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# SURVEYORS

測量師時代 · T I M E S

## Surveyors Share Insights on Financial Budget



# The Hong Kong Institute of Surveyors 2024 General Council 香港測量師學會 2024 年度理事會

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**Sr Francis LAM**

**C**ongratulations to the HKIS on its 40th anniversary! I am thrilled, honoured, that this anniversary should fall during my term. We kicked off the celebrations on 22 March with a cocktail reception at the Hong Kong Jockey Club, the first of many key events this year.

### **Courting cooperation**

I accepted an invitation for a lunch meeting from Ms Lu Xinning from the Department of Educational, Scientific and Technological Affairs, Liaison Office of the Central People's Government, along with the presidents of the institutes of Engineers, Planners, Architects and Landscape Architects, at which we were also grateful to meet other key Liaison Office officials, such as Dr Wang Weiming and Mr Ye Shuiqiu.

On 13 March, the HKIS renewed the agreement it holds with the China Cost Engineering Association for the fourth time. The parties held an online signing, in Hong Kong and on the Mainland.

I went with a delegation of HKIS council members and speakers to Guangzhou for the annual Mainland and Hong Kong Construction Forum organised by China's Ministry of Housing and Urban-Rural Development, the Guangdong Provincial Government and Hong Kong's Development Bureau. The Secretary of Development, Ms Bernadette Linn, JP led a high-level delegation; the HKIS co-organised a parallel session. The forum, from 25 to 27 March, made its return since the pandemic. During this trip, we also visited the Guangdong Planning Institute

and met its President, Mr Ma Xiang-ming, who hosted us to dinner.

### **Voice of the industry**

Spring into action! There have been various matters that required the Institute's attention given our consultative role to Government. On 1 March, the General Practice Division representatives Sr Dorothy Chow, Sr Alvin Leung and I voiced the HKIS positions at a three-hour meeting with the Legislative Council's Bill Committee, on the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023. In this hearing session, both the Legislative Councillors and the Development Bureau officials listened to our technical advice on amendments.

I met Consumer Council Executive Director Ms Gilly Wong Fung-han on 11 March and was ably supported by Immediate Past President Sr Paul Wong. We were following up on the Council's recent comprehensive study on the home renovation industry.

Nominations are now open for the biennial Quality Property and Facility Management Award 2024 and I, as one of the invited jury panel, was at its official launch day-cum-seminar on 14 March.

Internally, I chaired the General Council meeting on 28 March.

### **A Toast!**

Our anniversary cocktail reception was memorable, not least because of the long list of esteemed guests who joined us at the Owners Box at Happy Valley Racecourse. Heading them were the Financial Secretary, Mr Paul Chan Mo-po, JP, Secretary for Development, Ms Bernadette Linn, the Deputy Director-General of the Department of Educational, Scientific and Technological Affairs of the Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region (LOCPG), Mr Ye Shuiqiu, and Sr the Hon Tony Tse, our representative in the Legislative Council.

I gave a short address in which I did my best to cover the Institute's history and some of



# PRESIDENT'S MESSAGE

## 會長的話

its milestones. I contrasted our humble start in 1984 with 85 professional members to our current membership of around 11,000 members, comprising corporate, associate and probationers/students.

I emphasised our commitment over the years to have professional qualifications recognised globally under reciprocal recognition agreements, while expanding our world presence through membership of organisations such as the International Valuation Standards Council, International Cost Engineering Council, International Society for Photogrammetry and Remote Sensing, Pacific Association of Quantity Surveyors, and World Organisation of Building Officials.

Notwithstanding all this is our commitment to offering the Government our humble opinions with the view to building a sustainable future for our home city.

We are grateful to our Founding Members, all Past Presidents and Council Members, who all contributed to the success of the HKIS.

This was the first of many events this year to mark the 40th anniversary, including a tram party set for 26 April, and in July the HKIS Awards 2024 Presentation Ceremony-cum-Dinner focusing on the theme of “Surveying for a Sustainable Future”.

## Building rapport

It was another eventful month. In addition to the Association of Architectural Practices Annual Dinner at the Dynasty Club on 7 March, I attended the 2024–25 Budget Luncheon Talk given by Financial Secretary Paul Chan and organised by the Hong Kong Coalition of Professional Services on 13 March.

Two days later, I was at the Hong Kong Institute of Engineers' 46th Annual Dinner.

On 28 March, I was a guest at CLP Power's Spring Lunch.

Sr Francis Lam  
President



Screen time: on the big monitor to the right, China Cost Engineering Association Secretary-General Mr Wang Zhonghe inked the agreement in China, while HKIS President Sr Francis Lam reciprocated in Hong Kong.

簽署儀式：右側大螢幕上，中國建設工程造價管理協會秘書長王忠和先生在中國簽署認補充協議，而香港測量師學會會長林家輝測量師則在香港簽署協議。



Screen time: President Sr Francis Lam (centre right) and QSD Chairman Sr Tim Ngai are flanked by HKIS committee members after signing the China Cost Engineering Association agreement in an online ceremony.

簽署儀式：與中國建設工程造價管理協會完成網上簽署儀式後，會長林家輝測量師（右中）和工料測量組主席魏志衡測量師合影留念，兩旁為學會的委員會成員。



Views shared: President Sr Francis Lam (centre) is supported by Vice-Chairman of the General Practice Division Sr Dorothy Chow and HKIS Council Member Sr Alvin Leung at the Legislative Council Bills Committee meeting.

分享己見：會長林家輝測量師（中）、產業測量組副主席周若瑜測量師，以及學會理事會成員梁鎮峰測量師結伴出席立法會法案委員會會議。



Call for entries: the Quality Property and Facility Management Award 2024 is open for nominations until 3 May. This year, it highlights the connection between professional property and facility management and wellness.

徵集作品：QPFMA 2024 現已接受提名，截止日期為 5 月 3 日。今年的主題強調專業物業、設施管理與幸福感之連結。

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## 會長的話



Call for entries: the goal for this year's Quality Property and Facility Management Award is to contribute value to the community and make Hong Kong a truly ideal community.

徵集作品：QPFMA 今年的目標是為社區創造價值，使香港成為一個真正理想的社區。



Strong supporter: the Financial Secretary, Mr Paul Chan Mo-po, was guest of honour at the 40th anniversary cocktail reception, showing once again his belief in the Institute. Here, he is with HKIS President Sr Francis Lam (right) and Senior Vice-President Sr Robin Leung.

堅定支持：財政司司長陳茂波太平紳士擔任 40 周年慶祝酒會的主禮嘉賓，再次表現出他對學會的信心。他與林家輝測量師及籌委會主席梁志添測量師合照留念。



Thumbs up: Financial Secretary Paul Chan Mo-po and Sr Francis Lam with members and guests.

共聚一堂：財政司司長陳茂波先生、林家輝測量師與會員和嘉賓合照。



Happy anniversary: Secretary for Development Ms Bernadette Linn, JP joined Sr Francis Lam and HKIS Past Presidents to celebrate the achievements and milestones of the HKIS.

歡慶周年：發展局局長甯漢豪太平紳士、林家輝測量師和歷屆會長一同慶祝學會的成就和里程碑。



Heads and shoulders: Sr Francis Lam (top, centre) gives his heartfelt thank-you to the organising committee Chairman, Sr Robin Leung (top, sixth from left), for the successful kick-off of the Institute's anniversary celebrations, supported on his right by the Financial Secretary, Mr Paul Chan Mo-po.

密不可分：林家輝測量師（上中）向籌委會主席梁志添測量師（左六）衷心致謝，令學會周年慶祝活動得以順利舉行，右邊亦有財政司司長陳茂波先生鼎力支持。



Food for thought: the Luncheon Talk on the 2024-25 Budget brought the heads of the five professional institutes and the coalition to hear what Paul Chan had to say on how the Government spends its funds.

各抒己見：《2024-25 年度財政預算案》午餐演講邀請五個專業學會和聯盟的負責人，聽取陳茂波先生就政府如何分配預算資源表達己見。



Food for thought: during the Luncheon Talk on the 2024-25 Budget, the Financial Secretary, Mr Paul Chan Mo-po, shed light on his vision and outlook on Hong Kong's economy.

各抒己見：在《2024-25 年度財政預算案》午餐演講上，財政司司長陳茂波先生闡述了他對香港經濟的願景和展望。



Economic exchange: Financial Secretary Paul Chan Mo-po (centre) takes part in a discussion at his Luncheon Talk on the 2024-25 Budget.

經濟交流：財政司司長陳茂波先生（中）在《2024-25 年度財政預算案》午餐演講上參與討論。



# PRESIDENT'S MESSAGE

## 會長的話



Happy work: at the Hong Kong Institution of Engineers' 46th Annual Dinner cocktail reception with HKIE Vice-Chairman, Ir Alice Chow Kin-tak (third left) and other guests.

愉快工作：香港工程師學會副主席周建德工程師（左三）與其他嘉賓一同出席香港工程師學會第46屆周年晚宴酒會。



Faces in the crowd: it was nice to mingle with new and old friends at the Hong Kong Institution of Engineers 46th Annual Dinner.

舊識新交：在香港工程師學會第46屆周年晚宴上與一眾舊識新交互動交流，可謂一樁樂事。



Strengthening ties: the Mainland and Hong Kong Construction Forum drew more than 800 industry practitioners from Guangdong, Hong Kong and Macao. The Hong Kong government-led delegation included Permanent Secretary of Works Ir Ricky Lau (centre) and Deputy Secretary of Works Mr Tony Ho, here with HKIS President Francis Lam, who addressed a parallel session on day two.

加強聯繫：「內地與香港建築論壇」吸引了粵港澳地區共800多名業界人士參與。由香港政府率領的代表團成員包括發展局常任秘書長（工務）劉俊傑先生（中）和副秘書長（工務）何英傑先生，以及學會會長林家輝測量師。林家輝測量師在翌日的分論壇上負責致辭。



Strength in numbers: thanks to the many HKIS members who attended the forum.

眾志成城：感謝一眾會員出席論壇。



Promoting exchange: I am grateful to have co-organised a technical exchange forum with the China Institute of Real Estate Appraisers and Agents and the Guangdong Engineering Cost Association. Dr Chai Qiang (front, fourth from left) of the CIREAA and I along with his team.

促進交流：非常高興我們可以與中國房地產估價師與房地產經紀人學會及廣東省工程造價協會合辦了技術交流會。來自北京、廣東、黑龍江等省市的代表紛紛前來支持論壇舉行。我與中國房地產估價師與房地產經紀人學會柴強博士（前排左四）及其同寅合照留念。



Courtesy visit: after the construction forum the HKIS visited the Guangdong Planning Institute to greet its President, Mr Ma Xiangming (centre), pictured here with HKIS Planning and Development Division Chairman Sr Victor Ng (second from right), Guangzhou Forum Chairman Sr Dickey Lee (far left), the HK Institute of Planners' President, Ms Amy Cheung (third from left), and team.

親切交流：論壇結束後，學會代表拜訪廣東省國土空間規劃協會，與會長馬向明先生（中）會晤。相中可見學會規劃及發展組主席吳柏堅測量師（右二）、廣州議會主席李國永先生（最左）、香港規劃師學會會長張綺薇女士（左三）及其他團隊成員。

**恭**賀香港測量師學會成立 40 周年！我很榮幸，能夠在任期內見證這個里程碑。我們於 3 月 22 日假香港賽馬會舉行慶祝酒會，為今年一連串重要活動揭開序幕。

### 合作無間

我早前應中央人民政府駐香港特別行政區聯絡辦公室（中聯辦）教育科技部盧新寧副主任的邀請，與工程師學會、規劃師學會、建築師學會及園境師學會會長一同出席午餐工作會。我們亦很高興能與聯絡辦公室的其他重要官員會面，包括王偉明博士和葉水球先生。

3 月 13 日，學會與中國建設工程造價管理協會第四次續簽互認補充協議。我們雙方舉行了一場網上簽署儀式，分別於香港和內地同步進行。

我與由學會理事會成員及講者組成的代表團共赴廣州，參加了由中國住房和城鄉建設部、廣東省人民政府和香港發展局合辦的「2024 內地與香港建築論壇」。高級別代表團由發展局局長甯漢豪太平紳士率領；學會則負責協辦分論壇。這次論壇於 3 月 25 日至 27 日期間舉行，是疫情後首次舉辦。是次廣州之行，學會代表拜訪廣東省國土空間規劃協會，衷心感謝協會會長馬向明先生之接待及宴請。

### 業界心聲

考慮到學會對政府的諮詢作用，有許多議題都需要我們關注。3 月 1 日，我夥同產業測量組代表周若瑜測量師和梁鎮峰測量師，出席了一場為時 3 小時的立法會法案委員會會議，就《2023 年土地（為重新發展而強制售賣）（修訂）條例草案》闡述了學會的立場。在公聽會上，立法會議員和發展局官員聽取了我們對修訂《條例草案》的技術意見。

3 月 11 日，我與消費者委員會總幹事黃鳳嫻女士會面，更獲前會長黃國良測量師全力支持聯袂出席。消委會早前就家居裝修工程發佈了一份詳盡的研究報告，我們就此作出跟進。

兩年一度的「優質物業設施管理大獎 2024」(QPfMA) 現已開放提名，我作為受邀的評審團成員之一，出席了於 3 月 14 日舉行的官方開幕日暨研討會。

3 月 28 日，我主持了學會的理事會會議。

### 舉杯慶祝！

我們的周年慶祝酒會圓滿舉行，全因貴賓皆盛意出席，到跑馬地馬場廂房共襄交流。其中包括財政司司長陳茂波太平紳士、發展局局長甯漢豪太平紳士、中聯辦教育科技部副部長葉水球先生，以及代表我們的立法會代表謝偉銓議員。

在簡短致辭中我略介了學會的歷史和一些里程碑。對比於 1984 年初創時，我們僅由 85 位專業會員組成，到如今會員人數增長至約 11,000 人（包括正式會員、副會員、見習測量師和學生），可謂人才濟濟。

我也重申了學會多年來的承諾，透過簽訂互認協議讓會員的專業資格在全球廣獲認可，同時加入國際評估準則理事會、國際造價工程聯合會、國際攝影測量與遙感學會、太平洋工料測量師協會和世界建築監督組織等組織，藉此擴大我們的國際影響力。

與此同時，我們亦不忘致力向政府提供拙見，以期為我們的家園建設一個可持續的未來。我謹此向學會的創會成員、歷屆會長及一眾理事會成員致敬，他們為學會的成功貢獻良多。

慶祝酒會不過是我們今年慶祝 40 周年連串活動的序幕。其後的精彩活動包括定於 4 月 26 日舉行的電車派對，以及 7 月的香港測量師學會大獎 2024 頒獎典禮，主題為「創新專業測量 實現可持續未來」。

### 建立融洽關係

今個月依然行程充實，收獲甚豐。除了 3 月 7 日假皇朝會舉行的建築師事務所商會周年晚宴，我還於 3 月 13 日參加了由香港專業聯盟主辦的《2024-25 年度財政預算案》午餐演講，當日由財政司司長陳茂波太平紳士致辭。

兩天後，我出席了香港工程師學會第 46 屆周年晚宴。

3 月 28 日，我以嘉賓身份出席中華電力的春茗。

會長  
林家輝測量師



# Department of Building and Real Estate

# MSc in Intelligent Construction

## ENROL NOW

### Programme Overview

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

### Programme Structure and Subjects

#### Dissertation path

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

#### Non-dissertation path

30 Credits (10 Compulsory Subjects)

Available based on students' preferences.

#### Compulsory subjects for both dissertation and non-dissertation paths:

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

(This subject must be taken in advance of or in parallel with Dissertation when dissertation path is chosen. And it must be taken in advance of the subject Integrated Project in Intelligent Construction when non-dissertation path is chosen.)

#### Compulsory subjects for non-dissertation path only:

- ◆ Integrated Project in Intelligent Construction\*
- ◆ Principles of Project Management<sup>#</sup>
- ◆ Strategic Management<sup>#^</sup>

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

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

<sup>^</sup> Daytime classes held during weekdays are available for full-time students.

### Duration

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

### Enquiries

#### General Information

Miss Queenie WONG / Miss Sally CHAN

☎ (852) 3400 8122 / (852) 2766 5807

✉ queenie.wong@polyu.edu.hk

/ sally.sm.chan@polyu.edu.hk

#### Academic Related Matters

Dr H.H. WEI

☎ (852) 3400 8194

✉ hsi-hsien.wei@polyu.edu.hk

### Programme Details and Entrance Requirements



<https://polyu.hk/NaujD>



THE HONG KONG  
POLYTECHNIC UNIVERSITY  
香港理工大學



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香港理工大学建筑及房地产学系

9/2023



# Department of Building and Real Estate

# MSc in Construction Law and Dispute Resolution

## Programme Overview

The programme is to promote better understanding among different areas of professional practice and to explore the theories in the interfaces between law, construction technology and management. Part of the programme is designed in the context of international construction projects to acknowledge the need for knowledge of cross-cultural practice and for knowledge of projects in Hong Kong and the Chinese mainland. To combine theory and practice, the programme also provides practical training in the main dispute resolution skills, namely arbitration and mediation.

