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測量師時代 · T I M E S

Community connections key to heritage revitalisation success



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CONTENTS

目錄

- 4** **President's Message**
會長的話
- 9** **Cover Story**
封面故事
- 15** **Beijing Office News**
北京辦事處簡訊
- 20** **HKIS News**
學會簡訊
- Beyond Your Campus Competition 2021-2022 – Workshops in March to May 2022 (online or on-site)
 - Council Members Reaching Out
- 26** **Divisional News & Activities**
組別簡訊
- 48** **Members Corner**
會員分享
- 52** **Education**
增值空間
- 53** **HKIS CPD / PQSL / Social Events Summary**
- 59** **Members' Privileges**
會員優惠

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Sr K K CHIU

As social distancing measures relax, activities are picking up very quickly in Hong Kong. June turned out to be busier for me than previous months. Internally, our Planning & Development Division drafted a letter to the Development Bureau on 7 June to reflect our views on streamlining statutory procedures towards legislative proposals.

Externally, a series of online and offline events were lined up, including the Hong Kong Institution of Engineers' Annual Grand Ceremony cum Award Presentation at the Hong Kong Convention and Exhibition Centre on 6 June, and the Transport and Housing Bureau Appreciation Dinner on 16 June to thank the HKIS and other stakeholders for their support of transitional housing.

Last but not least, a big round of applause to our Dragon Boat Team for coming fourth against stiff competition at the Men's Silver Cup in the Hong Kong Dragon Boat Short Course Meet 2022 at Stanley on 19 June.

Launch of "Compulsory Sale for Redevelopment" Guide

On 25 May, I, together with General Practice Division's Chairman, Sr Chan Chi Hing, Alnwick,

and his seven-member task force on the "Compulsory Sale for Redevelopment" Guide, hosted a press conference at the Surveyors' Learning Centre to officially launch the third edition of the Guide. Hong Kong's living environment and urban renewal has always been a continuing concern of the HKIS. Ever since 1999, when the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) came into effect, the Institute has been at the forefront in responding to market needs, offering timely and relevant advice to small-home owners of their rights. Our proprietary "Compulsory Sale for Redevelopment" Guide was first published in 2009, with the second edition published in 2011, in a simple and easy-to-read format. The third edition is updated with new cases and is available for free download at <https://tinyurl.com/2nxh56vc>.

First meeting for the "Urban WE Build Campaign"

Our first organising committee meeting for the "Urban WE Build" Campaign was held on 31 May. With the aim to build our brand awareness and enhance public understanding of the surveying profession, we plan to stage a range of promotional activities involving the concerted effort of all Divisions. In the meeting, we discussed how to achieve our goals, the allocation of tasks or topics for each Division, and whether or not to engage a public relations company. Some valuable observations and ideas were derived from the meeting and we will wait for feedback from each Division before advancing to the next steps. The pandemic has delayed progress on this key campaign, notwithstanding the recent easing of social distancing restrictions.

Qianhai Development: Getting Familiar

On 26 May, the HKIS Mainland Affairs Committee Chairman, Sr Dr Stephen Lai, and I attended the Qianhai Planning and Construction Sector — Shenzhen–Hong Kong Cooperation Seminar and Exchange. Co-organised by the Development Bureau and the Qianhai Modern Service Industry Cooperation Zone of Shenzhen, this one-and-a-half-hour online event focused on the latest developments and expansion plans for Qianhai. The collaboration between Qianhai and Hong Kong presents unmissable opportunities of these dual-engines in Greater Bay Area. On behalf of the Institute, I voiced out the growth opportunities for corporates in Hong Kong, as well as the anticipated concerns of our industry practitioners when practising in the zone, particularly on tax issues and the reciprocal/mutual recognition arrangements.

CIC Common Data Environment Award 2022

The HKIS has been invited by the Construction Industry Council (CIC) to be an organising committee member of the Common Data Environment (CDE) Award 2022, the first of its kind. I attended the first meeting on 27 May, held via Zoom and chaired by Donald Choi Wun-hing, President of the Hong Kong Institute of Architects. The CIC maintains a close association with the real estate and construction industries and is exploring ways of realising a common data environment. In this way, the Award provides an invaluable opportunity by inviting people to contribute ideas and comments relating to CDE.

On the same afternoon, I attended the 8th Forum on Economic Ties among the Mainland, Taiwan, Hong Kong and Macau, virtually. The forum explored the opportunities of economic and trade collaboration in Greater China.

A Journey to the Past and Present

To celebrate the 25th anniversary of the establishment of the HKSAR, the Urban Renewal Authority and Chinachem Group jointly hosted the opening ceremony of the miniatures exhibition, “An Art Journey into the Past and Present Urban Reinvention—Advance Beyond 25” on 1 June. I was invited along with the presidents of other professional institutes to witness the exhibition opening by Chief Executive Mrs Carrie Lam Cheng Yuet Ngor at Central Market. About 100 miniature models featuring the urban landscapes and local characteristics of 18 districts were displayed. Their beauty so fascinated me that I felt moved to take many pictures of them. To my understanding, this exhibition will tour around Southeast Asia.

Turning the Impossible to the Possible

During the CIC’s “See What I See” luncheon, which I attended on 2 June, keynote speaker Winnie Ho Wing Yin, who is Director of the Architectural Services Department and the incoming Secretary for Housing, walked the audience through the recent journey behind the fast-track construction of community isolation facilities built to beat COVID-19. The Government and a construction company put up the mobile cabin hospitals immediately on ascertaining the need for extra capacity, using

Modular Integrated Construction (MiC). Ms Ho further spoke on the challenges and success factors of the project, including the importance of inter-departmental communications and teamwork, as well as the installation of mechanical and electrical infrastructure.

This fascinating account demonstrated the high efficiency and can-do spirit that defines our city in the fight to beat the pandemic!

Key Messages from President Xi Jinping

I had the honour of attending the celebration marking the 25th Anniversary of the HKSAR and the Inauguration of the Sixth-term Government. In his address, President Xi made four proposals to Hong Kong: one, to strive to improve and strengthen its governance, from Chief Executive, to government and all sectors of society; two, put more into creativity and economic development; three, relieve social welfare challenges and; four, work together as one to maintain a stable and harmonious society. He gave special mention to young people, urging more resources be allocated to their well-being and development.

I look forward to closer, stronger and more efficient collaboration between the new administration and private sector in implementing government policies. The HKIS shall continue to play a proactive consultative and advisory role on housing and land supply issues to help build a better Hong Kong. We shall also offer more opportunities for advancement to our young surveyors.

Sr KK Chiu
President

社交距離措施放寬，本港各階層的活動亦相繼回復正常。因此，我在六月份的商務行程亦較多。6月7日，學會的規劃及發展組去信發展局，針對簡化立法會審批法案的法定程序提供意見。

除此之外，我亦出席了一連串活動，包括6月6日於香港會議展覽中心舉辦的香港工程師學會周年典禮頒獎大會，以及6月16日由運輸及房屋局舉辦的感謝宴等。晚宴上，運房局感謝學會及其他持分者對過渡性房屋的支持。

6月19日，2022香港龍舟短途滙男子銀盃於赤柱舉行。在激烈的競爭中，學會的龍舟隊勇奪殿軍，實在可喜可賀！

「強拍條例」概覽正式推出

5月25日，我聯同產業測量組主席陳致馨測量師及其七人的概覽工作小組於測量師研習中心舉行記者會，正式公佈第三版的「強拍條例」概覽。學會一直關注香港的居住環境及市區重建，於第545章《土地（為重新發展而強制售賣）條例》在1999年生效時，我們便積極回應市場需求，針對小業主的權益迅速提供相關意見。學會於2009年首次出版「強拍條例」概覽，2011年改版後變得更易閱讀。最新的第三版加入了一些新案例作參考，大家可以到<https://tinyurl.com/2nxh56vc>免費下載。

「市區·『您我』一起建」的首個會議

「市區·『您我』一起建」的首個會議已於5月31日舉行。為了讓大眾認識學會及了解測量業，我們計劃動員學會所有專業組別舉辦一連串的推廣活動。會上，我們討論如何達致訂定的目標、各組別的分工及負責的主題，以及會否聘請公關

公司等議題。我們已集合大家的寶貴意見，待收到各組別的反饋後便會進一步行動。雖然社交距離限制近日得以放寬，比賽的籌備工作已因疫情有所延誤。

前海發展：了解相關詳情

5月26日，我與內地事務委員會主席賴旭輝博士測量師一同出席「前海規劃建設領域：深港合作座談交流會」。活動由發展局及前海深港現代服務業合作區合辦，以線上形式討論前海的最新發展及擴展計劃，歷時90分鐘。深港合作不只對香港及前海的發展有利，大灣區亦會受惠。我代表學會出席活動，介紹香港企業可能會遇到的發展機遇。另外，研討會亦有探討測量師於前海執業時遇到的問題，特別是稅務及專業資格互認。

