the Omicron variant, Hong Kong seems quiet nowadays. But the health of members is the HKIS's highest priority. Hence, all scheduled YSG events that involve face-to-face contact will be put on hold. YSG's educational mission, however, will continue.

CPDs will continue to be held online to benefit members. Thanks to the well-developed online platform, Zoom, online meetings can still proceed smoothly and attract around the same number of participants as in-person gatherings. After facing down the virus for over two years, members have adopted to this new normal and will keep moving forward.

YSG will explore the feasibility of organising events that are safe for members when the pandemic is under control. We look forward to seeing all of you in the near future. Cheers!

26 March	Experience-Sharing (2): From the Civil & Structural Engineer's Practices for Surveying
30 April	Short Course (1): Experience-Sharing on the Application of Building (Planning) Regulations
7 May	Short Course (2): Experience-Sharing on the Application of Building (Planning) Regulations
4 June	Short Course (3): Experience-Sharing on the Application of Building (Planning) Regulations
11 June	Short Course (4): Experience-Sharing on the Application of Building (Planning) Regulations
2 July	Short Course (5): Experience-Sharing on the Application of Building (Planning) Regulations
9 July	Short Course (6): Experience-Sharing on the Application of Building (Planning) Regulations

Upcoming CPD

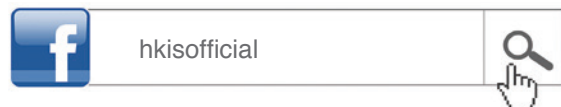
A list of CPDs for February to July 2022 has been arranged as follows:

Date	Event Name
12 February	Structural Series (1): Engineering Practices in the Construction Industry
26 February	Structural Series (2): Engineering Practices in the Construction Industry
19 March	Experience-Sharing (1): From the Civil & Structural Engineer's Practices for Surveying

More site visits, seminars, workshops, and CPDs will follow. Please let us know if you have any topic that you want to see covered.

We are on FACEBOOK now!
Official FACEBOOK PAGE of the HKIS
www.facebook.com/hkisofficial

Join us and click the 'like' button now!



Reported by Sr Gigi Mok,
YSG CPD Convener

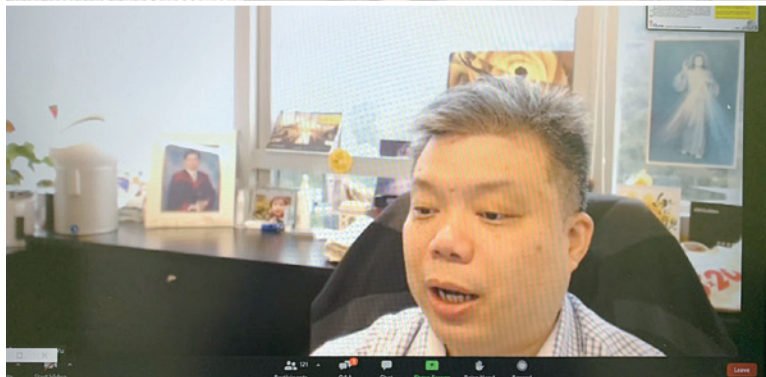
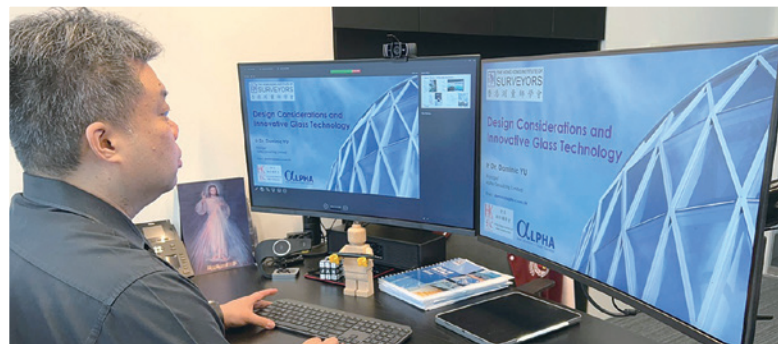
YSG CPD

1. Glass Series (2): Performance Testing and Quality Assurance of Curtain Wall and Façade Systems (15 January 2022)

YSG was honoured to invite Ir Dr Dominic WK Yu, Principal, Alpha Consulting Limited, to come deliver a useful seminar to its younger members. Throughout the talk, members understood how various performance test procedures ensured strict quality control in curtain wall/structural glass manufacturing.