# ENROL NOW

## Programme Structure and Subjects

### Dissertation path

**7 subjects (3 credits each), including 5 Compulsory Core Subjects and Core Subject: Research Methods for Construction & Real Estate**  
+ Dissertation (9 credits)

### Non-dissertation path

**10 subjects (3 credits each), including 5 Compulsory Core Subjects and Core Subjects: Construction Law Project, Dispute Resolution Project and/or Mediation Training**

## Core Subjects of the Programme

- ◆ Property Law
- ◆ Mediation Training<sup>+</sup>
- ◆ Legislative Aspects of Fire Safety Management
- ◆ Construction Law<sup>\*</sup>
- ◆ Dispute Management & Law for International Project<sup>\*</sup>
- ◆ Statutory Framework for Construction Practice<sup>\*</sup>
- ◆ Arbitration Law & Practice<sup>\*\*</sup>
- ◆ Principles & Practices of Law<sup>^</sup>
- ◆ Principles of Project Management<sup>@</sup>
- ◆ Construction Practice in China<sup>@+</sup>
- ◆ International Construction Projects<sup>@</sup>
- ◆ Construction Technology<sup>@</sup>
- ◆ Construction Law Project<sup>\*\*</sup>
- ◆ Dispute Resolution Project<sup>\*\*§</sup>
- ◆ Research Methods for Construction & Real Estate<sup>#</sup>

\* Compulsory Core Subject

<sup>^</sup> Compulsory Core Subject (limited to and compulsory for non-lawyer candidates)

<sup>@</sup> Available for lawyer candidates as a replacement for Principles & Practices of Law

<sup>\*\*</sup> Compulsory for students who opt not to do the Dissertation

<sup>§</sup> Students who opt not to do dissertation may take Mediation Training as an alternative for this compulsory subject

<sup>#</sup> Compulsory for students who opt to do the Dissertation

<sup>+</sup> These subjects have been included in the Continuing Education Fund (CEF) list of reimbursable courses. Details can be found at [www.wfsfaa.gov.hk/cef](http://www.wfsfaa.gov.hk/cef).

## Duration

1 year (Full-time) | 2.5 years (Part-time)

## Enquiries

### General Information

Ms Connie YAP

☎ (852) 3400 3819

✉ [connie.yap@polyu.edu.hk](mailto:connie.yap@polyu.edu.hk)

### Academic Related Matters

Dr Esther YUNG

☎ (852) 3400 8196

✉ [esther.yung@polyu.edu.hk](mailto:esther.yung@polyu.edu.hk)

## Programme Details and Entrance Requirements



<https://polyu.hk/LPXFP>

# Surveyors Share Insights on Financial Budget

By Kit M Yip



**Sr KK Chiu**

Chairman of HKIS' Housing Policy Panel



**Sr CK Lau**

Chairman of HKIS' Land Policy Panel



**Sr Kenny Tse**

Chairman of HKIS' Building Policy Panel



HKSAR's Budget 2024/5 seeks to increase land and housing supply via various means. Initiatives include residential, commercial and industrial sites for sale, maintaining adequate land supply for public housing and expediting completion of private residential units etc. Extra stamp duty of various types has been cancelled immediately. There are also proposals to invest on supply chain of modular integrated construction (MiC), to launch smart and green mass transit systems, and to set up Building Testing and Research Institute. In this issue, surveyors will comment on the Budget and its implications to land, housing, and building.

## Housing and land

Sr KK Chiu, Chairman of HKIS' Housing Policy Panel, believes the Budget has provided for adequate number of private residential units, namely completion of 19,000 units annually in five years from 2024, and supply of 109,000 first-hand private residential units to be expected for the next three to four years. "At its peak between 1997 and 2000, there were 30,000 new private residential units in Hong Kong every year. It dropped to around 20,000 annually afterwards. The Budget now provides for close to 20,000, which is adequate and barely adequate. The market was slow last year, but since this year's Budget cancels Special Stamp Duty, Buyers' Stamp Duty and New Residential Stamp Duty for residential properties, there has been a surge in sales and buyers' confidence which may revitalise the chain to buy and sell residential properties. In the mid to long term, if interest rate could be lowered, it will help stabilise property prices. In the long run, if long-term investors such as foreign investors return, there could be a revival in the real estate market and related industry chain, resulting in economic recovery. As the economy is now becoming stable, the increased supply of private units will not lead to property prices falling off a cliff."

As for public housing, the Budget makes provisions to identify sufficient land for 308,000 public housing units, with the aim to shorten waiting time for needy families. Sr Chiu hopes that there would be further tightening well-off tenants policies so that higher-income residents turn over their units.

He also welcomes the Budget's provisions on land sale which includes eight residential sites for 15,000 units, two commercial sites to provide 120,000 square metres of commercial floor area, and one industrial site to provide 540,000 square metres of industrial floor

area. The eight residential sites will ensure stable and long-term supply. Among them, two are brand new sites providing around 5,690 units, which he considers to be a relatively small number. The industrial site will be suitable for logistics, data centre and cold storage. As for the two commercial sites, their absorption will depend on location and market conditions at the time of sale, since there is now over supply of offices.

"The proposed Northern Metropolis will be Hong Kong's major source of developable land for residential purposes, since other lands such as those close to the harbour or country parks or undergoing redevelopment are mostly limited and scattered. Private developers own 100 hectares of land in proposed Northern Metropolis, mostly agricultural land. The government should encourage these developers to apply for change of land use through incentives and streamlined processes so that residential units could be built." Echoing HKIS' recommendations that the government help reduce costs for building private residential units, he advocates that infrastructure, transportation, electricity, hydro, sewage etc could be improved and built, partly via partnership between public and private sectors, to improve the proposed areas.

Sr CK Lau, Chairman of HKIS' Land Policy Panel, speaks positively about the provision of public and private housing, and the efforts to make available land for no less than 80,000 private housing units in the coming five years. After cancellation of extra stamp duties and the rebound in transaction volume in the market, he believes that the market has become relatively stable in terms of pricing, though there is not much pressure to push price up. There is consensus within the society that property prices should not drop tremendously. He trusts that the government will consider carefully market conditions when making decisions on land sale.

## Building

Sr Kenny Tse, Chairman of HKIS' Building Policy Panel, welcomes the Budget's proposal to examine feasibility of investing in supply chain of modular integrated construction (MiC). Since MiC has the advantages of being time-saving, efficient and environmentally-friendly, promoting site safety as well as resolving the current problem of shortage of suitably skilled workers and an aging construction workforce in the local building industry, he hopes the government can further promote and facilitate use of MiC in private and public development. For private development, there could



be further incentives and special measures such as exemptions, concessions, and tax benefits.

“On top, there could be enhancement in logistics, import and export, and supply chain related to MiC to streamline the process. There are discussions that some lands in the proposed Northern Metropolis would be allocated for MiC that encompass not only storage but also manufacturing facilities, for enhancing the construction process. I also hope that the proposed Building Testing and Research Institute can specialise in the research and development of MiC technologies, MiC-related certification that comply with Hong Kong’s legislation and international standard, development of modules and materials suitable for the local environment, as well as diversity in design etc.”

Whereas the Budget does not cover maintenance of ageing buildings, Sr Tse proposes that tax benefits be given, and Mandatory Building Maintenance Sinking Fund be established, to encourage building maintenance.

## Sustainability

The Budget proposes invitation of expression of interest on supply and operation of smart and green mass transit systems in East Kowloon, Kai Tak and in Hung Shui Kiu / Ha Tseun in 2024. With the completion of many developments and the Kai Tak Sports Park in the near future, Sr Kenny Tse believes it would be beneficial to have monorail or other means of smart and green transit system to increase accessibility and connectivity of the Kai Tak area. Sr CK Lau too believes there is need in the Kai Tak area to connect the Cruise Terminal, Kai Tak Sports Park, the residential area and Kai Tak MTR, as it is essential to have a convenient transportation system.

Having said that, Sr Lau does not see the need to extend the system beyond Kwun Tong Typhoon Shelter and Cha Kwo Ling as some people are suggesting. “One way to connect Kai Tak and Kwun Tong is to launch ferry services, which is also a green transit system, especially since the harbour is extremely quiet now. To facilitate this, we can improve conditions of the existing Kwun Tong Ferry Pier and neighbouring areas, and to improve the connection of the pier with other areas including the Kwun Tong MTR station by such means of taxis and minibuses, and also covered travelators as appropriate. Whereas some suggest connecting Kwun Tong and Cha Kwo Ling by monorail as well, due considerations must be given to the

technical constraints, the significant changes in levels of possible railway line and the related energy consumption requirements.”

The proposed mass transit system in Northern Metropolis, which is a new development area, is welcomed by all of the three surveyors interviewed. Sr CK Lau especially stresses the need to enhance transportation network in the proposed San Tin Technopole within the Metropolis.

As for other green initiatives, Sr KK Chiu is glad to see that the government will ensure green environment such as the proposed Sam Po Shue Wetland Conservation Park during development of San Tin Technopole. He speaks positively about the Budget’s encouragement of the use of electric vehicles to reduce carbon emission, and the promotion of green finance.

Sr Kenny Tse agrees with promotion of photovoltaic technology and the installation of systems on rooftops, but not necessarily installation at facades of buildings due to lower cost-effectiveness and maintenance issues. Other sustainable energy sources such as hydro and wind energy could be explored. More importantly, green buildings, when in operation, need to be well-maintained in order to be effective and sustainable.

## Elderly

Provided that one in three persons in Hong Kong will be aged 65 or above by 2046, the HKIS has been advocating elderly housing and ageing at home. Nevertheless, this has not been addressed in the Budget. Whereas the government has initiatives to provide exemption of land premium as incentive to encourage developers to provide premises for residential care homes for the elderly in their new private development, Sr CK Lau opines that the government should review why the initiative has not been particularly successful. Sr KK Chiu hopes there would be more incentives for private developers in developing senior housing so that middle-class seniors with affordability can have more options. Since current universal designs mainly cater for the disabled but not for the elderly, Sr Kenny Tse believes the government can provide more incentives for elderly-friendly designs and facilities in existing and new buildings.



# 測量師就財政預算案分享灼見

香港特區政府 2024-25 財政預算案推出多項方案，以求增加土地及房屋供應。這些方案包括出售住宅用地、商業用地和工業用地，並維持足夠興建公營房屋的土地，以及促進私營房屋單位落成；即時撤銷多項額外印花稅；並建議研究投資「組裝合成」供應鏈、建設智慧綠色集體運輸系統、及成立「建築研發及測試中心」。今期，測量師將分享他們對預算案的看法，以及對土地、房屋及建築的影響。

## 房屋與土地

香港測量師學會房屋政策小組主席趙錦權測量師相信，財政預算案已提供足夠的私營房屋，即自 2024 年起計，五年內每年平均落成超過 19,000 個單位，以及未來三至四年供應 10.9 萬個一手私人住宅單位。「在 1997 至 2000 年的高峰期，香港每年提供三萬個私人住宅單位，及後回落至每年約兩萬。預算案現在提供接近兩萬戶，數量算是僅僅足夠。去年市況交投淡靜，但自預算案宣佈撤辣後，即包括撤銷住宅物業的額外印花稅、買家印花稅和新住宅印花稅後，市民回復入市信心，成交量提高，有望重新刺激住宅樓宇買賣。中長期若利息可調低，則有助穩定樓價。長期則看包括外資在內的長線投資者會否重返市場、帶動地產與相關產業鏈，令經濟復蘇。由於現在經濟開始平穩，單位供應不算多，所以樓價並不會斷崖式下跌。」

至於公營房屋方面，預算案指已覓得足夠土地興建約 30.8 萬個公屋單位，以縮短有需要家庭的輪候時間。趙錦權測量師希望當局可以考慮進一步收緊富戶政策，促使更多公屋富戶歸還單位。

他亦歡迎預算案提出的賣地計劃，包括八幅住宅用地以興建 15,000 個單位，兩幅商業用地提供 12 萬平方米商業樓面面積，以及一幅工業用地提

供 54 萬平方米工業樓面面積。八幅住宅用地將可確保長期而穩定的供應。當中，兩幅用地為全新用地（不是滾存地），提供約 5,690 個單位，他認為數目相對少。工業用地則適合用作物流、數據中心和冷藏庫。另由於現時寫字樓供過於求，兩幅商業用地的市場吸納程度將取決於地點和出售時的市況。

「擬建中的北部都會區，將會是本港住宅土地供應的主力，因為其他土地如鄰近海港、郊野公園或正在重建地段等過於分散、數量不多。私人發展商在北部都會區擁有逾 100 公頃土地，大部分為農地。政府應該透過提供誘因和簡化程序，鼓勵發展商申請修改土地用途，從而興建住宅單位。」他同意香港測量師學會期望政府減低發展私營房屋成本、鼓勵興建私人房屋的建議，並提倡可透過公私營合作模式改善基建、交通、水電配套、排水排污等。

學會土地政策小組主席劉振江測量師對於預算案提供公營及私營房屋，並致力在未來五年準備好興建不少於 80,000 個私營房屋單位的土地，表示支持。撤辣及市場成交量回升後，他相信以樓價而言市場會平穩發展，未見有太大動力令樓價飆升。由於社會共識是樓價不應暴跌，他相信政府將審慎考慮市場狀況，而作出賣地決定。

## 建築

建築政策小組主席謝志堅測量師樂見預算案提出研究投資「組裝合成建築法」供應鏈的可能性，由於組裝合成建築法以省時、高





效而環保見稱，亦同時能夠促進地盤安全、解決技術工人短缺與本地建築業人口老化的問題，他希望政府可更進一步推廣及促進組裝合成建築法在私營及公營建築發展項目的應用。對私營建築發展項目而言，他期望有更多豁免、優惠及稅務減免等進一步誘因及特別措施。

「此外，組裝合成建築法的物流、進出口、供應鏈等程序，也有簡化的空間。現在亦有討論指，北部都會區部分用地將會撥作貯存和製造組裝合成建築法模組的用地，以提升建造效率。我也希望，建議中的『建築研發及測試中心』能夠專注於組裝合成建築法的技術研發，包括符合香港法例與國際標準的認證、發展適合本港環境的模組和建材，以及更多元化的設計等。」

對於預算案未有回應市區老化樓宇的安全問題，謝志堅測量師建議政府提供稅務優惠、規定業主立案法團設立維修儲備金，讓樓宇得到適時維修保養。

## 可持續發展

財政預算案提議，今年內就東九龍、啟德和洪水橋／厦村智慧綠色集體運輸系統的建設和管理，邀請供應及營運商遞交意向書。鑑於許多發展項目以及啟德體育園將於不久的將來完成，謝志堅測量師相信單軌鐵路或其他智慧綠色運輸系統將有助提升啟德地區的可接達性與聯繫。劉振江測量師也認為有需要將啟德區內的郵輪碼頭、啟德體育園、住宅區和啟德地鐵站接連，建立便捷的運輸網絡。

雖然如此，劉振江測量師認為沒有必要將集體運輸系統延伸至觀塘避風塘及茶果嶺。「連接啟德至觀塘的其中一個方法是海上交通工

具，海上交通也是綠色運輸系統的一種，而現時本港的海港活動相當淡靜。要促進海上交通，可以先改善現時觀塘渡輪碼頭與鄰近地區的狀況、以及改善碼頭與其他地方的聯繫，包括在合適情況下以的士、小巴、有蓋自動行人道等連接碼頭和觀塘地鐵站。至於坊間有人建議以單軌系統將觀塘與茶果嶺連接起來，我認為必須詳細考慮有關技術限制、鐵路走線高低重大差別變化、以至能源消耗要求等。」

至於在北部都會區這新發展區內建立集體運輸系統的建議，則得到三位受訪測量師表示歡迎。其中劉振江測量師特別強調，於都會區內新田科技城建立強大交通網絡的重要性。

就綠色政策而言，趙錦權測量師喜見政府致力推動綠化環境，例如在擬建新田科技城的同時，亦擬建三寶樹濕地保育公園。他高度評價預算案鼓勵市民使用電動車以減少碳排放，以及推廣綠色經濟。

謝志堅測量師認同預算案推廣太陽能發電技術以及在天台安裝有關系統，然而對在建築物外牆安裝有關系統有所保留，因為成本效益較低之餘，亦難以維修。另他表示水力和風力等再生能源，也值得探索。最重要的是，綠色建築開始運作以後，必須有良好的維修保養，方能有效達致可持續發展的目標。

## 長者住屋需求

由於估計至2046年香港每三個人便有一個年屆65歲或以上，香港測量師學會一直提倡適合長者的房屋、以及居家安老。雖然如此，財政預算案對此卻未有著墨。此前，政府有提供地價豁免，鼓勵發展商在新的私人發展項目中，提供長者院舍空間；劉振江測量師認為當局應檢討何以此措施沒有取得重大成功。趙錦權測量師寄望有更多誘因吸引私人發展商參建長者房屋，讓有負擔能力的中產長者有更多選擇。由於現時的通用設計主要迎合殘疾人士而非長者的需求，謝志堅測量師認為政府可以提供更多誘因，讓現存和新建樓宇加添長者友善的設計和設施。



## 内地新闻分享

### 打造物业管理新“样板”

做好物业管理是老旧小区改造的关键一环。近年来，浙江、北京、江西等地积极探索行之有效的物业服务管理模式，透过「大物管」模式、市场化物业服务者提供补位服务等方式，进一步完善老旧社区物业管理工作，巩固改造成果，打造舒适宜居人居环境。

#### 因「区」制宜规范物业管理

北京市住房和城乡建设委员会发布的《关于在老旧小区改造中进一步完善物业管理工作的意见》中提出，纳入改造的老旧小区要充分考虑小区实际和业主需求，因地制宜、分类实施，明确了规范化物业管理的4种模式。