2022 共通數據環境大獎

學會受建造業議會邀請，為首屆2022共通數據環境大獎擔任籌備委員會的成員。首個會議於5月27日以Zoom形式舉行，由香港建築師學會會長蔡宏興先生主持。建造業議會與地產業及建造業息息相關，正研究如何建立共通數據環境。是次活動能夠讓參加者針對共通數據環境提供專業意見。

同日下午，我亦出席了「第八屆海峽兩岸暨港澳經貿論壇」，探討大中華的經濟及貿易合作機遇。

細塑今昔

為慶祝香港特別行政區成立25周年，市區重建局及華懋集團於6月1日共同主持《細塑今昔·智建未來》微型藝術展的開幕典禮。我與其他專業學會的主席獲邀出席，一同見證特首林鄭月娥女士於中環街市為藝術展揭開序幕。藝術展展出約

100件作品，涵蓋全港18區的特色景點和社區面貌。出色的展品讓人感動；我也拍下不少照片。該展覽將會在東南亞巡迴展出。

有志者事竟成

6月2日，我出席由建造業議會舉辦的「香港建造新視野」午宴，主講嘉賓建築署署長兼候任房屋局局長何永賢女士向觀眾分享短時間內建造社區隔離設施的經歷。政府與建築公司確定需要的額外床位後便立即以「組裝合成」建築法搭建方艙醫院。其後，她更分享了項目的挑戰和經驗，包括部門之間的溝通、團隊合作的重要性，以及機電基礎設施的安裝等。

這個項目充分體現敢於挑戰無限可能的香港精神：有效率，永不放棄；我們亦一直以這正面積極的態度對抗疫情！

習主席的重要講話

7月1日，我有幸出席了慶祝香港回歸祖國25周年大會暨香港特別行政區第六屆政府就職典禮。在習近平主席的講話中，重點提出對特區政府的4點希望，包括：（一）著力提高治理水平；（二）不斷增強發展動能；（三）切實排解民生憂難；（四）共同維護和諧穩定。此外，應該特別關心關愛青年人。

未來，新一屆政府決意有為，並樂於與高效市場融合，我期待測量師行業能更多發揮積極力量，協助政府在解決民生居住環境和房屋供應，以及長遠土地供應問題上，繼續提供專業意見。對於年青測量師們，我們應該為他們提供更多發展機會。

會長
趙錦權測量師



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Community connections key to heritage revitalisation success

By Jimmy Chow



Sr Vincent Ho, MH, JP

Chairman of the HKIS Building Policy Panel, Convenor of the HKIS Heritage Working Group, Past President of the HKIS



Sr Paul Li Man-hong

Co-opted Member of the HKIS General Practice Division and Member of the Hong Kong Housing Society



Sr Victor Ng

Vice Chairman of the HKIS Planning and Development Division



The revitalisation of Tai Kwun, located in Central, has taken a decade.

Hong Kong does have a well-established grading system for historic buildings and funding support for owners and not-for-profit organisations willing to preserve and revitalise them. Apart from the building itself, preservation is also about the building's history, and the success of a revitalisation project lies in its connections with the community, according to three HKIS experts interviewed for this cover story.

The Government's heritage conservation policy aims to balance respect for private property rights and heritage conservation and offer appropriate economic incentives to encourage private owners to conserve and revitalise their historic buildings.

The existing grading system provides an objective basis for the preservation need of individual historic buildings, says Sr Vincent Ho, MH, JP, Chairman of the HKIS Building Policy Panel, Convenor of the HKIS Heritage Working Group, Past President of the HKIS, and a Member of the Antiquities Advisory Board.

The grading system, including Grades 1, 2, and 3, is administrative by nature. Assessment is based on six criteria: historical interest, architectural merit, group value, social value, authenticity, and rarity. He says that grading doesn't affect the ownership, management, usage, and development rights of graded buildings unless they are declared monuments.

A territory-wide survey on historic buildings in Hong Kong, mainly built before 1950, was carried out by the Antiquities and Monuments Office (AMO) in 1996-2000, during which some 8,800 buildings were recorded. A more in-depth survey of 1,444 buildings with higher heritage value selected from the 8,800 surveyed buildings was carried out in 2002-2004. In recent years, hundreds of buildings built in the 1950s have further been included in the assessment (which are known as 'new projects'). Currently there are over 1,000 graded buildings, many of which are privately owned.

"The Government has a mechanism to monitor the addition and alteration (A&A) works submitted to the Buildings Department by owners of graded and pre-graded buildings. In case the graded

buildings under threat are privately owned, the Commissioner for Heritage's Office (CHO) and the AMO would be informed and take follow-up actions. But at the end of the day, private ownership rights must be respected even if it is a graded building."

Balancing development and historic conservation

Historic building preservation is a contentious issue. The primary dilemma is how to balance private property rights and preservation. Hong Kong's urbanisation began in areas along the two shores of the Victoria Harbour. That is why most historic buildings are founded on Hong Kong Island and the older part of the Kowloon side. But real estate value in those areas is also high, making it attractive for owners to develop old buildings into high rises, says Sr Ho.

"That's why we can't use taxpayer money to buy out the property when a public outcry erupts. Every heritage site has to be considered case-by-case, ensuring that they are worth the effort and resources."

King Yin Lei is an exceptional case. The property was offered for sale in early 2004. Despite speculations that it was likely that the new buyer would demolish the property and redevelop it, the Government chose not to intervene until public pressure continued to mount.

In 2008, the Government reached an agreement with the owner, whereby the owner would surrender the site after restoration. The compensation paid by the government for the preservation is the granting of an adjacent man-made slope site of a size similar to King Yin Lei to the owner for development, subject to the same plot ratio of 0.5 and a height restriction of three storeys.

Sr Ho's views are echoed by Sr Victor Ng, Vice Chairman of the HKIS Planning and Development Division (PDD). "Suppose a graded building is only a few storeys tall, on a 999-year lease, and occupies a prime location. The owner might want to sell it to a property developer or redevelop it

into a modern building that generates much higher financial return than restoring or repairing it.”

Apart from modification of lease conditions (including land exchange), a central land exchange system is proposed by Sr Ng that involves the negotiation of a lot-to-lot exchange. It is based on the transfer of plot ratio mechanism and compensates owners who sell their historic property to the Government.

“For instance, if there is no land available near the donor site, another site of equivalent appraised development value in other districts could become the recipient site,” he explains. Nonetheless, he notes that not every graded historic building should be compensated using taxpayer money or government land reserve. Sometimes a compromise needs to be made.

Funding for heritage preservation

To encourage private owners to repair and restore their property, funding schemes, such as ‘Financial Assistance for Maintenance Scheme on Built Heritage’, are available. Owners of historic buildings and tenants (not-for-profit organisations) of government-owned declared monuments and graded buildings can apply for funding to carry out maintenance works by themselves, ideally with the help of building professionals, such as surveyors.

The ceiling of the grant for each successful application is HK\$2 million, including the consultancy fee and costs of the maintenance works. Financial support is undoubtedly welcome and helpful, says Sr Ho, yet carrying out restoration works on decades-old buildings, such as finding replacement bricks and bedding mortar that are compatible with the existing masonry, are costly, while skilled workers with the required level of craftsmanship are not easy to come by. And often, these old buildings are dilapidated. Ensuring structural integrity requires the installation of additional structural support. Moreover, to comply with modern-day fire safety requirements, fireproof materials and emergency exits have to be added. Such works could be complex and would inevitably affect the architectural style and space of the building.

Challenges in staying financially sustainable

To give heritage sites a new lease of life, the Government’s Revitalising Historic Buildings Through Partnership Scheme allows not-for-profit organisations to submit their proposals on how to make the most of the building as the operator.

“How to keep visitors coming back and spending money remains a challenge to operators,” says Sr Ho. “While we have well-run projects like Tai Kwun, Central Market and PMQ, there are also relatively less popular projects that are not financially sustainable.”

Though the scheme fully funds the initial capital costs, the operational costs must be sustained by the operator, which could be expensive given that promotions and publicity are required to attract visitors and that upkeeping the property is costly, too.

He suggests that NGOs applying for revitalisation projects be innovative and ensure that the revitalisation project engages with local communities while preserving its original character.

Sr Ho also says that surveyors from all divisions can contribute to the entire preservation and revitalisation lifecycle, from planning, appraisal and technical feasibility study, through the management and implementation of A&A works, to enhancing asset value and managing the facility on a daily basis.

Sr Ng adds that the key to the success of a revitalisation project is not only about the hardware but also about enabling the public to understand the story behind it. Future operators should be more innovative and subtly monetise the historic building without undercutting its historical value.