2. Glass Series (3): Design Considerations and Innovative Glass Technology of Curtain Wall and Façade Systems (22 January 2022)

Ir Dr Yu started the final seminar of the Glass Series by introducing the general types of external façade including windows, window walls, curtain walls, glass walls, cladding, etc, along with their fixed blanket installation and water penetration tolerances. He also explained how the façade system's design could expand the boundaries of innovation. Many members learned a lot from Ir Dr Yu, as evidenced by their passionate exchange of views with him during the Q&A session.



Performance Test Procedure

- 1) Non-destructive Measurement of Surface Stress in flat glass to ASTM C1279
- 2) Open, Close and Lock vents 50 times
- 3) Preload at 50% of Design Pressure
- 4) Air Infiltration Test to ASTM E283
- 5) Static Water Penetration Test to ASTM E331
- 6) Dynamic Water Penetration Test to AAMA 501.1
- 7) Structural Adequacy Test at 50% and 100% to ASTM E330
- 8) Repeat Static Water Penetration Test to ASTM E331
- 9) Vertical Displacement Test
- 10) Repeat Static Water Penetration Test to ASTM E331
- 11) Horizontal Displacement Test (parallel with one face of specimen)
- 12) Repeat Static Water Penetration Test to ASTM E331 (for flat mock-up)
- 13) Horizontal Displacement Test (perpendicular to one face of specimen)
- 14) Repeat Static Water Penetration Test to ASTM E331
- 15) Structural Safety Test to 140% – Cyclic (CoP Glass 2018)
- 16) Structural Proof Load Test at 75% and 150% to ASTM E330
- 17) Gondola Tieback Load Test
- 18) Architectural Feature/Fin Load Test (air big or pull load)

Preparation: Air & Water

Building Movements

Structural

Image by Dominic Yu

HK SIC COLPHA Introduction to Curtain Wall Performance Mockup Testing

Code	Facility	Tempering method	Coating line	Insulated line	Laminated line
Quantity	17	11	0	0	0
Max. size (mm)	3000x1800	3000x1800	3000x1800	3000x1800	3000x1800

Hangzhou Xihu Store
杭州西湖

Shanghai Pudong Store
上海浦东

Also supply Jumbo Glass for Tai Koo IIA and 98 How Ming Street, KT240

HK SIC COLPHA Beyond the Limits of Innovation

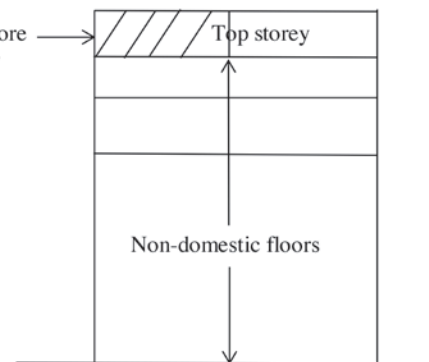
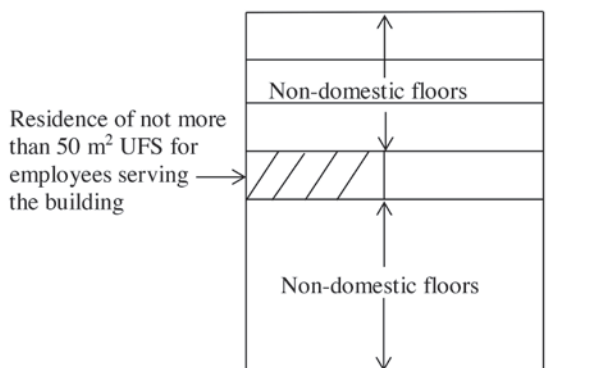
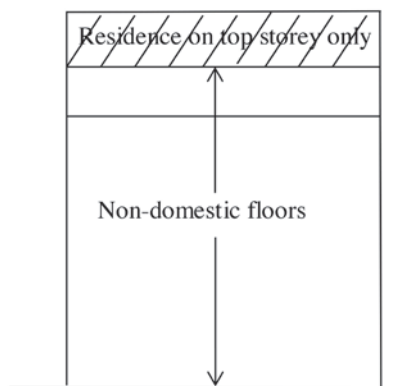
Sr Terry K Y Ng
MHKIS BSD