对于多产权、无产权等暂不具备实施市场化物业管理条件的小区，可按单位自管等现行管理方式进行管理，街道（乡镇）应在（原）产权单位协助下推动业主大会逐步引入市场化物业管理服务。其中，业主自我服务意愿较强且有良好管理能力的小区，可采取业主自行管理方式。业主委员会（物业管理委员会）扮演好「财务总监」角色，加强小区物业服务费、公共收益等资金管理。物业服务可优先聘用本社区居民从事保全、清洁、秩序维护等服务工作，既能充分发挥居民自我管理优势，又能为居民提供就业机会。

纳入改造的老旧社区也可以选择市场化物业管理模式，建立委托物业服务人。业主委员会（物业管理委员会）应结合本小区业主的需求确定服务内容及收费标准，透过公开竞争等方式选聘市场化物业服务人为小区提供物业服务，并代表全体业主与物业服务人签订服务合约。在业主支付物业服务费方面，鼓励街道（乡镇）透过采取「先买后补」等方式给予政策和经费支持，设置一定时间的过渡期，引导业主逐步实现物业服务费正常交纳，促进物业管理步入良性循环。

对于（原）产权单位具有管理能力或因多种原因需要（原）产权单位继续进行物业管理的小区，可依单位自管方式进行物业管理。（原）产权单位应与业主确定物业服务内容，明确物业收费标准及缴费方式，应配备充足的专业管理服务人员，加强人员培训，提升服务水平，接受业主监督。

对于暂不具备引入市场化物业管理，以及不具备单位自管条件的小区，意见明确，由街道（乡镇）、社区参照应急物业服务的方式，委托应急服务人为小区提供清洁、垃圾清运、公共部位及设施设备维修保养等基础物业服务，基础服务的范围、内容及收费标准应面向业主进行公告，业主应按时交纳相关费用，维持小区正常运作。

#### 探索「大物管」模式

浙江省杭州市西湖区翠苑街道片区老旧小区改造计划积极探索「大物管」模式，推动从小区「小物管」到街区「大物管」转变，实现资源集约整合、服务供给高效、管理成本降低，形成政府少投入、百姓享服务、企业增效益永续发展局面。

推动物业服务企业拓展服务区域。翠苑街道片区改造工程涉及43个老旧小区，改造前24个为兜底型物业管理小区、19个无物业管理小区，改造中经各小区业主同意，引入1个「大物业服务企业」统一提供专业化物业服务。同时，街道将小区周边街巷清洁维护等服务内容，透过打包招标、购买服务的方式委托该企业统管。

推动物业服务企业拓展服务内容。将结合改造增设的老人食堂、托育点、邻里中心等服务设施统一交由大物业服务企业运营，为居民提供助餐、送餐、居家照顾、托育、暑假培训等10余项增值服务。

推动资源整合增效。「大物业服务企业」进驻后对片区实施规模化管理，透过规范停车收费、设施营运、拓展服务项目等措施，增加营运收入，降低了财政补助支出。据介绍，街道对小区外相关购买服务以及对小区物业补贴2项支出合计减少近30%，后续预计再减少20%。

### 提供补位服务

针对部分小区暂无法成立业主委员会、无专业物业服务企业进驻且管理失效的情况，江西省赣州市章贡区积极探索无物业管理小区补位措施，出台区无物业管理小区物业服务全覆盖工作方案，根据小区规模、社区网格设置、共用设施分布、道路围合等实际情况，将全区 626 个无物业管理小区透过划片整合为 204 个新的物业服务区域。

同时，建置「区属国营企业 + 镇（街道）子公司 + 村（社区）服务点」三位一体国有物业服务企业平台体系，为市场失灵、管理失序、自治失能的社区提供基础物业服务。三位一体平台体系由区属平台公司作为区级国营物业服务企业主导全区物业管理工 作，并与各镇（街道）共同出资分别成立控股子公司，作为无物业管理小区物业服务全覆盖工作的责任主体，执行物业服务工作职责。在子公司中下设社区（村）物业服务点，探索将现有社区（村）物业服务企业纳入镇（街道）子公司管理，在子公司下设社区物业服务点，经业主表决同意，为无市场化物业服务小区提供基础物业服务。透过实施规模化管理，整合挖掘小区公共区域经营性广告位、停车道闸、充电桩等资源营运收益，实现微利永续运作。

「我们也依托前沿资讯科技，从社区治理、公共安全、惠民服务等方面构建场景联合体，打造了智慧社区管理平台，延伸治理链条，拉近与居民的距离，实现『数据多跑路、基层人员少跑腿』。」相关负责人介绍。

资料来源：中国建设新闻网 2024.03.25  
作者：于芸

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



## 北京办事处资讯

### 北京议会 CPD 活动： 参观新动力金融科技中心

3 月 27 日，北京议会组织的参观新动力金融科技中心活动圆满结束。这次参观的新动力金融科技中心位于北京西城区西外大街主路沿线，是北京市城市更新、产业升级的重点项目，同时作为国家级金融科技示范区核心区起步楼宇，新动力金融科技中心依托金融科技产业发展机遇，集合金融科技产业落地空间、专业服务展示平台、智慧建筑示范基地与城市交通转换枢纽等功能，发展成为「新一代智慧城市综合体」。

活动前半部参观新动力金融科技中心的建筑空间，由北京新动力金科资产运营管理有限公司总经理李倩女士全程陪同。参观了楼宇二楼的文化长廊宽敞透亮，在北侧可俯瞰北京动物园、北京展览馆，视野开阔，非常漂亮。也参观了位于顶层的「星汉演播厅」规模近 1000 平方米，可容纳 200 人规模会议活动。

参观结束后大家来到会议室进行交流，由新动力金科资产运营管理有限公司总经理李倩女士以《产业升级打造区域新动能新动力金融科技金融中心案例分享》为大家介绍北京市金融科技发展规划，国家级金融科技示范区核心区首个起步楼宇，新动力金融科技金融中心专案营运模式，新动力金融科技金融中心专案改造营运发展阶段，楼层功能介绍，ESG 绿色低碳环保永续运营理念，产业活动提升专案产业新影响力和相关经验分享等内容。



参观中





2层文化长廊



在星汉演播厅合影留念

会议室交流



活动结束后，北京议会主席胡煜琳测量师代表学会向李倩女士赠送锦旗和纪念品以表感谢。



活动结束后大合照



活动后的聚餐



2024年北京议会第一个参观活动圆满结束，让我们共同期待香港测量师学会北京议会的下一个活动，也欢迎越来越多的会员和业界朋友参与到我们的活动中来。

### 暂停入帐付款方式，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帐户方式缴交年费，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。详情及使用方法可至学会微信公众号了解。

如会员对线上支付会费服务有任何疑问请致电（86 (10) 8219 1069）或电子邮件（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：许志忍测量师
- 上海议会 - 主席：罗绮华测量师 副主席：梁傲文测量师
- 广州议会 - 主席：李国永测量师 副主席：李国华测量师

### 关注香港测量师学会

香港测量师学会微信公众号

微信号：HKIS-Official

微信名：香港测量师学会



香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687

群组聊天名称：香港测量师学会



香港测量师学会优酷视频

名称：香港测量师学会



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**Online Info Seminar**  
**20 April, Sat**  
**11:00am - 12:30pm**



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**Programme Details:**



**Info Seminar Registration:**



**BRE Website:**





## HKIS 40th Anniversary Cocktail Reception

The HKIS 40th Anniversary Cocktail Reception was successfully held on Friday, 22 March, at the Happy Valley Racecourse. The Institute was delighted to have the Financial Secretary, The Honourable Mr Paul CHAN Mo-po, GBM, GBS, MH, JP, as its Guest of Honour.

The reception was well attended by the Institute's founding members, past presidents, local and overseas counterparts, government officials, and members, who came together to celebrate the numerous achievements of its members and the industry over the past four decades. Mr LEUNG Chun-ying, the current Vice Chairman of the National Committee of the Chinese People's Political Consultative Conference, former HKSAR Chief Executive, and Past HKIS President, recorded a congratulatory video message for the Institute, which was played during the event.

HKIS President Sr Francis LAM delivered a welcome speech that highlighted the HKIS's accomplishments during its 40-year journey. They encompassed accrediting esteemed surveying degree programmes at local educational institutions, establishing membership agreements with renowned international and Mainland surveying bodies, and making significant contributions to Hong Kong's built environment development and sustainability.

Mr Paul CHAN, Guest of Honour, delivered his speech and thanked surveyors for contributing their professional knowledge to inspect high-risk buildings in Hong Kong's older districts. The surveying profession has bright prospects in mega-projects including the Northern Metropolis and Greater Bay Area.

Thereafter, the Institute's 40th anniversary commemorative video premiered. The HKIS

was honoured to have its main actors Mr Tony Ngo and Sean Wong, who was nominated for Best Supporting Actor at the 42nd Hong Kong Film Awards, in attendance. The atmosphere was lively and the commemorative video received positive feedback.

Later, each guest received a specially crafted lapel pin to mark the HKIS's 40th anniversary. Led by President LAM, everyone toasted the continued prosperity of the Institute.

Please visit the following link to browse the newspaper supplement and 40th anniversary commemorative publication:

Online supplement:

<https://paper.hket.com/article/3730753>



HKIS 40th Anniversary Commemorative Publication: <https://tinyurl.com/28eqwjzz>





# HKIS 40th Anniversary Cocktail Reception





## The Hong Kong Institute of Surveyors 40th Anniversary Video

Celebrating our 40th anniversary, The Hong Kong Institute of Surveyors proudly presents a commemorative video with the theme of “Inheriting HKIS Values”.

We are thrilled to have the promising young actor Sean Wong, who was nominated for Best Supporting Actor at the 42nd Hong Kong Film Awards, portray a young intern surveyor in our 40th-anniversary promotional video, showcasing the vision and core values of the HKIS.

### **Core Values: Integrity, Precision, Caring, Passion**

Let us witness the indispensable role of surveyors in Hong Kong society and look forward to the HKIS continuing to uphold its professional spirit and contributing to the development of Hong Kong.

Watch Now



## IMPORTANT ANNOUNCEMENT

### **Annual Subscription 2024-2025 and Membership Renewal**

The Annual Subscription 2024-2025 and Membership Renewal Form were mailed to all members at the end March of 2024. Members are reminded that the annual subscription shall be payable to the Institute on the first day of April each year. The HKIS Bye-Laws 9.5.1 and 9.5.2 shall apply to any member who is in arrears with his/her subscription.

Should you have any enquiry, please contact the HKIS Secretariat at (852) 2526 3679. For the non-receipt of the Annual Subscription 2024-2025 and Membership Renewal Form, please contact Ms Kamen Lai (email [kamen@hkis-sec.org.hk](mailto:kamen@hkis-sec.org.hk)). To update your correspondence address, please contact Ms Sally Leung (email [sallyleung@hkis-sec.org.hk](mailto:sallyleung@hkis-sec.org.hk)).

### **HKIS Membership Card cum Green Card 2024-2025**

The 2023-2024 HKIS Membership Card combining the Green Card (ie Construction Industry Safety Training Certificate) will be expiring in June 2024. This card is valid for the duration of the subscription year and is available to Corporate Members who have renewed their membership for the ensuing year. Corporate Members would be reminded to renew their membership early in order to allow sufficient time for the processing and delivery of the new card, and also to declare on the specified form that either (1) they have already acquired in the past year, or (2) will acquire in the coming year, the relevant training on occupational health and safety, before the Membership Card cum Green Card will be issued. Members should also note that the HKIS may be required upon request by the Labour Department to provide any relevant information concerning the recognition of the Corporate Members' training for the purpose of section 6BA(4) of the Factories and Industrial Undertakings Ordinance, Cap. 59.

## Mapping the Path: HKIS's Campaign Sparks Surveying Interests

The Hong Kong Institute of Surveyors (HKIS) is excited to announce the successful launch of our new social media campaign, which ran through February and March 2024. This innovative campaign featured a captivating video and an interactive personality quiz designed to provide the public with a deeper understanding of the surveying profession.



Our inaugural video, “測量師 Intern 的第 1 日 – 原來測量師是這樣一回事 (Day 1 of a Surveyor Intern - So This is What Surveying is All About),” has been shared across our Facebook, Instagram, and YouTube channels. This engaging short film showcases the diverse roles of surveyors across six divisions, bringing to life the intricacies and excitement of the field in a format that resonates with our audience. Throughout February and March 2024, we complemented the video with a series of intriguing posts on our social media platform about surveying, leaving a lasting impression on our followers.

Moreover, we introduced a 1-minute personality quiz that offers participants a fun way to discover their traits and explore potential future career paths by taking the quiz here: <https://bit.ly/3OmbgW>.

Complementing our online efforts, we also hosted an offline roadshow at three different locations during the same period. This event was specifically aimed at engaging secondary school students, inviting them to participate in the personality quiz and learn more about the opportunities in surveying. We are proud to have connected with approximately 500 students through this initiative.

As we wrap up this successful campaign, we reflect on the vibrant interactions and the

heightened interest in surveying that we've fostered. The HKIS remains committed to educating the public about our profession and inspiring the next generation of surveyors. Stay tuned for more innovative initiatives from HKIS, as we continue to shape the future of surveying together.



40th ANNIVERSARY

**產業測量師**  
確保每吋土地用得其所，物業估價，審視房地產發展可行性等

**土地測量師**  
「行走地圖」  
記錄土地形狀與位置，劃定土地邊界

**規劃及發展測量師**  
為不同項目出謀劃策，將土地用途重新規劃

#SurveyorVault

## 測量師六大用武之地

**工料測量師**  
控制成本，制定合約，監控工程概支出

**物業設施管理測量師**  
協助管理物業資產，保養與監督，確保房地產持續增值

**建築測量師**  
「樓宇醫生」  
維修保護、改造、活化樓宇

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40th ANNIVERSARY

#SurveyorWorld

## 測量術語/工具你要知

	<b>飛標</b>	該投標文件的回標價不合理地超出估價額及市場水平，旨在「回應」是次投標，並非有意承投該項目。
	<b>OZP</b>	分區計劃大綱圖，香港其中一系列法定圖則，顯示區內的土地用途和主要道路系統。
	<b>埋Final</b> (Final account settlement)	竣工結算：完工後，核核賬項並計算工程合約最終總價。
	<b>閉鏡</b>	並非閉鏡拜神，此「鏡」指全站儀(Total Station)，能精準量度距離和角度的測量儀器，「閉鏡」即是使用全站儀進行測量。
	<b>士波令</b> (Concrete Spalling)	混凝土內藏鋼筋生鏽膨脹而壓裂混凝土的常見建築缺陷。
	<b>AV</b>	Accommodation Value 的縮寫，指「樓面地價」，地皮價值除以地皮可建築樓面面積的單價 (unit rate)，可用作比較不同地皮的價值。

MARCH 2024 SURVEYORS TIMES 23

### 樂齡俱樂部：乒乓球同樂日

「樂齡俱樂部」於3月6日舉辦了「乒乓球同樂日」活動。當天一共有16位會員及香港測量師學會乒乓球隊健兒參加這項有益身心的活動。

乒乓球運動可以說是老少咸宜的康樂活動，不同水平的參與者同樣能夠享受其樂趣。專家指出，長者打乒乓球可以改善心肺功能，提升腦部血液流量，增加神經營養因子，減少出現炎症的反應，同時亦可以改善長者的認知能力，作為預防腦退化、以及對抗失智症的介入治療方案之一。

當日我們邀請到香港測量師學會乒乓球隊隊長 Sr Ken Ng 及其他健兒親身教授乒乓球運動的基

本技巧。大家在活動中，除做了3個小時的健康體能運動外，都能體驗到乒乓球運動的魅力及樂趣！

活動後，一眾參加者與乒乓球隊健兒在附近餐廳用膳，今次活動除鍛煉身體外，亦讓大家暢談及歡聚，並盡興而歸。



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\* Vplus Engineering is part of the Vplus Subsidy Scheme. Eligible applicants can reimburse 60% of the tuition paid up to a maximum of \$45,000 per person

#### Enquiries



9081 5283

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## Congratulations to the following who were elected as HKIS Members on 13 March 2024

### FELLOW (1)

#### QS DIVISION

NG CHUI SHEUNG

### MEMBER (87)

#### BS DIVISION

CHAU WAI KEI RICKY	CHEUNG HOI NING HELEN	CHING CHUNG HEI JEFFERY
CHING WAI	HO CHI WA	LAU CHING PONG
LAU HOI CHI	LAU KWAN LOK	LEUNG CHUN HIN
TO KA PO	TSUI MAN LUNG	WONG KWAN HO
YIP TSOI WA		