Besides hotels, restaurants and shops that some operators are running, merchandise, gift or souvenir selling opportunities could also be explored. They may also think about using immersive experiences like virtual reality to create more engaging experiences with visitors, Sr Ng suggests.

Conservation needs a new approach

Sr Paul Li Man-hong, Co-opted Member of the HKIS General Practice Division (GPD) and Member of the Hong Kong Housing Society, says while there are success stories like Blue House in Wan Chai, there are also cases where lessons are learnt, such as Fong Yuen Study Hall in Ma Wan.

In the case of Fong Yuen Study Hall, the historic building was revitalised into the Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum under Batch I of the Revitalising Historic Buildings Through Partnership Scheme. The building's remote location and lack of a clear target audience contributed to its cease of operation in January 2017. Prior to its reversion to government management, the building only recorded 3,663 visitors annually, far below the operator's estimate of 27,000 annual visitors.

The lesson learnt from this case is that the key to sustainable revitalisation is creating and maintaining social value and local interest through market and feasibility studies. This is demonstrated in the successful case of Blue House in which the original occupants are still living there and maintaining their lifestyles. Important historical elements are retained, and the buildings are energised by the new art space.

Sr Li believes that public consultation and participation can help maintain the relevance of historical conservation works by making the buildings more engaging to the local communities, which are essential for creating social value and local interest. "After all, social value and local interest are essential for ensuring sufficient visitors to support financially sustainable operations of historic buildings."

To facilitate historic building conservation, Sr Li believes that more planning incentives, regulatory flexibility and economic incentives should be considered.

The solutions he suggests include allowing the transfer of unused plot ratio from one site to another while requiring owners to maintain the historic buildings, granting additional plot

ratio to the development based on the extent of the heritage building area to be retained and maintained by the owner, reduction of property rates for graded building owners, etc.

Providing private owners access to low-interest or interest-free loans, secured against their historic properties, if necessary, is a possible solution for the conservation of historic buildings. The burden on the treasury is limited with this arrangement, since repaid loans can be used to fund other projects.

However, he stresses that there is no one-size-fits-all approach and that each case must be considered based on their unique circumstances. "If a building is of exceptional historical merit, authorities could consider a buyout, with the option to refurbish the property and lease or sell the building, requiring future occupants or owners to allow for some form of public access and upkeep the property to a reasonable maintenance standard."

Last but not least, Sr Ng suggests the establishment of a central land exchange system and inclusion of 'non-in-situ land exchange' in the built heritage conservation policy. In addition, if the owner of a revitalisation project applies for planning permission, the Town Planning Board should take into account the heritage impact assessment results and require that the owner retain character-defining elements so that the iconic architectural features can be preserved.



Central Market is one of the well-run revitalisation projects in Hong Kong.

社區聯繫 活化項目成功關鍵

今期封面故事受訪的三位專家均認為，香港現已有一套完善的歷史建築評級制度，而政府亦為願意為保育和活化歷史建築的業主和非牟利機構提供資助。他們異口同聲地指出，歷史建築保育項目的宗旨不限於建築物本身，最重要的是承傳其背後的歷史故事，若要成功經營活化項目，更必須與社區建立聯繫。

政府的文物保育政策旨在平衡尊重私人產權和文物保育，並提供適當的經濟誘因，鼓勵私人業主保育和活化歷史建築。香港測量師學會建築政策小組主席、學會文物保育工作小組召集人、學會前會長、現任古物諮詢委員會成員何鉅業測量師 MH, JP 表示，現已有一套完整的評級制度，能為個別歷史建築的保育需要提供客觀依據。

根據古物古蹟辦事處的定義標準，香港歷史建築被劃分三個級別，本質上是行政管理。評估基於六個標準，包括歷史建築的歷史意義、建築特色、群體價值、社會價值或地區價值、保持原貌程度及罕有性。他指出，除非建築物被宣佈為法定古蹟，否則評級不會影響私人物業的私人業權、管理權、使用權和發展權。

古物古蹟辦事處（古蹟辦）在 1996 至 2000 年間對香港歷史建築進行了全港性調查，主要是在 1950 年之前建成，調查期間記錄了約 8,800 座建築物。2002-2004 年對 8,800 座被調查建築物中的 1,444 座具有較高遺產價值的建築物進行了更深入的研究及評估，近年亦有數百幢 50 年代以後建築物納入評估（稱之為「新項目」）。目前有超過 1,000 座已評級建築，其中許多是私人擁有的。

何鉅業測量師表示：「政府已有機制監察已獲評級或有機會被評級的歷史建築，若業主向屋宇署提交加建和改建工程申請，令評級歷史建築受到威脅，文物保育專員辦事處及古蹟辦都會收到通知，有可能採取相應措施。但歸根結底，即使是獲評級的歷史建築，其私人業權也必須獲充份尊重。」

重建與保育的抉擇

歷史建築保育一直是富爭議的社會議題，特別是香港土地價值不菲，要在公眾期望、私人業權之間取得平衡，

非常困難。究其原因，香港開埠以後城市發展始於維港兩岸，這解釋為何大多數歷史建築都坐落於港九地區，但市區地段土地價值高昂，若舊樓樓高只有幾層，尚餘較多未用的樓面面積，則業主有極大誘因售予發展商或進行重建。

「即使社會上有意見希望政府斥資向業主買下物業以作保育，但由於地價高昂，政府不能貿然動用公帑。因此，每宗個案都必須予以仔細考慮，確保它們具有充份保育的價值，值得花上龐大資源。」

景賢里的案例，倒是十分罕見。2004 年，其業主有意將景賢里拍賣，其後有意清拆及於該處進行重新興建，政府原不打算干涉業主決定。但隨著輿論壓力日增，2008 年政府最終與業主達成協議，業主在復修後交出該地盤，而政府將毗鄰一塊面積與景賢里相若的人工坡地，給予業主作為補償方案，該地盤地積比為 0.5 倍，限建三層高物業。

學會規劃及發展組副主席吳柏堅測量師，對何鉅業測量師的觀點表示認同。「假設某幢舊樓只有幾層高，尚餘較多地積比，假若坐落於 999 年期地契的市中心地段上，業主無論是賣給發展商或自行重建，經濟回報都遠高於復修或活化。」

不過，就一些極具保育價值的案例，除了修訂土地契約（包括換地）等傳統方式外，吳柏堅測量師建議可設立中央土地交換機制，以地積比率轉移方式，容許業主在同區或外區換取發展價值相同的地盤作補償方案。儘管如此，他重申並非每幢獲評級的歷史建築都須由庫房或政府土地儲備承擔補償，有些時候重建與保育之間有需要作出妥協。

歷史建築保育資助

為鼓勵私人業主修復歷史建築，政府提供了歷史建築維修資助計劃，通過向私人擁有已評級歷史建築的業主及租用政府擁有的法定古蹟及已評級歷史建築的非牟利機構提供資助，讓他們自行進行小型維修工程，最好是在測量師等建築專業人士的協助下進行。

每項成功申請的資助上限為港幣 200 萬元，包括顧問

費及維修工程費用。何鉅業測量師表示，財政支持業主保育固然是好事，但對已有數十年歷史的古舊建築進行修復，例如尋找與現有磚瓦兼容的建材及墊層砂漿，成本高昂之餘，尋找熟識相關工藝的「師傅」也不容易。

而且，這些舊樓往往已破舊不堪，要確保結構完整性，有需要安裝額外的結構支撐。此外，為了符合現代消防安全要求，也有必要添加防火物料和緊急出口，技術上除了複雜之外，還難免影響建築風格和內部間隔。

營運收支難平衡

為賦予文物古蹟新生命，政府的「活化歷史建築夥伴計劃」允許非牟利機構作為運營商提交關於如何充分利用歷史文物的建議書。何鉅業測量師坦言：「怎樣吸引顧客重覆回來參觀消費，是營運機構最大的挑戰。雖然我們有大館、中環街市和 PMQ 元創方等成功案例，但也有相對不受歡迎的項目，在財務上不可持續。」

儘管該計劃為保育項目提供初始復修工程的全部資金，但運營成本須由運營商承擔，考慮到需要持續宣傳及舉辦活動才能吸引遊客和顧客，而長期的維修和營運費用成本也很高，要收支平衡非常困難。因此，他建議申請機構除要保持文物原有特色外，還要增添與地區互動的元素。

他補充，測量師專業範疇廣泛，從規劃、評估和技術可行性研究，到加建及改建工程的管理和實施，以至資產增值和日常管理設施，都可以為保育活化項目作出貢獻。

吳柏堅測量師補充說，活化項目成功的關鍵不僅在於硬件，更在於讓公眾了解其背後的故事。未來的運營機構應該更具創新性，巧妙地將歷史建築以靈活的商業模式運作。他舉例說，除酒店、餐飲及商店外，營運機構還可以探索發售主題商品、禮品或紀念品的商機，也可考慮使用虛擬實境來提升訪客體驗。