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One Meal or two meals

Introduction

Building (Planning) Regulation (B(P)R) 23(4) states : For the purposes of regulations 19, 20, 21 and 22, the Building Authority may treat a non-domestic building as a composite building in which the only domestic part of the building is a place of **residence** (emphasised by author), not having more than 50 m² of usable floor space, for a caretaker or other person employed in connexion with the building or a service provided therefor **or** (emphasised by author) a **residence** (emphasised by author) comprising the top storey of the building, **or** (emphasised by author) both. The regulation is illustrated diagrammatically below.

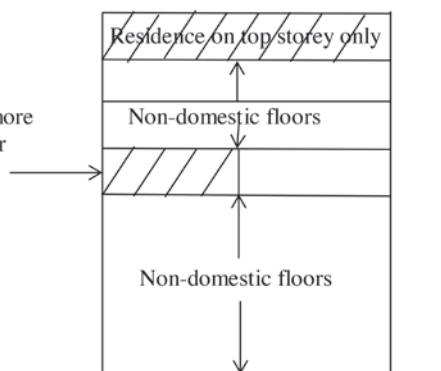


Under the regulation, if the domestic storey satisfies either one of the conditions, the whole building is still considered as non-domestic and not a composite building for the purposes of the regulations 19, 20, 21 and 22.

Undoubtedly a domestic storey satisfying both conditions does not render the building a composite building for the purposes of the regulations. The situation is depicted in the diagram below.

To play safe, some people opine that scenario 3 is the only situation where the Building Authority accepts under B(P)R 23(4).

In the diagram below, there are two residences, one on the top floor and one on a floor below. Is this scenario acceptable under B(P)R 23(4)?



A metaphorical question

Suppose I say to a child, “If you behave well or if you excel in the examination, I will buy you a meal.” If the child behaves well and excels in the examination, I should keep my promise and buy him a meal. It is because in my offer, I use the word “or”. Fulfilment of either condition suffices. Fulfilment of both conditions is even better, thus there is no ambiguity for this situation. However should I buy him two meals if he satisfies both conditions? The answer is unknown because I did not mention the situation. In addition, the answer cannot be inferred from what I said before. It must be stated clearly and specifically.

Analysis of the regulation

One may feel that the questions in the preceding paragraph are childish and the answers are simple and obvious. If so let us apply the simple theory to interpret B(P)R 23(4).

The word “or” infers two alternatives which are described before and after the word “or”. Either of the alternatives is acceptable. In the regulation, the two alternatives before the first “or” are clearly described. After the second “or”, there is a “both”. What does this “both” refer to? To find out the answer, it is necessary to ascertain the subject matter before and after the first “or”. The regulation is now analysed from a sentence construction point of view.

In “a place of residence, not having more than 50 m2 of usable floor space, for a caretaker or other person employed in connection with the building or a service provided therefor”, the part “not havingprovided therefor” qualifies the word “residence”. The subject matter is residence and not the qualifying statement. In “a residence comprising the top storey of the building”, the part “comprising...building” qualifies the word “residence”. The subject matter is residence and not the qualifying statement. Consequently the first “or” refers to the two residences and not the two qualifying statements. By the same token, “both” refers to residence but not the qualifying statements.