#### LS DIVISION

LEE BO SUM

#### PFM DIVISION

CHEUNG YING NGA YASMIN HAU KIN BONG NG WAI HUNG

#### QS DIVISION

CHAN CHEUNG FUNG	CHAN CHUNG YEUNG CLIVE	CHAN HIU TUNG
CHAN HO LONG	CHAN KA KIT	CHAN PIK WAI
CHAN PO YUET	CHAN SHU LAM	CHAN TAI WANG
CHAN WAI SAN	CHAN WING SHUEN	CHAN WING YEE
CHAN YAT WAN	CHAN YI CHI	CHENG PUI HEI RAYMOND
CHEUNG KRISTINE MAN YIN	CHEUNG WO SANG	CHEUNG YU TAK
CHIN HOI LING TIFFANY	CHOI YAN CHING KATHRINE	FAN HIU CHING
FUNG KING WA PETER	FUNG MEI TING	HE YINGYI
HO KA WING	HO YUEN HEI	HUI YU HO
HUANG CHEUK WAI	HUNG FAN HONG	KONG TSZ PANG
LAI CHUN YEUNG	LAM HOI HANG	LAM JAIME
LAM SZE CHAK	LAM YAU KIN	LAU CHI PANG ANDY
LAU KIN LONG	LAW KWOK KWAN	LEE KA YU
LEUNG LOK HEI	LI SZE KEI	LI YIK NAM SANDFORD
LIN LIFANG	LUNG HEI	MOK SIN HUNG
MOK TSZ CHING	NAI LI	NG KWAN HO
NG TSZ YAN	ONG QIAO MIN	POON LOK SZE
SIN KA KUI	SIU KIN TAO BENSON	SO SANDY
TONG HO YEE	TONG SIN YING	TSANG KEUNG WAI
TSE WING YI	WONG HOK WAI	WONG HONG TIK RICKY
WONG SIU YUK	WONG TSZ KING	WONG YEE SHAN

WONG YIN KI  
YEUNG CHLOE  
YUEN KA YEE

WOO SIK YAN  
YIM HO KIN

WU CHO KIU  
YU HO CHING

### CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (1)

#### PD DIVISION

LI TAK HONG

### RESIGNATION (20)

CHAN LONG HIM RONALD	CHAN TSZ WAI	CHUNG YIN NOK
FONG KIN ON	FUNG TSZ CHING	LAI TSZ HONG
LAM YING TUNG	LEUNG WAI SHEUNG	LIU YUSHAN
NGAI CHAI WING	SEE PAK LOK	TO SHIU HANG JONATHAN
TONG CHUN YIP	WONG CHEUK SHING	WONG CHI WAI
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### HKIS Reaching Out

Date	Event	Participants
5 March 2024	全國工商聯房地產商會香港及國際分會 (CRECCHKI) 2024 Spring Cocktail	Sr Francis Lam
6 March 2024	CIC Outstanding Contractor Award Launching Ceremony	Sr Tim Ngai
7 March 2024	The Association of Architectural Practices Limited (AAP) Annual Dinner and AGM	Sr Francis Lam
7 March 2024	Culture, Sports and Tourism Bureau's Reception	Sr Francis Lam
8 March 2024	Briefing Session for New Standard Conditions of Contract for Housing Authority's Maintenance and Improvement Work Contracts	Sr Nathan Lee Sr Jeffrey Kwok Sr Andrew Lam Sr John Yip Sr Tim Ngai Sr Mandy Ng
11 March 2024	QPFMA 2024 Media Kick-off	Sr Paul Wong
11 March 2024	香港坭水建築業職工會一百五十周年慶典	Sr Paul Wong
13 March 2024	中國建設工程造價管理協會與香港測量師學會 - 內地造價工程師與香港工料測量師互認補充協議	Sr Francis Lam
13 March 2024	Hong Kong Coalition of Professional Services (HKCPS) Luncheon Talk by the Financial Secretary	Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Raymond Kam Sr Paul Tsui Sr Alexander Lam Sr Nathan Lee Sr Andrew Chan Sr Lau Chi Kwong Sr Victor Ng Sr Dr Kenny Chan Sr Tim Ngai Sr Tracy Wong
14 March 2024	QPFMA 2024 Official Launch Day cum Seminar	Sr Francis Lam

15 March 2024	The Hong Kong Institution of Engineers 46th Annual Dinner	Sr Francis Lam
18 March 2024	Hong Kong Association of Registered Public Interest Entity Auditors Limited (PIEAA) Spring Cocktail 2024	Sr Andrew Chan
21 March 2024	Hong Kong PropTech Excellence Awards 2024 Award Presentation Ceremony	Sr Dr Kenny Chan
22 March 2024	The Institute of Fire Engineers (IFE) (HK Branch) Annual Dinner 2024	Sr Ken Wong
23 March 2024	Joint Professional Briefing Session on Development Proposal of Lau Fau Shan/ Tsim Bei Tsui/Pak Nai Areas organised by the Planning Department and Civil Engineering Development Department	Sr Junior Ho
23 March 2024	Sham Shui Po District Study ~ Phase 2 Stakeholders Consultation organised by the Urban Renewal Authority	Sr Jeffrey Kwok Sr Junior Ho
25 March 2024	承建商授權簽署人協會 (CASA) - 第十三屆就職典禮暨周年晚宴	Sr Paul Wong
26-27 March 2024	2024 年內地與香港建築論壇 - 商務洽談 高質量建設粵港澳大灣區，共建一帶一路	Sr Francis Lam, Sr Robin Leung, Sr Raymond Kam, Sr Paul Tsui, Sr Nathan Lee, Sr Andrew Chan, Sr Lau Chi Kwong, Sr Alex Chu, Sr Yvonne Cheu, Sr Victor Ng, Sr Dr Kenny Chan, Sr Tim Ngai, Sr Sunny Choi, Sr Tracy Wong, Sr Jeffrey Wong, Sr Koo Tak Ming, Sr Dr Stephen Lai, JP, Sr Joanmi Li, Sr Paul So, Sr Cyrus Fong, Sr Paul Li, Sr Joel Teh, Sr Prof Charles Wong, Sr Patrick Leung, Sr Maxine Yao, Sr Chan Yiu Kong, Sr Dickey Lee, Sr Mandy Ng, Sr Karen Wong, Sr Cadence Leung



### Building Surveying Division Sr Nathan Lee BSD Council Chairman

The BSD Council continues to work hard in four key areas in March 2024 and beyond. Here are their highlights.

## Promotion

1. The BSD has worked with the BD to voluntarily inspect the external walls of 100 “3-Nil” older buildings. The inspection's objective is to reduce the number of falling concrete/rendering incidents by conducting preliminary inspections of certain older building and identify the external defects that pose an obvious danger to the public. Then it conveys these findings to the BD for follow-up. Over 70 qualified BD members and probationers volunteered their services for this exercise. A briefing session and inspections are scheduled for April-May.
2. The 18 Districts Building Maintenance talk and tour will commence soon. Its kickoff ceremony will be held on 19 May 2024 from 10:30 am-12:30 pm at Central Market. The aims of the talk are to promote building surveying professional services for building maintenance in Hong Kong and deliver a message on the importance of proper building maintenance to keep buildings safe and healthy. The BSD will also share tips on selecting the right consultants and contractors to avoid bid-rigging. It looks forward to seeing you at the ceremony.

## Publication

1. The HKIS and BSD write newspaper columns to exhibit their members' expertise and publicise their ideas on Government policy and social topics related to the

profession. Recently, we discussed “cosmetic surgery for buildings” and how “building doctors” could help.

## 樓宇整形由誰操刀?

老舊樓宇除面對日久失修、百病叢生的問題，需要保養維修外，有時候亦可進行一些「整形手術」來減低安全風險、提升樓宇標準以符合現今需要、改善外觀，或更改用途為樓宇增值等等。

### 改善工程提升價值

根據現時的第502章《消防安全(商業處所)條例》、第572章《消防安全(建築物)條例》及第636章《消防安全(工業建築物)條例》，所有涵蓋於條例內的樓宇都必須按照相關命令或指示，改善及提升樓宇防火、耐火、隔火及消防裝置等，以確保生命及財產安全。例如，加設/增設防火門窗、消防花灑水缸、消防喉轆及警鐘等等，

都屬於以上法例所要求的一般改善工程。

### 尋找合適「醫生」

當樓宇進行改建或改變原有用途時，相關建築物範圍亦需要按照最新《建築物條例》及《作業備考》進行修改，以提升其防火、逃生、衛生、結構及無障礙設施等範疇的性能，以達致現今標準，如加裝暢通易達洗手間及升降機等。

另外，一些樓宇亦會進行自願性改善工程，包括翻新外牆及電梯大堂、更換供水、中央冷氣系統及電力裝置等，以改善外觀、保護食水安全、減省耗電及預防不必要意外發生。這些自願性改善工程並不是法例

所要求，而是因應設施殘舊及功率下降等因素而進行。近年很多樓宇都會加裝汽車充電裝置及太陽能板，為樓宇錦上添花，不但提升了樓宇價值，更減少碳排放。

無論出於甚麼原因進行樓宇「整形手術」，都需要找一位合適的「樓宇醫生」，提供專業意見及「操刀」，為業主及法團度身訂造合乎期望、經濟效益及法例要求的設計、招標文件、工程規劃及管理等等。不然的話，藥石亂投可能會導致手術失敗、弄巧反拙，破財兼失時。



## Comments on RFE Regulations

The Fire Services Department recently asked the HKIS and BSD to comment on the Fire Services (Registered Fire Engineers) Regulations (FS(RFE)R) and Draft Code of Practice for Registered Fire Engineers. The HKIS and BSD replied on 31 March and the following points summarise their comments.

### A) Comments/Views on the FS(RFE)R Draft

- (i) The RFE(RA), FE(FSI), and RFE(VS) roles should include Authorised Persons, registered professional surveyors (building surveying), and HKIS building surveyors with at least three years of relevant work experience. The abovementioned professionals should all be well-experienced in and actively performing similar work as RFEs under the RFE scheme. As for the registration of RFE(FSI)s and RFE(VS)s, the HKIS and BSD suggest that no top-up course is required for the aforesaid professionals, as their jobs already encompass such knowledge.



- (ii) The top-up course in the proposed RFE registration requirement should be accredited and its relevant details should be clearly stated in the FS(RFE)R.
- (iii) The roles and functions of RFEs should be considered with extreme care so that they exclude the checking and certifying of Buildings Ordinance provisions and subsidiary regulations.
- (iv) The roles and functions of RFE(VS)s should be carefully examined so that they exclude the checking of provisions such as accepting materials and fire products under PNAP APP-13, which should be under BD jurisdiction.
- (v) The HKIS and BSD strongly request that one of their nominated representatives sit on each of the following boards to ensure balanced, professional membership: the registration committee, interview board panel, disciplinary board panel, and appeal board panel. This requirement should be clearly stated in the FS(RFE)R.
- (v) All relevant RFE duties mentioned in the Draft Code that are currently performed by and/or overlap with those of the BD and other registered/prescribed professionals, such as Authorised Persons, should be modified or removed.
- (vi) All details of the licencing requirements imposed by the respective licencing authority should be removed from the Draft Code because such requirements are subjected to changes and updates. The RFE should only observe and follow the relevant licencing guides and regulations in the Draft Code.

### B) CoP for RFE

- (i) Item 5.1.3.1 (page 28): The HKIS and BSD strongly object to the RFE's expertise regarding the means of escape, which is currently assessed by the Authorised Person and enforced by the BD.
- (ii) Item 5.1.3.2 (pages 28-29): The RFE should not exercise expertise on Building (Planning) Regulation s.49, which is currently enforced by the BD.
- (iii) Item 5.1.5, 2nd paragraph (page 31): The RFE's expertise should not include the assessment of buildings/structures.
- (iv) Item 5.1.11 (page 34) regarding Unauthorised Building Works (UBWs): The RFE's expertise should not include assessing and inspecting UBWs and minor works because they are under the jurisdiction of the BD, which assigns such duties to Authorised Persons and other relevant prescribed professionals under the Buildings Ordinance.

## Connection

1. The 2nd round of the BS Connect series will occur on 24 May 2024. The theme of this social gathering is "Thanksgiving to BSD Counsellors," which allows APC candidates to appreciate the counsellors' guidance during their APC journeys. Both former and current candidates and counsellors are welcome to attend. Birthday stars in April, May, and June are also invited to come celebrate their happy moments.
2. A cocktail party held at the Jockey Club on 22 March was a major event to celebrate the HKIS's 40th anniversary. It was well attended by hundreds of guests including past presidents, founding members, and members of different generations. HKIS President Sr Francis Lam and other VIPs reviewed past successes and predicted a bright future for the HKIS. This was a great night for bringing members together.



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2. Reaching out to secondary schools and universities by regaling students on the duties, career development potential, and status of surveyors is an effective tool for promoting the building surveying industry to the younger generations and attracting more of their members to join the profession. Thanks go to all BSD Council members for sparing some time to reach out to and serve as role models for the students.

## Education

1. The first session of “The HKIS Training Course on Heritage Conservation for Building Surveyors” started on 23 March with Fellow member Sr Idi Chan and Hon Fellow Mr SL Lam as its lecturers. The course explores the theories, practical experiences, and case studies behind built heritage conservation, as well as conducts field visits to certain heritage sites, which makes it very comprehensive and provides students with sufficient, in-depth knowledge to help conserve old buildings.



## BSD Retreat 2024

This year’s retreat was successfully held on 16 March. Its aim was to perform SWOT analysis, brainstorm strategy, and formulate the way for the BSD Council to achieve the same four aforementioned goals – promotion, publication, connection, and education – in the future. Council and co-opted members freely shared their ideas during the retreat, a summary of which will be provided to members next month.





General Practice Division  
Sr Andrew Chan GPD Council Chairman

## Embracing the 2024-2025 Budget: Opportunities for Growth and Development

The Government's recent release of its highly-anticipated 2024-2025 Budget has sparked significant interest and attention across Hong Kong. The GPD is pleased to witness the Government's unwavering commitment to promoting high-quality development, while diligently addressing the pressing needs of society. Notably, the policies outlined in the Budget regarding housing, land, and green development have received positive market feedback, thereby signalling their potential to make a positive impact on the city. This recognition of the HKIS's efforts underscores the importance of engaging in constructive dialogue and collaboration.

In line with the HKIS's commitment to staying informed of and connected to the latest developments concerning the surveying profession, it had the privilege of attending a luncheon organised by the Hong Kong Coalition of Professional Services on 13 March. This esteemed gathering brought together professionals from diverse sectors, including representatives from other divisions, and provided an invaluable platform for exchanging ideas.

During the luncheon, the Financial Secretary shared his underlying rationale behind the Budget. HKIS members' insights were well-received and the discussions that followed were engaging and fruitful. The Financial Secretary, in response to the Institute's feedback, emphasised the importance of balanced development in the property market, as well as the need to continuously monitor the market and promptly respond to any emerging opportunity and challenge.

As the HKIS moves forward, it is imperative that its members continue to engage with fellow professionals and industry leaders. By actively participating in events and forums, members can contribute their expertise, share their best practices, collectively shape Hong Kong's future landscape, and refine their respective fields.

## Marking Milestones: The 40th Anniversary Cocktail Reception and Exciting Journey Ahead

This year, the Institute proudly celebrates its 40th anniversary, signifying four decades of excellence, growth, and significant contributions to the built environment and surveying profession. Kickstarting its commemorative events was the highly-anticipated 40th anniversary cocktail reception on 22 March.

The Institute was honoured to have the esteemed Financial Secretary as its guest of honour, as his presence added tremendous significance and prestige to the evening. It also underscored the Government's recognition of the HKIS's invaluable role in Hong Kong's construction industry.

The cocktail reception was characterised by warmth, camaraderie, and reflection on the Institute's achievements over the past 40 years. As the celebration continues, the HKIS encourages members to stay tuned for more exciting events and initiatives in the future.





## 2024 Mainland and Hong Kong Construction Industry Forum

The 2024 Mainland and Hong Kong Construction Industry Forum took place in Guangzhou from 26-27 March. It was truly encouraging to witness the gathering of professionals from both the Mainland and Hong Kong in the wake of the pandemic.

Representing the HKIS, the GPD and QSD collaborated with their Mainland counterparts, the China Institute of Real Estate Appraisers and Agents (CIREA) and Guangdong Engineering Cost Association (GDECA), to host a sub-forum. Everyone was delighted to see active participation from over 30 HKIS members, which further reinforced the cooperation and collaboration between Hong Kong and Mainland construction professionals.

The forum's primary focus was to share market practices and innovative measures to inspire professionals to adapt to the changing market landscape. It proved to be a fruitful and enlightening two-day event featuring engaging discussions, presentations, and insightful site visits.



## Nurturing the Future: Empowering Young Talents in the Field

The importance of young talents in the industry cannot be overstated. They bring a fresh perspective, boundless energy, and a hunger for innovation that is essential for driving progress and shaping the future.

I had the pleasure of joining Sr Alvin Leung in a career talk organised by the University College of Estate Management, where we shared our insights and experiences to promote the GP surveying profession. It provided a valuable platform to engage with aspiring professionals and highlight the diverse opportunities in this field. By shedding light on the challenges and



rewards of being a GP surveyor, we aimed to inspire and motivate the next generation of professionals to pursue this fulfilling career.

To continue the GPD's efforts to promote the profession, I gladly announce that I will attend a career talk at HKU on 5 April 2024 with Education Committee co-conveners Sr Cyrus Fong and Sr Alex Fong. This event will provide another excellent opportunity to engage with students and showcase the exciting prospects for GP surveyors.

By actively promoting and supporting the profession, the GPD will continue to cultivate a robust pipeline of young and talented surveyors who will significantly contribute to the growth and development of the built environment sector.

session was the focused examination of the recent court judgement, *Eastrade Holdings, Ltd v Secretary for Justice* for and on behalf of the Director of Lands.

The session was marked by engaging discussions and interactive exchanges, which allowed participants to actively share their thoughts and queries. The knowledge-sharing atmosphere fostered a dynamic learning experience that enabled professionals from diverse backgrounds to gain valuable insights into and broaden their understanding of the subject matter.