PMQ 元創方，前身是荷李活道已婚警察宿舍，被評為三級歷史建築。

社區保育需要新思維

學會產業測量組增選委員兼香港房屋協會委員李民康測量師表示，雖然有灣仔藍屋這樣的成功案例，但事實上也有不少失敗個案值得我們反思箇中原因，例如位於馬灣的芳園書室。

以芳園書室為例，它曾被納入第一期活化歷史建築伙伴計劃，並於 2013 年被活化為旅遊及教育中心暨馬灣水陸居民博物館。由於書室地處偏遠且缺乏明確的目標受眾，以致其於 2017 年 1 月停止營運。在政府接管前，書室每年僅接待 3,663 名訪客，遠低於營運機構先前估計每年約 27,000 名訪客。

從芳園書室的經驗所得，可持續營運的活化項目的成功關鍵在於其商業模式是否可行以及能否為社區及持份者帶來裨益，而藍屋的成功案例就是最佳證明。藍屋的原有住戶仍可繼續在原址生活，保持著他們的生活方式，重要的歷史元素得以保留之餘，更還為建築注入了新的藝術美感及活力。

李民康測量師認為，公眾諮詢和參與有助保持歷史建築對大眾的吸引力與地區的聯繫。「畢竟，社會價值和地區價值對於保持相關歷史建築的人流以達至收支平衡至關重要。」

為了促進歷史建築的保護，他建議當局考慮更多的規劃激勵措施、監管靈活性和經濟誘因。具體建議包括容許未用盡的地積比從歷史建築地盤轉移至另一地盤，前題是要求業主負起保育歷史建築的責任。此外，還可以根據業主保留的歷史建築面積考慮給予額外樓面空間，以及寬減歷史建築的物業差餉等經濟誘因。

他提倡，政府可為私人業主提供低息或無息貸款，以該歷史建築物業作為抵押。由於償還的貸款可用於資助其他項目，此安排對庫房造成的影響理應有限。

然而，他強調，沒有一刀切的方案能放諸所有保育項目，每宗案例都須視乎自身情況來考慮。如果建築物具有特殊的歷史價值，當局甚至可以考慮整幢購入，由政府自行復修並出租/出售予有興趣經營的團體，要求未來的經營者或業主以某種形式容許公眾進入參觀，適時維修保養以保持樓宇及設施的良好狀況。

最後，吳柏堅測量師建議，當局可透過設立中央土地交換機制，並把「非原址換地」方法，納入文物及歷史建築保育政策。此外，若保育項目申請規劃許可，城規會可考慮文物影響評估結果，要求業權人保留某些定義特徵元素，讓具歷史意義的建築特色得以保留。

国内新闻分享

《广州南沙深化面向世界的粤港澳全面合作总体方案》正式发布

立足湾区 协同港澳 面向世界

日前，国务院印发了《广州南沙深化面向世界的粤港澳全面合作总体方案》。制定该方案，是为了加快推动广州南沙深化粤港澳全面合作，打造成为立足湾区、协同港澳、面向世界的重大战略性平台，在粤港澳大湾区建设中更好发挥引领带动作用。

《广州南沙深化面向世界的粤港澳全面合作总体方案》有哪些亮点？请看以下内容。

指导思想

以习近平新时代中国特色社会主义思想为指导，全面贯彻落实党的十九大和十九届历次全会精神，坚持稳中求进工作总基调，完整、准确、全面贯彻新发展理念，加快构建新发展格局，全面深化改革开放，坚持创新驱动发展，推动高质量发展，坚持以供给侧结构性改革为主线，坚定不移贯彻“一国两制”方针，深化粤港澳互利共赢合作，厚植历史文化底蕴，加快建设科技创新产业合作基地、青年创业就业合作平台、高水平对外开放门户、规则衔接机制对接高地和高质量城市发展标杆，将南沙打造成为香港、澳门更好融入国家发展大局的重要载体和有力支撑。

空间布局

本方案实施范围为广州市南沙区全域，总面积约 803 平方公里。

以中国（广东）自由贸易试验区南沙片区的南沙湾、庆盛枢纽、南沙枢纽 3 个区块作为先行启动区，总面积约 23 平方公里。

枢纽带动 多点支撑 整体协同

按照以点带面、循序渐进的建设时序，以中国（广东）自由贸易试验区南沙片区的南沙湾、庆盛枢纽、南沙枢纽 3 个区块作为先行启动区，总面积约 23 平方公里。充分发挥上述区域依托交通枢纽快捷通达香港的优势，加快形成

连片开发态势和集聚发展效应，有力带动南沙全域发展，逐步构建“枢纽带动、多点支撑、整体协同”的发展态势。

发展目标

到 2025 年

南沙粤港澳联合科技创新体制机制更加完善，产业合作不断深化，区域创新和产业转化体系初步构建；

青年创业就业合作水平进一步提升，教育、医疗等优质公共资源加速集聚，成为港澳青年安居乐业的新家园；

市场化法治化国际化营商环境基本形成，携手参与“一带一路”建设取得明显成效；

绿色智慧节能低碳的园区建设运营模式基本确立，先行启动区建设取得重大进展。

到 2035 年

南沙区域创新和产业转化体系更趋成熟，国际科技成果转移转化能力明显提升；

生产生活环境日臻完善，公共服务达到世界先进水平，区域内港澳居民数量显著提升；

国际一流的营商环境进一步完善，在粤港澳大湾区参与国际合作竞争中发挥引领作用，携手港澳建成高水平对外开放门户，成为粤港澳全面合作的重要平台。

重点任务

建设科技创新产业合作基地

强化粤港澳科技联合创新。建设华南科技成果转移转化高地；支持符合条件的香港私募基金参与在南沙的港资创新型科技企业融资。

打造重大科技创新平台。高水平建设南沙科学城；加快中科院明珠科学园建设；打造我国南方海洋科技创新中心。

遥望明珠湾大桥

培育发展高新技术产业。推进专业化机器人创新中心建设；建设国际光缆登陆站；对南沙有关高新技术重点行业企业进一步延长亏损结转年限；对先行启动区鼓励类产业企业减按 15% 税率征收企业所得税。

推动国际化高端人才集聚。对在南沙工作的港澳居民，免徵其个人所得税税负超过港澳税负的部分；允许符合条件的取得内地永久居留资格的国际人才创办科技型企业、担任科研机构法人代表。

创建青年创业就业合作平台

协同推进青年创新创业。符合条件的港澳居民到南沙创业的，纳入当地创业补贴扶持范围，可同等享受创业担保贷款和贴息等当地扶持政策。

提升实习就业保障水平。探索推动南沙事业单位、法定机构、国有企业引进符合条件的港澳青年人才；加强就业配套服务保障，在住宿公寓、通勤、子女入托入学等方面提供便利条件，帮助港澳居民解决到南沙工作的后顾之忧。

加强青少年人文交流。在南沙规划建设粤港澳青少年交流活动总部基地；定期举办粤港澳青年人才交流会、青年职业训练营、青年创新创业分享会等交流活动。

共建高水平对外开放门户

建设中国企业“走出去”综合服务基地。依托广州特别是南沙产业和市场基础，携手港澳不断深化对外经贸合作；完善内地与港澳律师事务所合夥联营机制。

增强国际航运物流枢纽功能。支持广州航运交易所拓展航运交易等服务功能，支持粤港澳三地在南沙携手共建大湾区航运联合交易中心。

加强国际经济合作。全面加强和深化与日韩、东盟国家经贸合作，支持南沙高质量实施《区域全面经济夥伴关系协定》（RCEP），率先积累经验。

构建国际交往新平台。探索举办“一带一路”相关主题展会，构筑粤港澳大湾区对接“一带一路”建设的国际经济合作新平台；办好国际金融论坛（IFF）全球年会等国际性主题活动。

打造规则衔接机制对接高地

打造国际一流营商环境。加快建设“数字政府”，完善“互联网+”审批体系，推进政务服务“即刻办+零跑动”。

有序推进金融市场互联互通。支持符合条件的港澳投资者依法申请设立证券公司、期货公司、基金公司等持牌金融机构；积极支持南沙参与粤港澳大湾区保险服务中心设立；加快研究按程序在南沙设立粤港澳大湾区国际商业银行；

支持推进外汇管理改革，探索开展合格境内有限合夥人（QDLP）境外投资等政策试点。

提升公共服务和社会管理相互衔接水平。推动粤港澳三地加强社会保障衔接，推进在南沙工作和生活的港澳居民享有市民待遇，提高港澳居民社会保障措施的跨境可携性。

建立高质量城市发展标杆

加强城市规划建设领域合作。引入高水平规划策划设计单位及专家团队参与南沙规划编制、设计研究；邀请港澳专家以合作或顾问形式参与建设管理，支持港澳业界参与重大交通设施、市政基础设施、文体设施和连片综合开发建设。