Comment

The result will be entirely different if the second “residence” does not appear. In this situation the two qualifying statements before and after the first “or” are the alternatives. “Both” will refer to the two qualifying statements. Although it is practically unnecessary to mention the situation where the two qualifying statements apply simultaneously, it is not wrong to do so. The theory is simple but the analysis is probably not. One may find it difficult to follow the analysis if one reads this article cursorily.

Conclusion

Based on the above analysis, I can conclude that Scenario 4 can be accepted under B(P)R 23(4). Lastly I have to emphasise that this article is entirely my personal view on the regulation and I do not represent any body.

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HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

11 FEB - 9 JUL
2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
11 Feb 2022	2022015	風水學與行為讀心學攻略 (講座) FULL	鍾亦禮	PFMD	1.5	✓	1.5	HK\$200 - members; HK\$250 - non-members
12 Feb 2022	2022007	Structural Series (1) – Engineering Practice in construction industry	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
15 Feb 2022	2022011C	QSD PQSL Measurement Series 2022 (1) – Measurement of Civil Engineering Works New	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
17 Feb 2022	2022013	"Multi-functional Smart Lampposts" Pilot Scheme	Cari W Wu, Nelson K L Ip, Kenny C H Chan	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
17 Feb 2022	2022023	Non-Performance of Contract Obligations Amidst Pandemic New (Reschedule from 28 January 2022)	Joseph S L Law	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Feb 2022	2022022	Visit to The Pokfulam Farm "薄農林牧場" New	Steven C K Chui, Nigel W H Ko	BSD	3.5	✓	3.5	HK\$300 - members
23 Feb 2022	2022011D	QSD PQSL Estimating Series 2022 (1) – Pre-Contract Cost Planning and Control Part 1 New	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Feb 2022	2022024	QS's Involvement in Domestic Subcontracting under NEC – Why and How? New	Hayman Choi	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
26 Feb 2022	2022008	Structural Series (2) – Engineering Practice in construction industry	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
2 Mar 2022	2022012	Scheduling Revit for QTO	K C Tang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
9 Mar 2022	2022011E	QSD PQSL Estimating Series 2022 (2) – Pre-Contract Cost Planning and Control Part 2 	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
12 Mar 2022	2022026	Sharing Surveying Work experience in the U.K. FULL	Charles Hung, Celia Wong	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Mar 2022	2022005	Experience Sharing (1) – From the Civil & Structural Engineer's practices for surveying	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
26 Mar 2022	2022006	Experience Sharing (2) – From the Civil & Structural Engineer's practices for surveying	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
27 Apr 2022	2022027	Advanced coating system for renovation in cost effective approach 	Michelle Tsang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
30 Apr 2022	2022016	Short Course (1) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
7 May 2022	2022017	Short Course (2) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
18 May 2022	2022029	Variations to Contract 	Calvin Law	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
4 Jun 2022	2022018	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
11 Jun 2022	2022019	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulations 	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
15 Jun 2022	2022025	Overview and Experience Sharing on Quantity Surveying in Civil Engineering Works 	Pak N Wan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Jun 2022	2022028	Sustainable Development on roofing systems New	Kent Lam	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
2 Jul 2022	2022020	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
9 Jul 2022	2022021	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations New	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members

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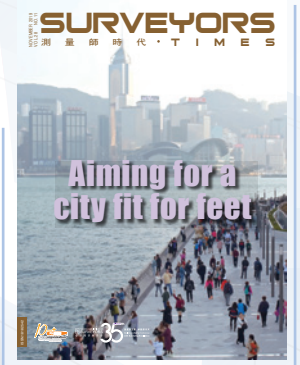
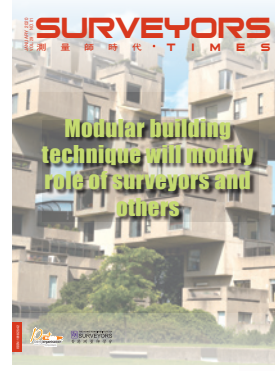
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