The overwhelmingly positive feedback to this CPD reaffirmed the importance of organising such educational events to facilitate surveyors' continuous learning and professional development. The GPD remains deeply committed to delivering future sessions that delve into critical industry topics and provide practical ways to enhance the professional growth of its members.



## CPD Highlights

A CPD titled, "Kowloon Tong Garden City – The History and The Latest Court Judgement," was held in February and proved to be an enormous success. The session featured esteemed speakers Sr Dr Jason Kwong and Sr Carmen Cheng, who provided attendees with an immersive exploration of the historical background of the renowned Kowloon Tong Garden Estate. A particular highlight of the

### ANNOUNCEMENT

#### GPD APC Part II Assessment & Professional Task in early May and June 2024

The GPD APC Part II Assessment & Professional Task will take place in early May and June 2024. Application form can be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Completed form must be returned to HKIS Secretariat by **no later than 6:00 pm, Friday, 19 April 2024**. Late submissions will not be accepted.

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





### Land Surveying Division

Sr Lau Chi Kwong LSD Council Chairman

## Land Surveyors are Geospatial Experts

Land surveyors acquire advanced and innovative skills and technologies to conduct geospatial data acquisitions and analyses to help manage smart cities and built environments. The technologies they use include unmanned aerial vehicles, mobile mapping systems using backpack or car-mounted scanning technologies, etc. The final products of geospatial data gatherings can be used in various ways.

1. The Hong Kong Science and Technology Parks Corporation and DevB's Spatial Data Office, along with their respective representatives, Sr Edmond LAM and Sr YC CHAN, co-organised a challenge to promote the use of geospatial information. The Lands Department, HKIS, and other institutes were invited as the sponsoring organisations.
2. A CPD was also held to show how to acquire the technologies to implement smart cities and built environments. Sr YIK Wai-fung was invited to give the talk. He is the Senior Survey Manager of the 3D Mapping Project Section of the Lands Department's Survey and Mapping Office.

## Location Matters Tech Challenge

As the HKIS is a supporting organiser of the Location Matters Tech Challenge, LSD member Sr TM KOO and I had the privilege of attending its Final Pitching and Award Ceremony on 23 February. This remarkable event was co-organised by the Hong Kong Science and Technology Parks Corporation

(HKSTP) and DevB's Spatial Data Office with the aim of uncovering the hidden value of spatial information. Participants were invited to submit proposals and demonstrate how the integration of common spatial data infrastructure (CSDI) spatial data and the available spatial data at Hong Kong Science Park could generate innovative geospatial solutions to transform business and community experiences at Hong Kong Science Park and beyond.



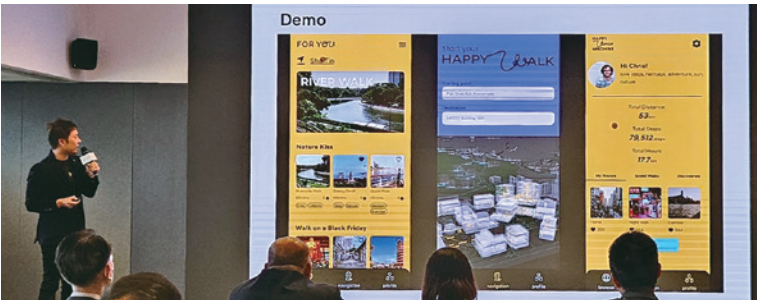
Sr TM Koo (middle) and Sr CK Lau (right) receive a souvenir on behalf of the HKIS.

The challenge attracted over 50 contestants from both open and student groups, as well as approximately 200 Young Talents. These participants gained a valuable awareness of geospatial data through a series of training sessions. It was truly fascinating to witness the final presentations of the Young Talent teams, which showcased impressive geo-driven proposals. The range of the innovative ideas presented was diverse and included a geospatial property matching solution, a map-driven event app for social convergence, a happy walking path generator, and a mental health needs addressor. Other proposals explored a generic wayfinding platform, the use of GIS in cycling, AED device service areas, unsold food redistribution, and vacant shop identification.

### CPD Highlights

#### Challenges and Opportunities for Land Surveying Professionals in the 3D Map Era

On 29 February, Sr YIK Wai-fung delivered a CPD on the production of territory-wide 3D digital maps and his views on how the land surveying industry can better embrace the challenges and opportunities in a 3D map era.



A contestant presents his entry.



Another contestant presents his entry.

These proposals not only showcased the power of geospatial data from CSDI and the HKSTP, but also exemplified the vast potential of GIS technology. The LSD's heartfelt appreciation goes out to its members, Sr YC CHAN, Sr Mark TSE, Sr Amy WONG, Sr Joanne KIU, Sr Tammy HO, Sr KF WONG, and Sr Edmond LAM, for their tremendous efforts in organising such an excellent event. It extends its gratitude to LSD Council members Sr Mickey NG and Sr Winnie WONG, who served as mentors to the Young Talents and coached them to deliver impressive presentations. It was truly delightful to see other LSD members in attendance to demonstrate their support for these future surveyors and their innovative land matter solutions.



(L-R): Sr CK LAU presents a certificate of appreciation to Sr YIK Wai-fung.

In 2019, Sr YIK was commissioned to generate the first set of territory-wide 3D digital maps of Hong Kong to support the city's smart city development. From the project's market research to its production management and 3D map application stages, he and his team marked its milestones through the introduction of technical specifications, workflows, deliverables, and a data dissemination scheme. They also





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shared the stories behind the making of those technically ambitious and forefront 3D models.

At the end of his presentation, Sr YIK reviewed his professional career and most recent 3D map journey. He further discussed how land surveying can better embrace challenges and opportunities in a 3D map era: “We land surveyors have the ‘DNA’ to embrace advance technologies. I have full confidence in our competence in a technology-driven, ever-changing era.”

The ensuing Q&A session was chaired by LSD Council member Sr Ricky CHEUNG and featured discussions by surveyors from the public and private sectors and academia. The event went overtime to accommodate extensive dialogue on exchanging 3D map application scenarios and the relationship between traditional 2D plans and 3D models. Finally, Sr YIK thanked the concerted efforts of his teammates and concluded his seminar with the following Chinese proverb:

「兼收並蓄，不斷創新，居安思危，自強不息。」



Sr Prof Ben CHAN raises a question with the discussion panel.



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Planning & Development Division  
Sr Victor Ng PDD Council Chairman

## HKIS 40th Anniversary Cocktail Reception

Celebrating the HKIS's 40th Anniversary; a big congratulations to the Institute; and wishing it continuous growth and new heights of success in the future.



with the students. They look forward to reading the students' finished dissertations and wish them great success in their surveying careers.

- Thanks go to Sr Raymond Chan for conducting a project-sharing session at Minxin Hong Kong School (Guangzhou Nansha, 廣州南沙民心港人子弟學校). This was a prestigious project for the surveying profession due to its important management role in the Nam Sha project.



- On 9 March, HKU REC and the PDD jointly conducted a seminar on the Government Budget and Land Sale Programme 2024-2025 for 80 participants. Thanks go to the REC chairman for inviting the speakers, who shared their insights into the Financial Secretary's announcement that the Government would cancel all demand-side management measures for residential properties and publicise its future land supply strategy.

## CPD Events and Chairman Outreach

- Sr Victor Ng and Sr Junior Ho had the pleasure of joining the HKU BSc (Surveying) Dissertation Interim Presentation (DIP) as panel advisors on 31 March. In this capacity, they observed student presentations and shared their professional recommendations



## PDD and YSG Hike to Taikoo Sugar Refinery Ropeway

A historical PDD and YSG hike to the Taikoo Sugar Refinery Ropeway occurred on 16 March. It was a remarkable experience that blended history, trail walking, and a deeper connection to nature. The event commenced at the former Taikoo Sugar Refinery Ropeway in Quarry Bay, from where participants embarked on a journey up Taikoo Valley to the former Taikoo Sanitarium located in Quarry Gap.



The event encouraged a profound appreciation for the need to preserve historical buildings and their natural surroundings. Some 20 participants joined this meaningful hike and the PDD and YSG will

organise similar events in the future. They look forward to seeing everyone again next time!

## PDD Career Talk



On behalf of the PDD, Sr Junior Ho recently delivered two sharing sessions to surveying students at UCEM and THEi.



The PDD was invited by Dr Isabelle Chan, Programme Director of HKU's BSc (Surveying) programme, to deliver a career talk to BSc and MSc students on 28 March. Many students showed an interest in becoming surveyors in the future, so PDD Council members gladly explained the roles of surveyors at different stages of the development cycle to them.

## Upcoming CPDs and Events

31 May 2024, 6:30 pm	PDD 20 <sup>th</sup> Anniversary Cocktail Reception
21 June 2024, 4:00–5:30 pm	Visit to AIRSIDE – A New Commercial Development in Kai Tak
Mid-June 2024 (3 days, 2 nights) (Details will be released soon, please stay tuned)	YSG and PDD Guangdong Site Visit

## PDD 20th Anniversary Cocktail Reception

The PDD will celebrate its 20th anniversary on 31 May 2024 with a cocktail reception and reunion for its members. That is when it will deliver its sincere thanks to its founders and past chairmen for their work to make possible the division's continued growth. In 2000, the HKIS had only seven PDD Members. By 2004, these inaugural members had established a provisional council.

For more details on the PDD's history, please visit the link below:

[https://www.hkis.org.hk/en/division\\_pdd.html?id=129](https://www.hkis.org.hk/en/division_pdd.html?id=129)





### Property & Facility Management Division Sr Dr Kenny Chan PFMD Council Chairman

This month involves quite substantial works and activities, especially the preparations for the QPFMA 2024 Launch Day cum Seminar, which means finalising the award categories, award types, jury panel, assessment criteria, official website design/details, and logistical issues. They would not have been possible without the tremendous support/commitment of all OC members, jurors, and those who worked behind the scenes. This event marked a good beginning to the QPFMA and the PFMD anticipates more submissions from PFM industry practitioners, which should render a meaningful QPFMA to achieve the main award theme of “Professional PFM Services Establishing a Wellness Harmony Community”. Moreover, the PFMD’s OBs and Council members are proactively reaching out and organising various CPDs/events/activities in the coming months, so members please keep an eye out for the announcements and try to join the events. Meanwhile, please see below for further details.

## QPFMA 2024 Launch Day cum Seminar

Following the OC’s fourth meeting on 27 February, the QPFMA Launch Day cum Seminar was successfully launched on 14 March with the full support of various jurors, OC members, seminar speakers, guests, and the media. Among the supporters were LegCo Councillor, Sr Hon Tony Tse (representing the Architectural, Surveying, Planning and Landscape Functional Constituency), who took time off from his very busy schedule to serve as the head juror.

The QPFMA 2024 is now open for nominations until 3 May 2024. This year’s award theme emphasises the significance of well-being in alignment with societal expectations and meeting the increasing pursuit of happiness



(L-R): Sr Hon Tony Tse, Sr Dr Edmond Cheng, Sr Dr Kenny Chan, and Mr Sanford Poon

by Hong Kongers. QPFMA 2024 highlights the connection between PFM and wellness and the award seeks to acknowledge and promote organisations and practitioners that demonstrate excellence and exceptional achievements in enhancing building occupants’ experiences and well-being, while fostering harmony within society. To celebrate the achievements of well-planned and managed social housing projects and recognise the market expansion of light public and transitional housing via the Hong Kong Housing Authority, social enterprises, non-profit organisations, and non-governmental organisations, QPFMA 2024 will feature a new category, “Community Housing”. Various indicators related to health culture, safety, inclusion in the community, occupants’ sense of belonging, and their experiences will be used to evaluate these housing projects.

#### Award Categories:

Award Category (1) Residential	Award Category (2) Non-Residential	Award Category (3) Refurbishment / Renovation
I. Large-Scale Residential	I. Shopping Centre II. (Small & Medium-Scale)	I. Large-Scale Residential
II. Medium-Scale Residential	III. Shopping Centre (Large-Scale)	II. Medium-Scale Residential
III. Small-Scale Residential	IV. Office Building (Small & Medium-Scale)	III. Small-Scale Residential
IV. Public Rental Housing	V. Office Building (Large-Scale)	IV. Commercial
V. Subsidised Sales Housing	VI. Industrial & Car Park Building	
VI. Community Housing	VII. Institutional	



# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

### Award Types

Award Type*	Description
Grand Award	This represents the highest level of recognition for buildings or facilities within their respective categories.
Excellence Award	There will be recognition of excellence for each nomination category.
Certificate of Merit	There will be recognition of merit(s) for each nomination that has passed the First Screening, Site Visits and that has been presented at the Finalist Presentation to Jury Panel cum Conference.
Theme Award	The award will be granted to one project among all the finalist projects which achieved the best result in Establishing a Wellness Harmony Community, as per the assessment criteria of QPFMA 2024 theme.

### Jury Panel

Head Juror
<p><b>Sr Hon Tony TSE Wai-chuen, BBS, JP</b> President of Guangdong Property and Facilities Management Association of the Greater Bay Area cum Legislative Council Member (Architectural, Surveying, Planning and Landscape) Legislative Council, HKSAR</p>
Jurors
<p><b>Sr Dr Kenny CHAN Kwok-hung</b> Chairman of The Hong Kong Institute of Surveyors - Property and Facility Management Division cum QPFMA 2024 Organising Committee Convenor</p>
<p><b>Mr James CHAN Yum-min</b> Chief Executive Officer and Executive Director of Hong Kong Housing Society</p>
<p><b>Ms Patricia CHANG Yuk-kam</b> President of The Hong Kong Institute of Housing</p>
<p><b>Sr Dr Edmond CHENG Kam-wah</b> President of The Hong Kong Association of Property Management Companies Limited</p>
<p><b>Sr Dr CHEUNG Tin-cheung, SBS</b> Chairman of Hong Kong Green Building Council</p>
<p><b>Prof HE Shenjing</b> Head of Department and Professor of The University of Hong Kong - Department of Urban Planning and Design, Faculty of Architecture</p>
<p><b>Mr Alex HO Kwing-kwong</b> Director - Industry Development, Construction Industry Council</p>
<p><b>Sr Prof Eddie HUI Chi-man, MH, JP</b> Chair Professor and Head, Department of Public and International Affairs, City University of Hong Kong</p>
<p><b>Dr KWONG Tsz-man</b> Associate Professor of the School of Professional and Continuing Education, The University of Hong Kong cum Senior Advisor College of Humanities and Law</p>
<p><b>Sr Francis LAM Ka-fai</b> President of The Hong Kong Institute of Surveyors</p>
<p><b>Sr Louis LEE Man-ho</b> Vice-Chairman of The Hong Kong Institute of Surveyors - Property and Facility Management Division</p>
<p><b>Ir Sr Jonathan LEE Man-kwong</b> President of The Hong Kong Institute of Facility Management</p>
<p><b>Ir Daniel LEUNG Hung-wai</b> Deputy Director (Development &amp; Construction), Housing Department, HKSAR</p>
<p><b>Mr Chris NG Hung-fai, JP</b> Assistant Director of Home Affairs, Home Affairs Department, HKSAR</p>
<p><b>Mr Sanford POON Yuen-fong</b> Vice President of The Hong Kong Association of Property Management Companies Limited cum QPFMA 2024 Organising Committee Vice-Convenor</p>

<p><b>Sr Alan SIN Kwok-leung</b> Deputy Director of Architectural Services, Architectural Services Department, HKSAR</p>
<p><b>Dr James WONG Kong-tin, BBS, JP</b> Chairman of Property Management Services Authority</p>
<p><b>Ir Prof Michael YAM C.H.</b> Head of Department and Professor of The Hong Kong Polytechnic University - Department of Building and Real Estate</p>
<p><b>Mr Boris YIU Tak-tai</b> Asst Director/Electricity and Energy Efficiency Branch, Electrical &amp; Mechanical Services Department, HKSAR</p>
<p><b>Ms Clarice YU Po-mei, JP</b> Director of Buildings, Buildings Department, HKSAR</p>



Some Jurors, OC Members, and Seminar Speakers



QPFMA 2024 Launch Day: Certificate Presentation to Seminar Speakers

Members may find further details at the websites below:



### Joint Spring Dinner

The Joint Spring Dinner organised by the Alliance of Professional Housing, Property and Facility Management (十會一局) was held on 26 February and attended by Sr Hon Tony Tse, Ms Alice Mak (Secretary for Home and Youth Affairs), Ms Winnie Ho (Secretary for Housing), HKIS OBs, PFMD OBs, fellow surveyors, and respective professionals from other professional bodies.

on 24 February, which featured the theme, “Paving the Way to 2050 Carbon Neutrality and a Sustainable Future”.

The morning session started with a welcome speech by Dr Tony Lee, MTRC Operation and Innovation Director, on the company’s plan regarding carbon neutrality and sustainable development. The MTRC launched a hydrogen power project following CityBus’s operation of Hong Kong’s first hydrogen-powered, double-decker bus on 25 February.

Moreover, Mr HK Chan, MTRC Chief of Operations Engineering Services & Innovation, shared its recent achievements, the way forward on renewal energy, and the delivery of hydrogen-powered light rail to Hong Kong by March 2024. Hin Keng Station is the first railway station in the world to achieve an excellent rating under BREEAM. After the meeting, the MTRC took all guests to the station so that they could view its green features in person.

Ms Catherine Leung, MTRC lead environmental manager, explained the company’s Lok Ma Chau Wetland Management system. The MTRC not only helped develop Lok Ma Chau Station, but also helps protect one of Hong Kong’s valuable wetlands where migratory birds could rest before moving elsewhere.