稳步推进智慧城市建设。运用下一代互联网、云计算、智能传感、卫星、地理信息系统（GIS）等技术，加快南沙智慧城市基础设施建设。

稳步推进粤港澳教育合作。在南沙划定专门区域，打造高等教育开放试验田、高水平高校集聚地、大湾区高等教育合作新高地。

便利港澳居民就医养老。积极增加优质资源供给，携手港澳共建国际健康产业，加快国家健康旅游示范基地建设，支持港澳医疗卫生服务提供主体按规定以独资、合资方式设立医疗机构。

强化生态环境联建联防联治。加强节能环保、清洁生产、资源综合利用、可再生能源等绿色产业发展交流合作，在合作开展珠江口海域海洋环境综合治理、区域大气污染防治等方面建立健全环保协同联动机制。

保障措施

全面加强党的领导。坚持和加强党的领导，增强“四个意识”、坚定“四个自信”、做到“两个维护”，不断提高政治判断力、政治领悟力、政治执行力，把党的领导始终贯穿南沙建设发展全过程。

加强资金、要素等政策支持。2022—2024年，每年安排南沙100亿元新增地方政府债务限额，并统一计入地方政府债务余额；探索建立刚性和弹性有效结合的国土空间规划管理机制。

创新合作模式。探索采取法定机构或聘任制等方式，积极引进港澳专业人士、国际化人才参与南沙建设和管理。

加强组织实施。各有关部门在重大政策实施、重大项目安

排、体制机制创新等方面给予指导支持，粤港澳大湾区建设领导小组办公室要加强统筹协调、跟踪服务和督促落实；按照南沙发展新要求，研究修编南沙发展规划。

（以上摘自《广州南沙深化面向世界的粤港澳全面合作总体方案》）

南沙发展时间线

1993年5月12日，国务院批准设立广州南沙经济技术开发区

2005年4月28日，国务院批准设立广州市南沙区

2012年9月，国务院正式批复《广州南沙新区发展规划》，南沙新区成为国家级新区

2015年4月21日，中国（广东）自由贸易试验区广州南沙新区片区挂牌

2016年8月，广州市委十届九次全会把南沙新区定位为城市副中心

2019年2月，《粤港澳大湾区发展规划纲要》正式发布，南沙区被定位为粤港澳全面合作示范区，要求携手港澳建设高水平对外开放门户、创新发展示范区、金融服务重要平台和优质生活圈

2022年6月，国务院印发《广州南沙深化面向世界的粤港澳全面合作总体方案》，要求将南沙打造成为香港、澳门更好融入国家发展大局的重要载体和有力支撑

摘自：广州日报 2022年6月20日

《广州南沙深化面向世界的粤港澳全面合作总体方案》全文



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



北京办事处资讯

香港测量师学会北京办事处恢复正常运作

随著 2019 冠状病毒病疫情在北京渐趋稳定，香港测量师学会北京办事处已于 2022 年 6 月 10 日（星期五）起重新开放并恢复正常运作。

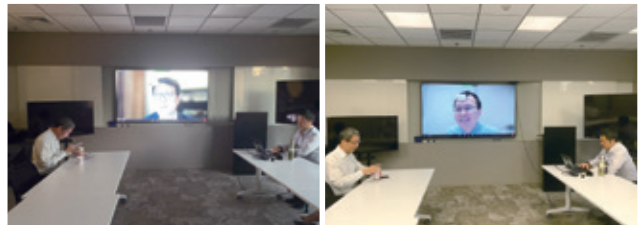
我们会继续密切监察疫情及跟随北京当地政府的建议，在需要时采取适当的防疫措施。

香港测量师学会北京议会活动《空调系统调试—风系统调试》讲座（6月24日）

2022年6月24日北京议会活动讲座《空调系统调试—风系统调试》圆满结束，演讲嘉宾陈国湖先生已经多次给北京议会的讲座活动演讲，陈国湖先生从事建筑行业38年，在内地香港两地参与多个大小不同项目。在不同公司（机电分包、总包、机电顾问、开发商）任职不同岗位，有丰富的机电工程施工、安装、设计的经验。

此次讲座是继去年的冷源系统调试的延续。空调风系统是空调系统中很重要的子系统，是直接面对用户的系统。内容涉及风平衡调试、定风量空调机组、变风量空调机组。

陈国湖先生讲课风格幽默风趣，言简意赅，因此也获得了众多粉丝，此次活动线上听课的人数达到了250人，线下听课因为响应疫情防控，只组织了小规模十几人听课。讲座结束后会员参与了小规模聚餐活动。活动圆满结束，期待下一次北京议会的活动。



因为工作原因，演讲嘉宾陈国湖先生和北京议会主席胡煜琳测量师通过视频线上与会员朋友们交流。讲座结束后，北京议会主席胡煜琳测量师通过视频代表学会向演讲嘉宾陈国湖先生表示由衷的感谢。

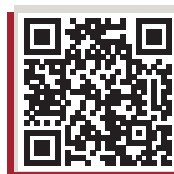


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- ✓ PolyU rank 15th in QS World University Ranking by Subject 2022 in Architectural & Built Environment
- ✓ PolyU rank 1st in EduRank 2022 under the Best Universities for Construction Management in the World

Beyond Your Campus Competition 2021-2022 – Workshops in March to May 2022 (online or on-site)



Reported by Sr Francis Lam, Beyond Your Campus Competition 2021-2022 Organising Committee Chairman

Organised by the Hong Kong Institute of Surveyors (HKIS), “Beyond Your Campus” Competition 2021-2022 aims at encouraging students to explore their campus and the surrounding community and allow them to express their creativity by designing an ideal environment for their campus and its surrounding community.

To better prepare students for the competition, all contestants are required to attend the workshops to familiarise themselves with the work scope of surveyors from different disciplines. After the workshop, contestants are required to create and demonstrate their ideal campus and the surrounding community, and to project the area from surveyors’ point of view.

Seven workshops were successfully held from March to May to deliver basic surveying knowledge to 163 F4-F5 student contestants from 45 teams. The workshops communicated this information in a more interactive and interesting way through knowledge-sharing talks and guided tours of selected venues.

Quantity Surveying Division: Trunk Road T2 and Cha Kwo Ling Tunnel Workshop on 26 March

To allow students to appreciate the importance of Hong Kong’s transport infrastructure and

the roles quantity surveyors play in urban development, the QSDn organised an online workshop on the Trunk Road T2 and Cha Kwo Ling Tunnel project on 26 March.



Young Surveyors Group: Land Use Planning Workshop on 23 April

To stimulate creativity and enhance young people’s understanding of surveyors’ scopes of work, YSG’s young surveyors conducted a workshop on land use planning on 23 April. Thirty students joined the workshop and were divided into five teams. Each team was allocated a plain zone within Kai Tak District in an online collaborative platform, which allowed team members to work together to colour different areas and plan various development uses for it.



**Land Surveying Division:
Imagination Creates Reality – Use of
Geospatial Data-Sharing Talk on 30 April**

With an evergrowing number of applications, GIS has become an integral part of a surveyor’s life. To explain how important and useful it can be to use spatial data for various spatial analyses, the LSD conducted an online workshop for a group of secondary school students on 30 April. Through their participation in this fruitful workshop, the students developed not only GIS skills and tools, but also learned how to tackle a problem in a deeper and more holistic way using GIS technologies that could benefit them in the future.

sharing session, participants gained a better understanding of the PFMD’s scope of work (e.g. maintenance of building services, related statutory requirements, etc).

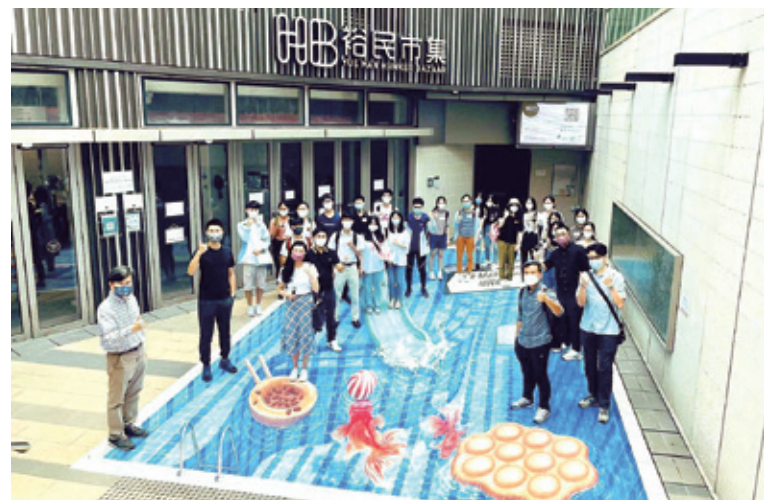
**General Practice Division:
Site Visit to URA Project at Yue Man
Square, Kwun Tong on 21 May**

Twenty-two participants from 12 teams conducted a site visit to Yue Man Square on 21 May. They were led by general practice surveyors, who introduced their work on large property development projects and the benefits and changes that urban renewal brings to local communities.