The participants eagerly await the next MTRC Society Link event.



Ms Alice Mak, Guest of Honour, delivering a speech



HKIS President Sr Francis Lam, HKIS OBs, PFMD OBs and Fellow Surveyors

### MTRC Society Link Gathering

PFMD Hon Secretary Sr Patrick Leung and Council member Sr Dr Philip Chan joined the MTR Corporation (MTRC) Society Link Gathering



(L-R): Sr Dr Philip Chan and Sr Patrick Leung





Group Photo at MTRC Headquarters in Kowloon Bay



Group Photo at Hin Keng Station



Mr Paul Chan, MP (5th from left), Sr PC Lau (6th from left), and Fellow Surveyors



At the HKCPS – Luncheon Talk with Fellow Surveyors

## Other Matters

- PFMD Vice Chairman Sr Dick Li submitted an article regarding 垃圾膠袋徵費 on 26 February to Hong Kong Economic Times 《經濟日報》地產版專欄, where it should soon be published.
- An assessment panel comprising Sr Raymond Chan, Sr Louis Lee, and Sr Dick Li conducted APC assessments on 27 February.
- PFMD Vice Chairman Sr Louis Lee had dinner with representatives of the Registered Minor Works Contractor Signatory Association Limited (RMWCSA) on 4 March and discussed conducting some CPDs with them in the coming months.
- I joined the HKCPS – Luncheon Talk regarding the Government's 2024-2025 budget conducted by Financial Secretary Paul Chan on 13 March with fellow surveyors.
- A CPD regarding Traditional Chinese Medicine Principles and Health Management for Property Management Teams (中醫理念與物業管理團隊成員的健康管理) was conducted on 20 March, by Mr WONG Kwok Wing (Registered Chinese Medicine Practitioner and Director of Ocean Chinese Medicine Limited), with Moderator Sr Henry Ng. Mr Wong shared knowledge about medicinal plants at green belt, public health regarding PFM, and staff's personal health Management issues; which are much appreciated.



Sr Henry NG (R), Mr WONG Kwok Wing (L)





Quantity Surveying Division  
Sr Tim Ngai QSD Council Chairman

## Discussion of Contractual BIM with DevB and ACQS (26 February 2024)

On 26 February, Sr Sunny Choi, Chairman of the QSD Digitalisation Sub-committee, and three members of the Sub-committee (Sr Dr Paul Ho, Sr Katherine Shum, and Kelvin Kuo) met with DevB representatives Mr Alan Tang [PAS (Works)], Mr Alfred Lee [CAS (Works)], and Ms Sandy Fong [AS (Works Policies 3)] to discuss the goal of including BIM models in tender information and making them contractually binding. This goal was outlined in the DevB Technical Circular (Works) 2/2021 (updated on 13 June 2023).

Sr William Fong, Chairman of the Association of Consultant Quantity Surveyors (ACQS), and four members (Sr Thomas Ho, Sr Peter Ng, Sr Kenneth Poon, and Sr KC Tang) joined this discussion.

Both the QSD and ACQS support the implementation of contractual BIM, as it promotes the creation of high-quality BIM models. The discussion encompassed several topics including the potential for increased liability for designers and BIM model authors, the necessity of implementing BIM by phase or discipline, the inclusion of additional drawings in BIM projects, the determination of bounded and unbounded information within BIM models, etc.

## QSD CPD: 澳門建築置業商會 (MABCD), 英國特許土木工程測量師學會 (ICES) 及香港測量師學會工料測量組合辦 - 碲化鎢助力低碳建築發展新模式 (2024年2月28日)

這個持續專業發展項目，是工料測量組在 2024 年第一個於澳門舉辦的課程。在課程開始前，澳門建築及置業商會副理事長黃國基先生，英國皇家特許土木工程測量師學會理事長劉秋瑜測量師，以及工料測量組內地及澳門小組成員陳國偉測量師，代表三個合辦單位向牛改宇博士致謝及合照。

牛改宇博士是明陽智能副總經理，其擁有超過 10 年光伏技術應用工作經驗，過往曾經參與編制國家 / 行業 / 團體標準的經驗。是次課程，牛博士先分享了碳排放的背景和碳中和的理念，隨後也概述了光伏及碲化技術的發展路線、應用和解決方案。最後，牛博士也分享了一些建築項目案例，並在問答時段解答了會員多個包括低碳建築發展新模式等的問題。



## HKIS Green Building Task Force CPD: Embodied Carbon Assessments (8 March 2024)

Carbon emissions have become a hot topic in Hong Kong's construction industry. Sr Anderson Chan and Sr Kevin Wong delivered a CPD on embodied carbon assessment on 8 March. Anderson is the Director of Rider Levett Bucknall Limited and a fellow member and Chairperson of the QSD Sustainability Sub-Committee. Kevin is the Deputy Director of Rider Levett Bucknall Limited and a co-opted member of the QSD Council.

During the talk, Anderson and Kevin promoted QS involvement in embodied carbon assessments and shared their experiences supporting clients in their sustainability journeys by calculating embodied carbon emissions throughout the life cycle. They also demonstrated the key functions of the CIC carbon assessment tool (CAT), which is crucial for conducting embodied carbon assessments in Hong Kong.

Over 500 members joined this CPD. When it concluded, Past QSD Chairman Sr Dr Daniel Ho facilitated discussions among members and presented a certificate of appreciation to the speakers.



## 第四批內地造價工程師與香港工料測量師互認補充協議簽署儀式

本次簽署儀式旨在進一步加強中國建設工程造價管理協會(下稱「中價協」)與香港測量師學會(下稱「學會」)之間的合作與交流。儀式於2024年3月13日上午通過視頻方式舉行，雙方代表共同在線上簽署了《中國建設工程造價管理協會與香港測量師學會內地造價工程師與香港工料測量師互認補充協議》。

雙方出席簽署儀式的代表包括：

香港測量師學會		中價協	
林家輝測量師	學會會長	王中和先生	副理事長兼秘書長
魏志衡測量師	工料測量組主席	薛秀麗女士	副秘書長
文志泉測量師	工料測量組前主席	張興旺先生	副秘書長
莊學正測量師	工料測量組理事兼內地及澳門小組成員	李成棟先生	副秘書長
		朱寶瑞先生	會員服務部主任







此次補充協定是繼 2005 年、2009 年、2015 年和 2017 年之後簽署的最新協定。通過補充協議的簽署，進一步擴大了互認的範圍和深度，為內地造價工程師和香港工料測量師提供更多合作和交流的機會。

此次簽署儀式的成功舉行標誌著中價協與學會的合作邁上了新的台階，而通過互認補充協定的簽署，將進一步促進兩地工料測量領域的合作與交流，提升行業專業水準。就本次第四批互認，雙方還需要就互認培訓，包括課程、講者、場地等事宜作進一步討論，請各位會員繼續密切留意工料測量師組網站以及《Surveyors Times》的最新消息。

## PAQS Webinar: The Evolving BIM Journey of Quantity Surveyors in Hong Kong and the Path Ahead (14 March 2024)

During the Joint Online Webinar dated 14 March and hosted by the PAQS Research & Digitalisation Committees, QSD Immediate Past Chairman Sr Sunny Choi delved into the dynamic landscape of quantity surveying in Hong Kong. His presentation centred on the transformative impact of BIM on the surveying profession. The following key points were addressed:

### 1. Construction Boom and Digitalisation Drive

- Anticipated construction activity in Hong Kong over the next decade.

- The Government's commitment to digitalisation in construction for enhanced productivity, quality, cost-effectiveness, and safety.
- BIM as a pivotal tool for achieving these goals.

### 2. The BIM Journey of Quantity Surveyors

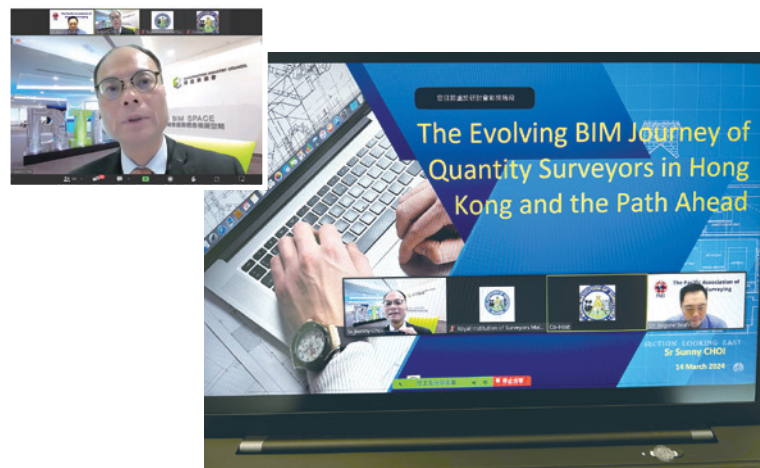
- Evolution of BIM adoption by quantity surveyors in Hong Kong since 2010.
- Progression from traditional 3D BIM to more sophisticated 5D BIM and BIM Quantity Takeoff (BIM QTO).

### 3. QSD's Ongoing Advocacy

- The QSD's efforts in promoting BIM adoption to the QS community.
- Hosting International QS BIM Conferences in 2013 and 2017.
- Playing a pivotal role in launching the HKIS BIM contract conditions in 2020 and defining the BIM measurement information requirements in 2023.

### 4. The Way Forward (Strategic Imperatives for Quantity Surveyors)

- Embrace Digitalisation: Integrate digital tools into learning and work processes.
- Revamp Practices: Adopt quantity surveying methodologies that align with technological advancements.
- Collaborate Across Disciplines: Establish BIM information standards through collaboration with other professions.



**PAQS Research & Digitalisation Committees  
Joint Online Webinar**

**The Evolving BIM Journey of Quantity Surveyors in Hong Kong and the Path Ahead**



In the realm of the construction industry in Hong Kong, Quantity Surveyors embarked on their Building Information Modelling (BIM) journey in 2010. Since then, they have acquired expertise in parametric modelling, BIM family objects, parameters and scheduling, quantity take-off (QTO) software, and scripting. However, the digital revolution has introduced new frontiers beyond BIM, such as Modular Integrated Construction (MIC), robotics, digital work supervision system (DWSS), smart site safety system (4S), and the Internet of Things (IoT). This presentation delves into the progress made by Quantity Surveyors in their BIM journey, exploring their achievements in fostering collaboration with other disciplines. It also sheds light on ongoing advancements and the way forward, as Quantity Surveyors continue to adapt and embrace digitalization in Hong Kong's construction landscape.



**Sr Sunny CHOI**  
FRICS, HKICIS, HKICQS, MBA, HKICQM  
CIC Certified BIM Manager  
Chairman of Digitalisation Committee, PAQS  
Chairman of the QS Division HKIS, 2021 - 2023

14.03.2024 (THURSDAY)  
12.30PM to 2.00PM (C.N., H.K., M.Y. AND S.G. TIME)  
ONLINE WEBINAR VIA ZOOM

CONTACT US FOR REGISTRATION 



## PAQS 2024 Annual Congress

The Institution of Surveyors, Engineers and Architects, Brunei (PUJA), in collaboration with the Pacific Association of Quantity Surveyors (PAQS), will host the 27th PAQS Annual Congress at Rizqun International Hotel, Brunei, from 23-27 August 2024.

The PAQS Congress 2024's main theme is "Digitalisation towards a Smart Nation". It invites authors to submit abstracts for papers to be presented at the Congress. The deadline for abstract submissions is 30 April 2024. For more details, please visit the following URL:

<https://www.paqs2024.com/submission-abstracts-and-papers/>

Again, the PAQS-Iwata Foundation will sponsor an international essay contest for PAQS member countries' younger members. The competition focuses on the same topic as that of the PAQS Congress 2024. Submissions are currently being accepted until 27 June 2024. Members who are 40 years old or under are strongly encouraged to join this competition.



### The PAQS-Iwata Foundation 2024 Travelling Scholarship Competition

The Pacific Association of Quantity Surveyors established the PAQS-Iwata Foundation in 2008 for the purpose of promoting the QS profession and the professional development of young quantity surveyors in the PAQS region. The Foundation is now sponsoring an international essay competition for young members from PAQS member countries.

The competition winner will receive travel airfares, 3 nights' accommodation and full registration for their attendance at the next PAQS Annual Congress which will be held from 23<sup>rd</sup> - 27<sup>th</sup> August 2024 in Brunei Darussalam.

Entries for the competition are now being accepted and will close on **Thursday, 27<sup>th</sup> June 2024**. Properly completed essays should be emailed to the PAQS Secretariat at [secretariat@risim.org.my](mailto:secretariat@risim.org.my)

Entries will be judged by an international PAQS-Iwata Foundation panel who will announce the result by **19<sup>th</sup> July 2024**. The panel's decision is final.

The topic for the essay competition for 2024 is

**"DIGITALISATION TOWARDS A SMART NATION"**

Conditions of entry:

1. Entrants must be 40 years of age or younger and be a member of their national QS/Cost Engineering Institute (all grades of members are eligible).
2. The essay must have a cover sheet showing the entrant's name, residential address, email address and the member institute/association to which they belong.
3. The length of the essay is to be between 1,000 to 1,500 words and essays must be typed in accordance with the below rules.
4. All competition entrants agree to give the PAQS copyright for their essays.
5. Any plagiarism by an entrant will result in disqualification of the entry.
6. Entrants agree that if they win the competition, they will attend the PAQS Congress (and present their paper if invited to do so by the Congress committee).
7. The award is not transferable and not convertible to cash.
8. The winner agrees to write and submit a one (1) page report on their attendance at the PAQS Congress to the PAQS Secretary within 4 weeks of attending the Congress - this report may be published in the PAQS Newsletter and member journals/newsletters.
9. Entries must be emailed to the PAQS Secretariat at [secretariat@risim.org.my](mailto:secretariat@risim.org.my) by the closing date.
10. PAQS member institutes will be asked to translate essays into English where they have been submitted in another language.
11. Each entrant is only allowed to submit one (1) paper.
12. A person is only allowed to win this competition twice.

Rules for essay writing and submission - entries are to be:

1. typed in a MS Word compatible program
2. with type font being Arial size 11
3. lines are to be double spaced
4. Headings are to be Arial size 16, centred and bold
5. Sub headings are to be Arial size 12, left indented and bold
6. Footnotes and referencing are to be in accordance with the Harvard system eg: Smith, T. and Tang, H. (2006). *The rise of globalisation in the QS profession*. *Australasian Journal of Quantity Surveying* Vol 4 Issue 2, pp 34-36.

Note:

The PAQS-Iwata Foundation has been named in honour of Mr Toshiyuki Iwata (1914 - 2014) who although in his eighties, attended many PAQS Congresses during the very early days of the association. He attended a few congresses well into his nineties. During the 13<sup>th</sup> PAQS Kuala Lumpur congress in 2009, he gave a televised congratulatory message to the 2009 PAQS-Iwata Foundation essay winner.

## New Members' Welcoming Party (12 April 2024)

The QSD New Members' Welcoming Party, scheduled for 12 April 2024 (Friday), should be an eagerly-anticipated event for newly-qualified quantity surveyors. It will allow the QSD Council to extend a warm welcome to the QSD's newest members, celebrate their achievements, encourage connections and dialogue, exchange perspectives on the surveying profession and industry, and promote their interests during future QSD and HKIS activities.

Date: 12 April 2024, Friday  
Time: 7:00-10:00 pm  
Venue: Function Room 1-3, 3/F, The Mira, Mira Place, 118 Nathan Road, Tsimshatsui  
Activities: Socialising & Relaxing  
Fee: Free for newly-qualified QS members (refreshments will be served)





## Young Surveyors Group

Sr Tracy Wong YSG Committee Chairperson

Apart from its regular CPDs and dragon boat team trainings, YSG is organising other events including its first social event of 2024. All YSG members are welcome, so it hopes to see you there.

## HKIS Dragon Boat Team: Fun Day 2024

In addition to its regular trainings, the HKIS Dragon Boat Team (港測龍) organised a fun day at Stanley Main Beach on 24 March. It was a great opportunity for seasoned paddlers and first-timers to experience this traditional Chinese sport. The team's instructors and crew guided new members every step of the way.

If you are still interested in joining the team, it invites you to its regular practices every Sunday morning.



## YSG Social Event: Sake-Tasting

Calling all sake lovers! YSG will hold its first social event of the year – Sake-Tasting at Wako Sake Labo, a new modern Japanese restaurant – on 3 May 2024. A selection of 120 types of sake will tickle participants' taste buds and be ALL-YOU-CAN-DRINK. This event also includes a 45-minute sake-tasting workshop led by an expert. Participants will have the chance to explore sake's artisanal craftsmanship and appreciate the unique charms of this traditional Japanese brew. In addition, participants will get to savour some appetising sake-finger food pairings. Space is limited, so enrol now to guarantee your seat!

期間限定

清酒の紹介!

HKIS YSG Sake Tasting

ALL-YOU-CAN-DRINK sake

120種清酒放題!

小食放題!

45-min guided sake tasting

Date: 3 May 2024 (Friday)  
Time: 7:00-11:00pm  
Venue: Wako Sake Labo, 1 Gordon Road, Tin Hau

Fee: YSG member \$350 per head, Non-YSG member \$550 per head  
[HKIS members only. Priority is given to YSG members]

Register Now!