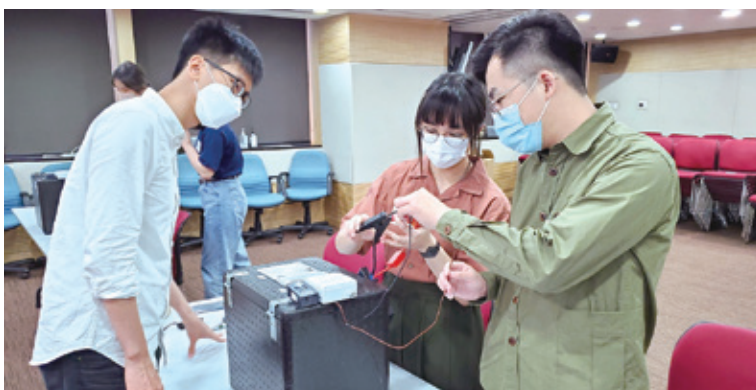
**Property and Facility Management Division:
Air Conditioner DIY Workshop on 30 April**

An air conditioner DIY workshop and sharing session were held on 30 April. Twenty participants from 11 teams worked in groups to build their own air conditioners, which allowed them to understand the principle of cooling coils in an air conditioning system. Throughout the



**Building Surveying Division:
Green School Visit on 28 May**

A site visit to a green school, United Christian College (Kowloon East), occurred on 28 May. Building surveyors guided 28 participants from 15 teams on a tour of the campus; introduced the elements of a green building; and explained the preparation of feasibility studies, client briefings, master programmes, and budgets.



Planning and Development Division: Walkthrough from Planning to Development – Visits to City Gallery and Central Market on 28 May

On 28 May, the PDD hosted a half-day event in Central for 20 secondary school students who joined the Beyond Your Campus Competition. The event consisted of guided visits to City Gallery, an interactive exhibit that showcases Hong Kong's urban planning efforts, and Central Market, a revitalised historical building that epitomises how developments have transformed along with social changes. Everyone engaged in fruitful exchanges over the competition. Most of all, the students gained insights into the planning and development profession and Hong Kong's future development.



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A New Era of Hong Kong towards Sustainability, Resilience and Growth

17 September 2022 (Saturday)
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Mr HO Chun Hung, JP

Deputy Director of Buildings
Buildings Department, HKSAR Government

Mr LAI Chi Wah Andrew

Director of Lands
Lands Department, HKSAR Government

Dr LAM Ching Choi, SBS, JP

Member of the Executive Council, HKSAR Government

Mr WAN Man Yee, BBS, JP

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1 June	市區重建局及華懋集團聯合舉辦「慶祝香港特別行政區成立 25 周年」	Sr KK Chiu
2 June	“CIC – See What I See” Luncheon Organised by the Construction Industry Council	Sr KK Chiu Sr Paul Wong
6 June	The HKIE Annual Grand Ceremony cum Award Presentation Organised by the Hong Kong Institution of Engineers	Sr KK Chiu

9 June	HKCGI Annual Corporate and Regulatory Update Conference (ACRU) 2022 Organised by the Hong Kong Chartered Governance Institute	Sr Prof James Pong
16 June	Appreciation Dinner Hosted by the Secretary for Transport and Housing	Sr KK Chiu



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- ⚙️ **Professional Certificate in Building Diagnosis and Inspection (QF Level 4)**
- ⚙️ **Professional Certificate in Building Information Modelling (Building Works) (QF Level 4)**
(Recognised as CIC-Accredited BIM Coordinator Course)

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

Enquiries



9081 5283

EDIT@vtc.edu.hk



Facebook



Programme Website



Vplus Subsidy Scheme

Member of **VTC** Group



Building Surveying Division
Sr Arthur Cheung BSD Council Chairman

APC

Final Assessment Interview

On 18 June, the BSD successfully held a Final Assessment Day at Henrietta Secondary School. Twelve panels were set up and over 30 APC candidates attended their interviews. I express my sincere thanks to the DEC, assessors, and panels for their great efforts in making the assessment possible. The next Final Assessment Day is on 16 July 2022.



In the meantime, the BSD will also continue the Final Assessment the traditional way at HKIS headquarters.

New Assessors Nomination

WE NEED YOU!

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

Research Project: Building Inspections for Post-1980 Residential and Composite Buildings

The working group held a meeting on 23 June to review the preliminary result. The second stage of research (interviews and panel discussions) will tentatively commence in July 2022.

CPD Events & PQSL

On 30 May, the BSD invited Mr Jeff Tung, an experienced architect, to deliver an inspirational CPD on 人 • 空間 • 建築 • 探索 to members, who gained an understanding of their space and building from a different (aesthetic) angle.



Also, in June, the CPD panel organised two other CPDs on roofing systems and the Fire Safety Ordinance.

Moreover, the BSD kicked off the PQSL this year on 8 June. A past president, Sr TT Cheung, was invited to share with our younger members his extensive experience with the standard form of

contract in contract administration. The PQSL was divided into two parts with the second part concluding on 27 June.



Thanks go to CPD panel members, Camille, Gigi, and Peter, for their great efforts.

BS Conference 2022

The BS Conference 2022 Organising Committee confirmed the conference's date for **14 October 2022**. Its theme is “**Sustainability in Built Asset and Countryside Conservation**”. It will open for registration very soon. Please stay tuned.

Code of Practice for Minimum Fire Service Installations and Equipment and Inspection, Testing, and Maintenance of Installations and Equipment (April 2012 Version)

The review reached its final stage on 25 May. Thanks go to all FS Panel members for their

contributions, although the Authority could not entertain every comment the BSD submitted.

Man Yuen Building Cracking Balcony

To address public concerns, BSD members Sr David Chan and Sr Vincent Ho, JP attended several media interviews on 24 June to explain to the public the defect and associated risks. Building health and safety are always the prime concern of building surveyors, who are essentially “building doctors”.

Members can watch one of the interviews on TVB via the QR code link below:



<https://youtu.be/FKhp02w27vM>





General Practice Division
Sr Alnwick Chan GPD Council Chairman

Policy Review of the Land (Compulsory Sale for Redevelopment) Ordinance

In her 2021 Policy Address, the former Chief Executive of the HKSAR proposed lowering the compulsory sale application threshold under the Land (Compulsory Sale for Redevelopment) Ordinance (hereafter the Ordinance).

After six months of hard work, the Working Group on the Cap 545 Review (hereafter the WG) issued its recommendation to the Development Bureau on 21 June and held a press conference to discuss its findings on 22 June.



WG solicited the views of various stakeholders concerning the current compulsory land sale regime. They included the Real Estate Developers Association of Hong Kong (REDA), professional members of the GPD and BSD, and a community outreach organisation.

To examine whether the current regime provides adequate protection to minority owners, the WG carried out the following study, among others, which featured:

1) Replacement Flat Test

The WG found from sampling past Lands Tribunal (LT) compulsory sale cases that the apportioned reserve prices following the orders for sale granted by the LT mostly sufficed to enable respective minority flat owners to acquire replacement flats of better quality within the same districts.

2) Final Offers vs Apportioned Reserve Prices

To determine if minority owners should prioritise an out-of-court settlement over bringing their cases to the LT, the WG analysed every LT compulsory sale judgement handed down in 2020 and 2021. The WG concluded that it would be in the best interest of the affected owners to seek valuation counsel as early as possible, given that the apportioned reserve prices established by the LT were not necessarily greater than the applicants' final offer prices.

3) Objection to Compulsory Land Sale

Also, based on the LT compulsory sale cases in 2020 and 2021, the WG discovered that most minority owners held no objection to the proposed land sales if they found the compensation reasonable and generally agreed that the ages of their buildings and conditions of their flats justified redevelopment.

Based on the findings of the stakeholder engagement and various studies, the WG identified areas for improvement in the current regime and put forward six suggestions to the Government, as follows:

1. Lower the Compulsory Sale Threshold

The WG supports the Government's proposal to lower the threshold for a compulsory sale application. The WG suggests a 66 percent threshold for "threeinil buildings" or buildings that are at least 60 years old to address pressing problems arising from the lack of building management and maintenance, especially for those buildings with obsolete sewerage systems and outdated means of escape, which pose fire hazards.