Limited Space. First Come First Served  
For enquiries, please contact Cara Ng (9278 5586) or Kanis Yu (9866 5537)



## CPD Event: PDD X YSG Hiking at Taikoo Sugar Refinery Ropeway

**Reported by Sr Aaron Cheng**

YSG collaborated with the PDD to organise this interactive CPD at the Taikoo Sugar Refinery Ropeway on 16 March. The group set off from the former Taikoo Sugar Refinery in Quarry Bay and hiked up Taikoo Valley and through the “aerial ropeway” to the former Taikoo Sanitarium at Quarry Pass. Sr Annie Chong led the hike and introduced the history of the ropeway along this old route. He also walked the participants through the remaining concrete supports for the cable system including the memorial “saddle base” and foundation of the Sanitarium.



## CPD Event: Practical Tips for Swift Construction Contract Comprehension

**Report by Sr Aaron Cheng**

A CPD on construction contracts was held on 13 March. Sr Eric Ting shared his solid experience in providing construction claims, contract advice, and quantity surveying services in both the private and public sectors. He explained the purpose and use of every part of a construction contract and shared the tips and techniques behind swift contract comprehension.



### Identify the Purpose

#### Purposes

- Subject to your identity & stage of project involved



- Valuation of variations
- Interim payment
- Final account
- Liquidated damages
- Contra-charges
- Fee etc.



- Contract period
- Date of possession
- Delay & disruption
- Extension of time
- Phase & sectional completion etc.



- Scope of work
- Variation / additional works
- Workmanship & standard
- Abortive works
- Defects / outstanding works
- Work sequence etc.



Sr Terry Ng  
MHKIS, BSD

## Building Tall: A Primer on the Essential Technologies for Vertical Construction

### Introduction

In this article, I will share my limited knowledge about high rise buildings of 400m or above focusing on the aspects below. Distinguished local and overseas projects are quoted to illustrate the theories. The content is written from a building technology perspective rather than an engineering one.

### Structure

In high rise buildings, a robust central core and a buttress system are often used to provide the required strength and stability. The central core often contains staircases, lifts and services accommodation. The buttress system may be in the form of thick structural walls or outriggers connecting to columns at the perimeter. One example is the International Commerce Centre (484m high) located above the Kowloon Station (Fig. 1).



Fig. 1  
International  
Commerce  
Centre

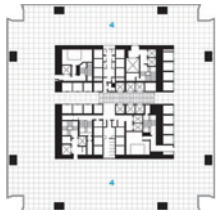


Fig. 2 Typical office floor  
Plan from Yahoo images  
[www.architecturalrecord.com](http://www.architecturalrecord.com)

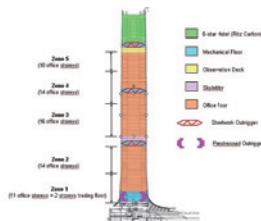


Fig. 3 Diagram extracted from a presentation titled "A Construction Highlight for the International Commerce Centre at Kowloon Station, West Kowloon" by Raymond Wong of City University of Hong Kong in June 2008.

The plan of this building is basically a square shape with slightly curvilinear perimeters (Fig. 2). It has a central core which accommodates staircases, toilets, lifts and services. There are two mega columns near the perimeter on each side, i.e. 8 columns in total. Outriggers at 4 floor levels are extended from the central core to each column (Fig. 3). The lowest set of outriggers is made of steel and prestressed concrete. The others are made of structural steel<sup>1</sup>. This form of construction resembles a person standing on the ground, stretching out two arms and resting on two walking sticks. The central core represents the body, while the outriggers serve as the arms, and the mega columns act as the walking sticks. The Burj Khalifa in Dubai, United Arab Emirates (828 m high) (Fig. 4 & 5) is the tallest building in the world (Its status will be replaced by a forthcoming 1000m high building in Saudi Arabia when

completed). It has a construction similar in principle to the International Commerce Centre. It has got a high performance hexagonal concrete core wall plus wing buttress perimeter columns and outrigger walls<sup>7</sup> (Fig. 6).



Fig. 4 Burj  
Khalifa



Fig. 5 Burj Khalifa

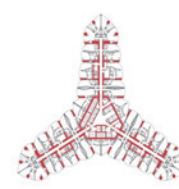


Fig. 6 Picture from Yahoo images  
[media.architecturaldigest.com](http://media.architecturaldigest.com)

### Wind load

It is always necessary to reduce wind load on high rise buildings. Not only is it necessary to reduce stress on the structure of the buildings, but also necessary to consider human comfort when the buildings sway in high winds. A circular design is the most effective in reducing wind load but occupiers tend to prefer a square plan<sup>2</sup>. An alternative is to adopt a curvilinear perimeter. Other measures, such as rounded or chamfered corners, can be adopted. Some high-rise buildings taper upward or incorporate setbacks to reduce wind load, for example, the Burj Khalifa. Additionally, it has a Y-shaped plan, which also helps to reduce wind load. Another option is to incorporate a large opening in the building, like the Shanghai World Financial Centre (492 m high) (Fig. 7).



Fig. 7 Shanghai World  
Financial Centre

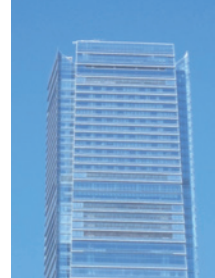


Fig. 8 International  
Commerce Centre

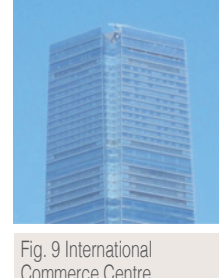


Fig. 9 International  
Commerce Centre

I would like to introduce an unordinary way to reduce wind load. The International Commerce Centre at Kowloon Station has got notched corners in the form of re-entrants, varying in size on different floors (Fig. 8 & 9). As verified in wind tunnel research, the modified square plan can function similarly to the original circular design<sup>2</sup>.

### Damper

Pursuant to local requirements and circumstances, some high rise buildings use damper to counteract the effect due to high winds and earthquake. Mass tuned damper is the most common form. One example of this is the golden ball in

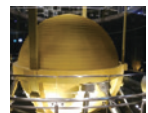


Fig. 10 Mass tuned  
damper in Taipei 101



Fig. 11  
Taipei 101

Taipei 101, which stands at a height of 508 meters (Fig. 10 & 11).

Here I would like to introduce an ordinary form of damper. This is the Skybridge in Petronas Twin Towers (451.9 m high), Kuala Lumpur Malaysia (Fig. 12 & 13). The two-storey Skybridge is supported by the two towers. However the bridge can slide in and out of the two towers when the latter sway. The main structure of the Skybridge is a pair of parallel girders. A two-hinge arch springing from supports at Level 29 and rising at 63 degrees to support the Skybridge at Level 41. The arch is actually a centering device, equalising joint movement at both Towers. The shape of the arch can change to accommodate movement of the bridge<sup>4,5</sup>. These special features enable the bridge to act technically as a damper for the towers in high winds. Although there is no mass damper for the towers<sup>3</sup>, the pinnacles have simple chain impact dampers (Fig. 14) which are sometimes found in mast structures.



Fig. 12 Petronas Twin Towers with a Skybridge



Fig. 13 A two-hinge arch supporting the Skybridge<sup>6</sup>



Fig. 14 Pinnacles at top of twin towers

The Burj Khalifa does not have a damper. The building sits in a desert and is therefore free of typhoon problems.

## Concrete

High rise buildings invariably use high strength concrete (strength C60, i.e. 60 MegaPascal, but not exceeding C100, as defined in Buildings Department's Code of Practice for Structural Use of Concrete) in the main structure. To reduce the amplitude of swaying in high winds, concrete performs better than steel as the former is more rigid (a higher Young's modulus, stress/strain) than the latter. The use of high strength concrete can further reduce the size of structural members. This not only reduces the weight of the building, but also increases the usable floor area, making the building more commercially efficient and more marketable.

In Burj Khalifa of Dubai, concrete of C60 to 80 is used. As the temperature of Dubai is very high, concrete will likely crack due to shrinkage. The placing of concrete took place at night and ice was used to lower the temperature<sup>7</sup>.

In International Commerce Centre of Hong Kong, concrete of C90 is used in lower storeys up to 60/F.

Steam was used in the curing process. It should be noted that the higher the concrete strength, the more care has to be employed throughout the process of batching, mixing, transporting (horizontal and vertical), placing, compacting and curing. Of course the prerequisite is that the right concrete must be used. If the wrong concrete is placed, it may end up in mishap similar to the one taken place in a development project atop Tai Wai MTR Station in July 2021. In that case, concrete of C45 instead of C80 (figures to be verified) was placed. By the time when the fault was discovered, more than 10 storeys had been cast. It resulted in total demolition of the faulty portions.



By the way the skinniest building in the world, the Steinway Tower in New York (435 m high) (Fig. 15), uses concrete of strength 14000 lb/in<sup>2</sup> (equivalent to C97, very high strength). This building was completed in November 2022 and has a slenderness ratio (width to height) of 1:24. A damper is installed at the top of the tower to provide stability against high winds or earthquake.

Fig. 15 Steinway Tower in New York (Photo obtained from Wikipedia<sup>8</sup>)

## Conclusion

High rise building is an interesting topic which can be approached from various perspectives. I only select a few which are related to construction. With advancements in technology, buildings can now be constructed to greater heights. However the initial construction cost tends to be high. The subsequent running, operation and maintenance costs are significant especially when the works have to be carried out at great height, not to mention the hazard and difficulties involved. The problem of means of escape in case of fire and/or earthquake becomes more challenging as the height of building increases. Despite the precautionary, preventive and firefighting measures are becoming increasingly sophisticated, it is widely recognised that the fire safety hazards increase with building height.

## Reference

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Sr Ken Cheung  
MHKIS, BSD

## Voluntary Building Assessment Scheme

Having a safe and hygienic living environment is the common aspiration of the community. However, with the passage of time, the buildings will deteriorate and cause different problems. On the contrary, through regular inspections and repairs, owners can identify potential problems in their buildings as early as possible and take remedial actions timely.

In view of this, the Buildings Department (BD) has implemented the Mandatory Building Inspection Scheme (MBIS) and the Mandatory Window Inspection Scheme (MWIS) since 2012. Statutory notices are served to the owners of selected target buildings requiring them to carry out prescribed inspections and repairs.

On the other hand, owners are always encouraged to voluntarily inspect and repair their buildings. In this connection, the Hong Kong Housing Society has in parallel launched the Voluntary Building Assessment Scheme (VBAS) as an alternative to the aforesaid mandatory schemes. VBAS aims to encourage building owners to properly manage and maintain their buildings on their own initiatives.

VBAS has entered its tenth year. Therefore, this article is prepared to review the details and advantages of VBAS and also update the latest information of the scheme.

### Benefits of participating in Voluntary Building Assessment Scheme

- **Will not be selected as a target building**  
After joining VBAS, buildings will no longer be selected as target buildings by BD. Therefore, MBIS and MWIS (windows in common parts only) statutory notices will not be served.
- **Good preparation and planning for building inspection and repair**  
Owners can prepare their building inspection and repair with less pressure as the receipt of unforeseen MBIS and MWIS (windows in common parts) statutory notices is shunned. Meanwhile, it can also get rid of the negative impact on the property value because of the registration of statutory notices in the Land Registry.
- **Enhance building safety, management system and property image**  
Through proactive inspection and repair, the buildings can be maintained in a safe condition. At the same

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time, by assessing the building management system, owners can identify the areas for attention and make appropriate follow-up actions.

- **Compliance with MBIS and MWIS (windows in common parts only)**

Buildings certified under the VBAS will be recognised by the Building Authority for having fulfilled the MBIS and MWIS (windows in common parts only) within the respective inspection cycles.

### VBAS Target Buildings

All private domestic buildings and composite buildings (domestic and commercial) with quality building management are welcome to join. Three scenarios are available: -

Scenario 1	Scenario 1A	Scenario 2
<ul style="list-style-type: none"> <li>• Buildings without MBIS &amp; MWIS (for windows in common parts only) Statutory Notices</li> <li>• Assessment of both <b>Building Safety Category</b> and <b>Building Management Category</b></li> </ul>	<ul style="list-style-type: none"> <li>• Buildings which have already received MBIS &amp; MWIS (for windows in common parts only) Statutory Notices</li> <li>• Join the VBAS within 2 months from the date of the Statutory Notices</li> <li>• Assessment of both <b>Building Safety Category</b> and <b>Building Management Category</b></li> </ul>	<ul style="list-style-type: none"> <li>• Buildings already completed MBIS &amp; MWIS (for windows in common parts only) inspections and repairs and received Compliance Letters for MBIS &amp; MWIS (for windows in common parts only) / Acknowledgement Letters for Voluntary Building and Window (for windows in common parts only) Inspection issued by Building Authority</li> <li>• Assessment of the <b>Building Management Category</b> only.</li> </ul>

Figure 1: Different Scenarios of VBAS

### Scope of Building Certification

In general, the scope of building certification shall cover all buildings and common parts in the Deed of Mutual Covenant (DMC) / Occupation Permit (in the case of single-ownership). Subject to actual needs, owners can join VBAS through "Single Application" or "Phased Application".

#### "Single Application"

Small-scale estates may participate in a single application for carrying out building assessment to the whole estate at the same time.

**“Phased Application”**

The repair works in large scale estates are often more complicated. It is normal that more resources, effort and time are required. As such, apart from “Single Application”, large scale estate can participate by “Phased Application”. Under “Phased Application”, the assessment can be divided into several phases.

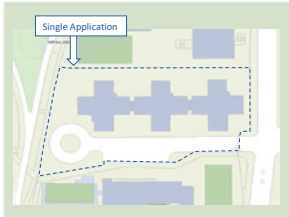


Figure 2: Single Application

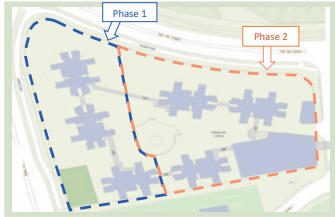


Figure 3: Phased Application

**Assessment items**

The assessment items of VBAS involve 2 categories, namely “Building Safety Category” and “Building Management Category”. The “Building Safety Category” is totally on par with the requirements of MBIS and MWIS (windows in common parts only). Under “Building Management Category”, the existing building management system shall be evaluated in accordance with the standards devised by VBAS.

**VBAS Assessor**

The assessment shall be carried out by the VBAS Assessors. The register of VBAS Assessors has been established since the launch of the scheme to include the professionals who are able and willing to undertake the assessment. There are three lists of VBAS Assessors, namely List 1, List 2A and List 2B. VBAS Assessors in different lists can conduct assessment to different elements.

All along, being the professionals specialized in Building Management and Maintenance, registered professional surveyors (RPS) have actively participated in the register and offer a helping hand to the building owners.

Being one of the recognised professionals, after taking a 1-day training session, RPS can register as VBAS Assessors in accordance with their respective disciplines as follows:

<b>VBAS Assessor (List 1)</b> (Eligible to assess both “Building Safety Category” and “Building Management Category” total 10 elements)	Registered Inspector (RI) (RPS in Building Surveying Division / Quantity Surveying Division is one of the recognised Prescribed Qualifications for inclusion in the RI register)
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<b>VBAS Assessor (List 2A)</b> (Eligible to assess Elements 7-10 under the Building Management Category)	RPS in Building Surveying Division RPS in Quantity Surveying Division
<b>VBAS Assessor (List 2B)</b> (Eligible to assess Elements 8-10 under Building Management Category)	RPS in Property & Facility Management Division RPS in General Practice Division

Figure 4: Different RPS qualifications as VBAS Assessors

**Certificate and Quality Label(s)**

Upon successful completion of building assessment, the buildings will be awarded different certificates and label(s) based on their assessment results.

**Fees for joining VBAS**

Application fee and certification fee will be collected for participating in VBAS. The application fee is \$500 while the certification fee depends on the scale of the buildings. Currently, for property with 100 domestic units or below, the certification fees for Scenario 1 (incl. 1A) and Scenario 2 are \$10,000 and \$5,000 respectively. Meanwhile, buildings with 101 domestic units or more can still enjoy an exemption of certification fee. On the other hand, the fee for appointing the VBAS Assessor(s) shall be paid by the owners directly which is merely the deal between the owners and the VBAS Assessors.

**Recent enhancement measure**

To keep abreast with the time, we continue to review and refine the implementation details to suit the actual needs. Since 2021:-

- Solely owned building blocks in mixed development to join VBAS**

In the past, if a multi-ownership development wished to participate in VBAS, the scope of building certification must include all the parts within the DMC. However, in some developments, there are certain building blocks solely owned by a single owner while the others have been sold to individual owners. As such, the VBAS requirements regarding the scope of certification for such kind of developments have been revised. Since 2021, for mixed development in which some individual building blocks are solely owned by a single owner while others are sold to individual owners, the solely-owned building block(s) and parts can join VBAS independently.

For further details of the VBAS, please visit (<http://vbas.hkhs.com>) or contact via 8108 0108 / [vbasenquiry@hkhs.com](mailto:vbasenquiry@hkhs.com).



## Safety CPD Series

### How to Effectively Ensure Industrial Safety – from Socio-Economic, Workers’ Physical and Mental Health, and Environmental Factors (18 March 2024)

In recent months, there has been a spate of industrial accidents at construction sites. Site safety is everyone’s responsibility and all HKIS members are urged to adopt and observe safety measures and precautions in their work environments.