2. Review the Restrictions on Lot Applications

Under the current regime, the average percentage can be taken to determine if the threshold has been achieved only if the buildings on the lots are "connected by a common staircase." This criterion may be too restrictive, as it often inhibits site amalgamation. Instead, the WG suggests the Government to require buildings to be developed under the

same development scheme by referring to each development's deed of mutual covenant or approved building plan.

3. Establish an Appeal Mechanism and Allocate Additional Resources to the LT

The WG suggests establishing an appeal mechanism that allows for appeals on valuation grounds. It also wants more human resources allocated to the LT to ensure that its duties can be efficiently discharged.

4. Establish Reasonable Vacant Possession Delivery Requirements and Minimise the Impact of Missing Owners

The WG suggests requiring adverse possessors to deliver vacant possessions within six months after their auction sales finish. Similarly, self-occupied former minority owners should be given three months to deliver vacant possessions after their auction sales end.

Also, the WG urges the Government to consider amending the Ordinance so that the established missing owners' undivided shares can be considered acquired to ensure that LT applications can be filed in a timely manner.

5. Provide Financial Assistance to Minority Owners to Protect Their Interests

The WG wants the Government to consider altering the eligibility criteria of legal aid for affected minority owners. The WG also recommends that the Government establish a mechanism to finance respondents to cover upfront surveyors' fees to help evaluate the fairness of the offers they receive. This would promote early settlement and potentially save time and costs for all parties.

The Government should also allow separate valuation experts to represent and advise owners of different properties to avoid conflicts of interest.

6. Enhance the Role of Surveyors

Affected owners may not fully understand the established acquisition price formula and

tend to adopt a "flat-for-flat" mindset. The WG believes that surveyors could play a leading advisory role to assist minority owners from the beginning of the compulsory sale proceedings. The Government should make available a list of surveyors with expertise and experience in compulsory sale cases so that minority owners may seek valuation advice from surveyors at the earliest opportunity.

By increasing the public's understanding of the compulsory land sale regime, the Government can better safeguard the interests of majority and minority owners. As such, I gave interviews to TVB and Metro Radio to discuss the regime and promote the significance of surveyors in compulsory sale cases. The TVB interview was aired during its News Magazine programme (新聞透視) on 18 June. For the same purpose, I wrote an article on urban renewal, which was published by the *Hong Kong Economic Times* on 27 June.



In the wake of the 25th anniversary of the establishment of the HKSAR, I am confident that the new administration will seriously consider the HKIS's proposals as Hong Kong continues to build for a better future.

I express my thanks to all stakeholders who participated in this critical policy review and recognise the tremendous contributions made by members of the WG including Sr Dorothy Chow, Sr Anne Lam, Sr Alvin Leung, Sr Ken Chung, Sr Paul Li, and Sr Joel Teh.

Remuneration of Professional Fees by Stage Payment

Occasionally, LandsD tenders contracts to general practice surveyors in private practice to estimate the compensation that arises from land acquisitions and resumptions.

Under an existing consultancy contract, the Government will make a full payment when a case concludes. For example, in an LT case, it will pay a consultant when the case concludes without an appeal, which could take years. Such an arrangement has caused concern and cash flow issues among many surveyors in the industry.

Along with fellow GPD delegates, I met with LandsD representatives to discuss this matter last year. The GPD recommended that the Government take stage payments into consideration as a possible solution.

In June, the LandsD decided to revamp the payment arrangement and began to implement stage payments for new contracts based on the progress of consultancy services.

This new arrangement is seen as fair and vastly improved over the prior procedure. As a result, I express gratitude on behalf of the GPD to the responsible LandsD assistant director for their wise decision and heeding the views of industry representatives.

Pop Quiz

Due to social distancing measures, the GPD has not been able to organise a mass gathering for a long time. But now, a virtual meet-up for members has been planned for 20 July 2022 at 7:30 pm by GPD.

An exciting pop quiz on real estate will be held with cash coupons, wine, and whiskey among the fantastic prizes up for grabs. Every GPD member is welcome to join this free event.

To register, kindly click on the URL below:

https://www.hkis.org.hk/en/professional_cpd2.html?id=5508



I hope to see you at the upcoming virtual reunion!

GPD Online Pop Quiz



Join us for fun and win bottles of wine and cash coupons

Date: 20 July 2022
Time: 7:30p.m. (Zoom)

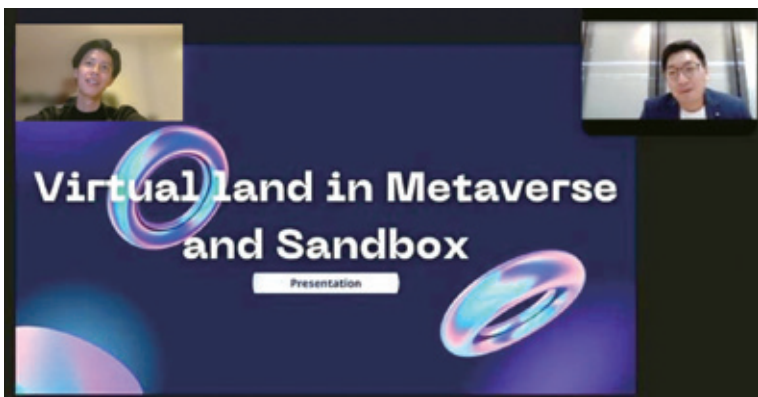
Free registration at https://www.hkis.org.hk/en/professional_cpd2.html?id=5508

CPD Event: The Virtual World – Lands, Assets, and Estates in the Sandbox Metaverse

Terry Yeung, executive director of the Imperium Technology Group (0766.HK), delivered an online CPD via Zoom regarding lands, assets, and estates in the Metaverse on 31 May. The event attracted over 100 attendees.

Terry is a passionate entrepreneur, an innovator, and eSports enthusiast. With his seasoned experience and passion for blockchain, NFT, and GameFi, he spearheaded the expansion of his company into a Metaverse business. The speaker explained to the audience the idea of the Metaverse and the mechanism behind it. Terry also explained why the Metaverse's land market

can attract large corporations in Hong Kong to invest in it. Finally, he hosted an AMA (ask me anything) session to respond to participants' questions on cryptocurrency, blockchain, and the way forward for the virtual world.



implementation of the MRCP shall require not only collaboration with the URA and Government, but also input from the private sector and property owners. I express my thanks to Lawrence for providing a detailed introduction to the concept and look forward to the renewal of Yau Mong.



CPD Event: Sharing on the District Study for Yau Ma Tei and Mong Kok

The GPD invited Mr Lawrence Mak, General Manager (Planning and Design) of the Urban Renewal Authority (URA) to deliver an online CPD on "The District Study for Yau Ma Tei and Mong Kok" on 1 June.

The study commenced in 2017 with an aim to forging a new urban image in the old district of "Yau Mong". An information booklet summarising its findings and recommendations was announced in February.

Lawrence introduced the three sets of the master renewal concept plan (MRCP) options in the study with different assumptions on population, development intensity, and resource allocation. The study also suggested five development nodes (DNs), as well as other new planning concepts.

In view of the large scale of the Yau Mong renewal scheme, Lawrence stressed that the

ANNOUNCEMENT

NOTICE FOR APPLICATION FOR GPD APC PART ONE AND PART TWO ASSESSMENTS

The schedule of GPD APC Part One Written Assessment / Professional Task for Part Two Assessment 2022 is as follows:

Date: 8 and 15 October 2022 (Saturdays)
Time: 9:15am – 1:00pm
Venue: To be confirmed

The Part Two Assessments will be held in December 2022. Detailed arrangement will be announced in due course.

Application form for the APC Assessment (APC6/GP) could be downloaded from our website (HKIS main page → Professional Development → APC → GPD). Probationers who wish to sit for the APC Assessments must complete the form and return to HKIS Secretariat by no later than 6:00 pm, Wednesday, 31 August 2022. Late submission will not be accepted.

Probationers who are in the 2nd year training and have at least 21 months of APC training as of 31 August 2022 may apply for the APC Part Two Interview at the same time. Admission to the Part Two Interview will be subject to passing all subjects in the Part One Written Assessments, or obtaining exemption from Part One Assessments in accordance with Section 8.5 of the Rules and Guide to APC (GPD).

For enquiry, please contact Ms Judy Shiu at 2526 3679 (Tel).