To facilitate members to enhance their knowledge of occupational health and safety, the HKIS organised two CPDs for them. The first CPD was delivered by Mr Danny Sham, Managing Director and Principal Consultant of EnviroSafe Professional Consultancy Limited. Danny has about 30 years of occupational safety, health, hygiene, environmental, ISO management systems, and security experience in the logistics, construction, manufacturing, healthcare, and food industries. His work includes overseeing management systems; site monitoring; promotions; course curriculum development; and conducting trainings in Shanghai, Hong Kong, and Macau.

During this talk, Danny discussed the possible causes of increased industrial accidents and examined their possible effects on society, the economy, workers’ physical and mental health, and the environment.

This event was fully registered with over 800 participants in attendance online



and at the Surveyors Learning Centre on 18 March. HKIS Immediate Past President Sr Paul Wong presented a Certificate of Appreciation to Danny as a token of appreciation for his passionate presentation.

### How Does the Smart Site Safety System (SSSS/4S) Transform the Construction Industry? (27 March 2024)







The second safety CPD was delivered by Mr Willie TAM, Senior Safety & Environmental Manager at Chinney Construction Company Limited. Willie has over 30 years of engineering, occupational health, safety, and environmental experience in the construction industry. During this talk, he:

1. Briefly introduced the proposed Smart Site Safety System (SSSS/4S) and explained how 4S can monitor high-risk construction activities and improve site safety performance.
2. Introduced and demonstrated the 4S All-in-One Smart Construction Management Platform.
3. Explained how to perform smart site safety through technology.
4. Showed how the 4S and Smart Site Safety systems worked, correlated, and performed on-site.








This event attracted the attendance of over 1,000 participants online and at the Surveyors Learning Centre on 27 March. HKIS Immediate Past President Sr Paul Wong presented a Certificate of Appreciation to Willie as a token of appreciation for delivering such an educational talk.







# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 3 APR - 12 JUL 2024

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
3 Apr 2024	2024049	Site Visit - HKHS MIC Elderly Housing at Jat Min Chuen 	Katherine Chu, Kenneth Lui	PFMD	2.0	✓	2.0	HK\$150 - members; HK\$210 - non-members
5 Apr 2024	2024058	Site Visit – Green features and facility management operations at MGM COTAL in Macau 	Adam Yong, Christina Lao	PFMD	4.0	✓	4.0	HK\$350 - members; HK\$480 - non-members
9 Apr 2024	2024071	An overview of the HKGBC's Climate Change Framework for Built Environment 	Jack Cheng, Timothy Lok, Grace Kwok, Cary Chan	HKIS	2.0	To be determined by respective Division		Free of charge
10 Apr 2024	2024030	ASAP - The Trend of Authorized Person (AP) and Authorized Signatory (AS) in Registered General Building Contractors (RGBC)	Jeff C L Cheng	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Apr 2024	2024067	ESG, Carbon Neutrality and Climate Hazards - Sharing of Current Responses from the Built Environment and Real Estate Sector 	Bruce Chong	HKIS	1.0	To be determined by respective Division		Free of charge
13 Apr 2024	2024065	Site Visit to Transitional Housing - Pok Oi Kong Ha Wai Village 	Project Manager of Pok Oi Hospital	YSG	2.0	To be determined by respective Division		HK\$150 - members; HK\$250 - non-members
13 Apr 2024	2024060A	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
13 Apr 2024	2024045	QSD PQSL - QSD APC Part I Workshop	Experienced Assessors of QSD APC	QSD	-	✓	2.5	HK\$200 - members; HK\$300 - non-members
13 Apr 2024	QSD/S/202410	QSD Social Event – Copper Bracelet Workshop <b>(FULL)</b>	-	QSD	-	-	-	HK\$225 - QSD members only (Original Price HK\$450 per person)



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
14 Apr 2024	2024060B	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
14 Apr 2024	2024060C	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
15 Apr 2024	2024060D	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
15 Apr 2024	2024060H	QSD PQSL Specialization Series 2024 (2) – Basic Knowledge for QS in BIM Application	Anthony Tse	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
15 Apr 2024	2024060E	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
16 Apr 2024	2024037	Use of Defined Cost in Assessment of Compensation Events in NEC Contracts – Why and How?	Hayman Choi, Phyllis Chung	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
16 Apr 2024	2024055	Fundamental of Structural Engineering for Building Surveyors (Part 1) 	Otto W H Lau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
16 Apr 2024	2024060F	HKTDC - Hong Kong Electronics Fair (Spring Edition) and InnoEX 2024 	-	BSD	1.0	✓	1.0	Free of charge
18 Apr 2024	2024056	Fundamental of Structural Engineering for Building Surveyors (Part 2) 	Otto W H Lau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
18 Apr 2024	2024024	Application of International Dispute Resolution in Property & Facility Management services 國際爭議解決在物業及設施管理服務的應用	羅偉雄	PFMD	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
19 Apr 2024	2024063	Data Centre Developments in Hong Kong & GBA and Experience Sharing on Data Centre Valuation 	Richmond Liu	YSG	1.5	To be determined by respective Division	To be determined by respective Division	HK\$150 - members; HK\$180 - non-members; FOC - full time degree student members
19 Apr 2024	HKIS/S/202409	The Hong Kong Institute of Surveyors 40th Anniversary Golf Fun Day	-	HKIS	-	-	-	HK\$1,000 – HKIS members; HK\$1,200 – non-HKIS members
19 Apr 2024	2024052	Construction Works Tendering and Procurement Procedures: Overview and Cases 	Ben Lai	YSG	1.5	To be determined by respective Division	To be determined by respective Division	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
23 Apr 2024	2024028	Natural refrigerant refrigeration system - CO2 transcritical system	Gao Jie	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
24 Apr 2024	2024031	Quantity Surveying in luxury retail markets – Experience sharing of preparation of cost estimates	Pearl Cheng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
25 Apr 2024	2024070	Exploring 3D Pedestrian Network and Generative AI in Urban Design and Planning 	Alain Chiaradia	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
26 Apr 2024	HKIS/S/202407	HKIS 40th Anniversary Tram Party 	-	HKIS	-	-	-	HK\$100 for all member
27 Apr 2024	2024046	QSD PQSL - QSD APC Part II Workshop	Experienced Assessors of QSD APC	QSD	-	✓	2.5	HK\$200 - members; HK\$300 - non-members



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
29 Apr 2024	2024006E	QSD PQSL Procurement Series 2024 (3) – Tender Documentation – Drafting Front Parts	K C Tang	QSD	-	✓	1.5	HK\$120 – members; HK\$200 – non-members; FOC – full time degree student members
30 Apr 2024	2024059	Use of Mediation to resolve Construction Disputes <b>New</b>	Representatives of Construction Mediation Division of Hong Kong Mediation Council Limited	HKIS	1.5	To be determined by respective Division		Free of charge to HKIS members
2 May 2024	2024061	All you need to know – Experience Sharing on Places of Public Entertainment License and F&B Licenses Applications <b>New</b>	Ben W H Chong, Kenny Ise	YSG	1.5	To be determined by respective Division		HK\$150 for members; HK\$180 for non-members
3 May 2024	YSG/ S/202411	YSG Social Event – Sake Tasting Event <b>New</b>	-	YSG	-	-	-	HK\$350 for YSG member; HK\$550 for non-YSG member
4 May 2024	2024068	《房屋建築和市政基礎設施項目工程建設全過程咨詢服務合同（示范文本）》解讀培訓 <b>New</b>	朱樹英·韓如波	BSD, QSD	3.0	✓	3.0	HK\$250 for HKIS members; HK\$300 for non-members
8 May 2024	2024057	Three areas of recent Hong Kong Construction Case Law You Should Know About <b>New</b>	Terence Wong	QSD	1.5	✓	1.5	HK\$150 for members, HK\$210 for non-members
13 May 2024	2024054	Hong Kong Housing Society Project – 香港房屋協會模組化 (MIC) 建築之旅 <b>New</b>	Franco Cheung	PFMD	1.5	✓	1.5	HK\$150 for members; HK\$210 for non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
28 May 2024	2024048	Managing Delay and Disruption Claims under SOP	Eric Ting	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
31 May 2024	2024069	Visit to Hong Kong Science and Technology Parks – Map What Others Cannot Map <b>New</b>	Edmond Lam	LSD	2.5	✓	2.5	HK\$150 for members; HK\$180 for non-members
31 May 2024	PDD/S/202412	PDD 20th Anniversary Cocktail Reception <b>New</b>	-	PDD	-	-	-	HK\$380 - member; HK\$300 - Probationer and Student; HK\$600 - non-member
11 Jun 2024	2024035	The Era of Revolution in Door Hardware, Automatic Door & Access Control System	James Wong	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
20 Jun 2024	2024050	Development of Underground Utilities Information System (UUIS) in Hong Kong Special Administrative Region <b>New</b>	F M CHU	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Jul 2024	2024064	Financial disputes and accounting irregularities in property management - forensic accountants' perspective <b>New</b>	Benny K B Kwok	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

(1) "Recognised Divisional PQSL Event" and "Divisional PQSL Hours": Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.

(3) "Recognised Divisional PQSL Event" is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.

(4) A CPD event may be recognised as a PQSL event when it is so indicated under the "Recognised Divisional PQSL Event" column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

**For details of the CPD events, please refer to the HKIS Website at [https://hkis.org.hk/en/professional\\_cpd.html](https://hkis.org.hk/en/professional_cpd.html)**



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





## GASOLINE

## PETROCHINA CARD

From 1 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](http://www.cheerwayco.com/pro).

## ESSO FLEET CARD

From 1 February 2024, HKIS members who are successful applicants or existing customers of Ace Way Company can enjoy privileged discounts on private car fuel purchases: **HK\$5.80 per litre for petrol** and **HK\$12.00 per litre for diesel**. Promotion: Enjoy a **free upgrade** to Synergy Supreme+ premium petrol for petrol purchases every **Thursday**, total discount up to **HK\$700 per litre**. Terms and conditions apply. For enquiries, please call Ace Way Company at **8100 3998**.

## SHELL CARD

From 1 July 2023, the discount for gasoline is **HK\$4.5 per litre** and for diesel is **HK\$10 per litre** for all successful application of the Shell Card. Members will additionally receive fuel coupons equivalent to **\$1.70/liter** making a total discount of **\$6.20/liter for petrol** and **\$11.70/liter for diesel** upon successful application. (limited quantities while supplies last). Enquiry: **2541 1828** (Alex Au, Kingsway Concept Ltd)

## CALTEX STARCARD

From 20 March 2024, 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\$8.4 per litre for gasoline** and **HK\$15 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Nichole Lai of Ming Xing Investments** at **9100 0502 / 3746 1832 / 2851 3297**.

\*Existing Starcard holders please contact Nichole to enjoy the new discount offer.

## AFFINITY CARD

## HKIS AMERICAN EXPRESS® CREDIT CARDS

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

## SHANGHAI COMMERCIAL BANK HKIS CREDIT CARDS

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

## OTHERS

## Special Offer (平安鐘) CARE-ON-CALL SERVICE

From now until 31 December 2024, 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**.

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

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

## Special Offer Tesla - Electric Vehicle

Members can join **InsureMyTesla Insurance Program** when ordering the below model and enjoy extra credits and priority delivery: **Model 3 Long Range: HK\$10,000 credits; Model Y Rear-Wheel Drive: HK\$20,000 credits**. Enquiry: 3974 0254.

## 10% WAKESURF PRO

HKIS members can enjoy wakesurf experiences with Wakesurf Pro at a **10% discount off** (original price \$1,400/hr) for a **wakesurf boat hire** until 31 December 2024. Free coaching services are available for beginners on weekends upon request. Please Whatsapp 6383 3998 for enquiries and bookings.

## Up To 2% MERCEDES BENZ

HKIS members could enjoy a **2% discount** on retail pre-tax price on petrol vehicle and **1% discount** on retail pre-tax price on electric vehicle (excl. first registration tax) of new car sales. Please contact **2895 7200** or email [corporatesales@zungfu.com](mailto:corporatesales@zungfu.com) for enquiries.

## 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 URBIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

## 10% DRIVING COURSE

From now until 31 December 2024, HKIS members can enjoy **10% discount** on specified driving training courses from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit [leekin.com.hk](http://leekin.com.hk).

## Free subscription MAGAZINE

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

## Up To 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>.

## Special Offer HKBN (香港寬頻)

HKIS members can enjoy a special offer for **home broadband and mobile services** of HKBN.

Please refer to the HKIS website for details.

For enquiries, please contact Mr Kenny Chan at 9861 4708.

## Up To 50% HEALTH CHECK PLAN

From now until 31 December 2024, health.ESDlife offers an extra **5% off** on over 700+ health check plans from renowned merchants on eshop (Discount code: **HKIS2024**). Health check plans for female/male/executive staff, which include ultrasounds, pap smear, and mammogram, are available from \$2,000 and come with a gift. For purchase and full plan list, please visit [health.esdlife.com/shop/hk/section/身體檢查](http://health.esdlife.com/shop/hk/section/身體檢查). For enquiry, please call 3151 2244.

## 10% FOOTBALL SHIRT

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

## 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.

## 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\$4,100** for male and **HK\$5,100** for female. Plan inclusive of physical examination and health history assessment; detailed medical report with comment and 2 times doctor consultation; 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. Advance booking is required for the above offers. Privilege lasts until 31 December 2024.

Enquiry or booking: 2608 3170 (Union Health Maintenance Centre - Union Hospital Tai Wai) / 2682 2313 (Union Healthcheck Centre (H.Zentre) - Tsim Sha Tsui).

## Special Offer CHINA MOBILE HONG KONG

From now until 31 March 2024, HKIS members can enjoy special offers from CMHK, including **two months of free basic service for new subscribers**. CMHK's special offers include both Local and Bay Area service packages. The CMHK Local service package also includes free 2GB of data for Mainland China and Macau. For details, please refer to flyer or contact Mr Kenneth To at 9204 7298.

## Up To 15% DINING WITH VIP ROOMS

Members can enjoy a special discount of **up to 15%** on refined Japanese cuisine at Sanwa Jo. The offer will be valid until 30 November 2024. Also, a special offer of VIP rooms, including an audio system and karaoke system, is provided to the members for any business occasions, gatherings, celebrations, etc. Advance reservation is required, and your membership card or HKIS American Express or Shanghai Commercial Bank HKIS Credit Card must be presented when you arrive at the restaurant.

## Up To 30% Buffet &amp; Dining Offer

**Regal Hotels** presents diverse dining experiences with high-quality international cuisines. From global buffets to Chinese and Western dishes, members enjoy **30% off buffets and 20% off Chinese/Specialty Restaurants' A La Carte Menu** at Regal Hotels' restaurants until 31 July 2024. Participating hotels include Regal Airport Hotel, Regal Hongkong Hotel, Regal Kowloon Hotel, Regal Riverside Hotel, and Regala Skycity Hotel. Reservations are required with membership card or HKIS American Express/Shanghai Commercial Bank HKIS Credit Card present upon arrival.

## 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 SERVICED APARTMENT

Gateway Apartments in Harbour City, Tsim Sha Tsui offers 256 luxurious serviced apartments ranging from studios to 3-bedroom penthouses. Residents have privileged access to the Pacific Club's facilities, including a swimming pool, gym, and tennis courts. Long-stay promotion rates for selected 1-Bedroom suites start from **HK\$43,000/month** for HKIS members. Contact the leasing team at [enquiry@gatewayapartments.com.hk](mailto:enquiry@gatewayapartments.com.hk) or (852) 2119 3000 to learn more. Valid until 31 Dec 2024.

## 10% BEAUTY &amp; BATH PRODUCTS

From now until 31 December 2024, **Uniqare** is offering **10% off of all products** on the online shop <https://uniqare-hk.com/>. Simply apply the discount code **HKISMEMBER** to enjoy the offer.

## 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 2024.

## Special Offer HEALTH &amp; WELLNESS

From now until 30 June 2024, HKIS members can enjoy special offer on **health & wellness from Humansa**. They provide an integrated path towards modern self-care, covering Health Check, Fitness, Dental, Eye Care & Nutrition services. Advanced booking would be required. For enquiry or booking please call or WhatsApp: 5911 2803. Please visit HKIS Website for more details.

## 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](http://www.chateauchaleur.com) Simply apply the promotion code "HKIS85" upon check out to enjoy this discount.

## 29% BOAT LICENSE COURSE

From now until 31 December 2024, **A & M Boating Limited** is offering a special discount and group discount for Boat Licence Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit [www.anmboating.com](http://www.anmboating.com), or call 2891 3220 or email to [info@anmboating.com](mailto:info@anmboating.com).

## Free subscription MAGAZINE

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

## Up To 10% DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants (including **Di King Heen and Lion Rock**) to HKIS members. The offer will start on 1 January 2024 and last until 31 December 2024. 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.

## 15% PROFESSIONAL COURSE

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

## Special Offer 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](mailto:manyin.tsui@aswatson.com)) or 3543-0391.

## 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 2024, HKIS members can enjoy a **12% discount** off to join MSL "Weight Loss Plan" and a **special price HK\$40** to join MSL "Weight & Health Assessment" (Original Price HK\$218), get to know more about healthy weight loss!

An advance booking is required. Offers cannot be used in conjunction with other offers. For more information, please call 2890 2798 or visit [www.mslhk.com](http://www.mslhk.com).

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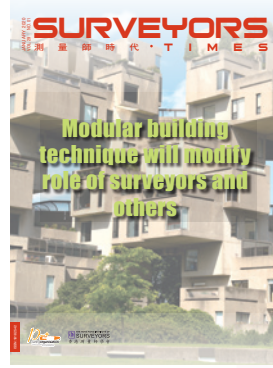
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