THE HONG KONG INSTITUTE OF

SURVEYORS

香港測量師學會



新界土地供應

產業測量組
2022
周年研討會
新機遇

- 日期** 2022年10月15號 (星期六)
- 時間** 上午9時至下午4時30分
- 地點** 香港JW萬豪酒店宴會廳

研討會費用

	線上模式	實體模式*
會員	\$650	\$1,200
非會員	\$750	\$1,350
學生	\$100	不適用

*包括上午茶點及午餐。坐位有限，先到先得。



網上登記連結



查詢：香港測量師學會產業測量組 2022周年研討會秘書處
 陳建紅小姐 電話：6108 2906
 李勵盈小姐 電話：5623 1965
 電郵：gpdconf@creativegp.com

白金贊助：



銀贊助：



特別鳴謝：



研討會將從不同角度深入探討如何把握新界土地發展機遇，為多元化新社區推動經濟發展、提升居住環境質素、增加消費熱點、創新科技應用，以至如何對接大灣區發展。

第一節：基礎設施及土地規劃



鍾文傑先生, JP
香港特別行政區
規劃署署長



陳派明工程師, JP
香港特別行政區
路政署署長



凌嘉勤教授, SBS
香港理工大學賽馬會
社會創新設計院總監



趙錦權測量師
香港測量師學會會長
戴德梁行大中華區
行政總裁及環球董事

第二節：土地發展 – 公私營合作



黃浩明測量師
恆基兆業地產有限公司
執行董事



韋志成工程師, GBS, JP
FHKEng
市區重建局行政總監



謝偉銓測量師
BBS, JP
香港立法會議員

第三節：土地發展的挑戰與機遇



黃元山博士
香港立法會議員
團結香港基金
高級副總裁兼
公共政策研究院院長



溫偉明測量師
嘉華國際集團
有限公司營業及
市場策劃總監
(香港地產)



陳致馨測量師
香港測量師學會
產業測量組主席
萊坊測量師行有限公司
專業服務董事總經理



鄧廣榮教授測量師
香港大學房地產及
建設系講座教授



Land Surveying Division
Sr Paul Tsui LSD Council Chairman

Land Surveyors and BIM (Part I)

In this and the next issue, I will discuss BIM, which is a newly-added area of specialisation in this revision. While I believe that BIM is still a relatively new technology to most HKIS members, the Institute is still exploring how it can further increase cost and time efficiencies in each surveying specialty. An LSD member may ask, "What is the role of land surveyors in BIM adoption throughout the project life cycle of a construction project?" To answer this question, I have invited two Fellow members, Sr Michael Wong and Sr Ricky Lai, to share their experiences in dealing with BIM in their work lives and their views on the role of land surveyors in BIM adoption from a contractor and client's points of view, respectively. In this issue, Michael will share his knowledge with members.

Land surveying is important in a construction project because it provides accurate and reliable spatial information. Traditionally, this involved setting-out works, detail surveys, as-built surveys, etc, according to the contract. These tasks are important for a quality assessment of the construction objects regarding positioning, verticality, or flatness. In recent years, with the implementation of BIM technology and improvements in surveying technology, land surveying's contribution to a construction project has significantly increased. The implementation of BIM technology benefits the entire construction cycle at different stages. This requires the improvement of spatial information, in terms of the level of detail or texture, for better decision-making and communication.

During the concept and design stage, a land surveyor performs topographical and detail surveys on existing objects adjacent to the construction site. The information from these

surveys facilitates discrepancies analysis and clash detection. Figure 1 shows that several new pipes are required to pass through an existing building. The surrounding structure and the MEP items on its ceiling have been surveyed. A land surveyor proposes the best routing for them, which, along with the spatial data, reduce the risk of clashing with the existing features during the installation works.

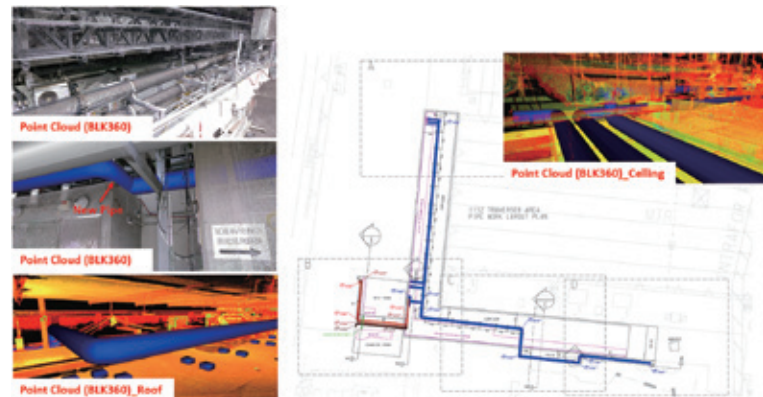


Figure 1

During the fabrication stage, a land surveyor conducts a pre-cast check to ensure that the fabrication units meet the fabrication accuracy stated on the contract. Figure 2 shows the steel structure being fabricated in the factory. Laser scanning is usually adopted to survey a complicated construction object like this structure. For parts that cannot be surveyed by laser due to access, aerial photogrammetry provides not only the missing spatial information, but also the reality model with a clear texture.



Figure 2

Studying working drawings is essential in engineering surveying. During the construction stage, a land surveyor must integrate layout

plans, section drawings, elevation drawings, detail drawings, and shop drawings to determine the setting-out data. Using BIM technology, one can check the BIM design model against the latest working drawing. Communication between the land surveyor, engineer, and designer is important for ensuring the setting-out information is correct before the survey work proceeds. If the construction object requires formwork erection, the land surveyor will conduct a formwork check to ensure that the formwork fulfills the specification requirements.

Existing site progress surveys are part of the work of a land surveyor. During the construction process, site boundaries and access features, such as haul roads, may be modified based on construction plans. Land surveyors use drones to take aerial photos and orthophotos, as well as to provide reality models. A photogrammetry product can be integrated with the working drawings or BIM model for site management and planning. During the ELS stage, a land surveyor must provide an interim record survey to record the excavation process, as excavation volume computation is among their basic tasks at this stage. ELS items such as steel piles and temporary struts can be captured by laser scanning or photogrammetry, as shown in Figure 3.



Figure 3

Monitoring is an important task during construction because it requires a high degree of accuracy and the results of which can affect the project's progress. Each construction site

establishes a system to monitor the adjacent structures, ground surfaces, underground water sources, etc. The record produced by the land surveyor is compared to the alert value stated in the specifications or working drawings. If the land surveyor's results exceed those of the alert value, construction will stop and remedial work must proceed.

During the as-built and handover stages, the land surveyor captures the spatial data and integrates them with BIM technology. Today, a laser scanner is commonly used to gather as-built data due to its accuracy and efficiency. A surveyed point cloud can be compared to the design model to identify their discrepancies. An as-built BIM model is also established based on the survey records for asset management and maintenance. The land surveyor also adopts photogrammetry and integrates it with laser scanning, as shown in Figure 4. It is an important process for capturing constructed buildings and surrounding access roads during the handover stage. As the reduced level is accurately surveyed, this is important evidence for either settlement occur in the future.

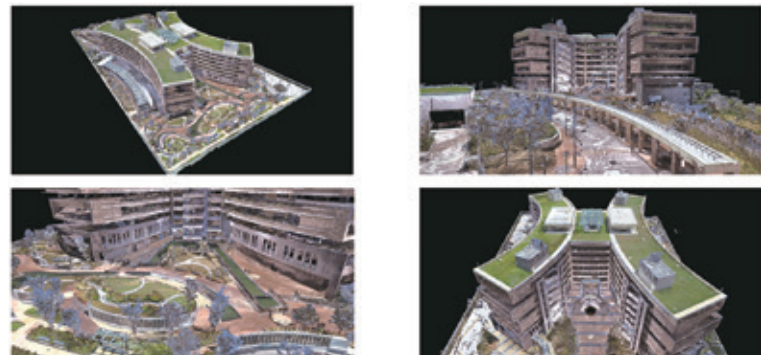


Figure 4

Another example, the point cloud record of an MTR station, is shown in Figure 5. The station's platform, concourse, and entrance were surveyed after its construction was completed. The record's accurate and high level of detail will benefit the maintenance work on and future plans for it.

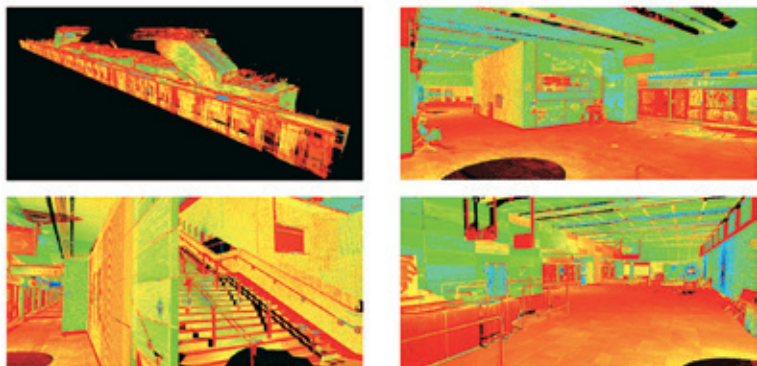


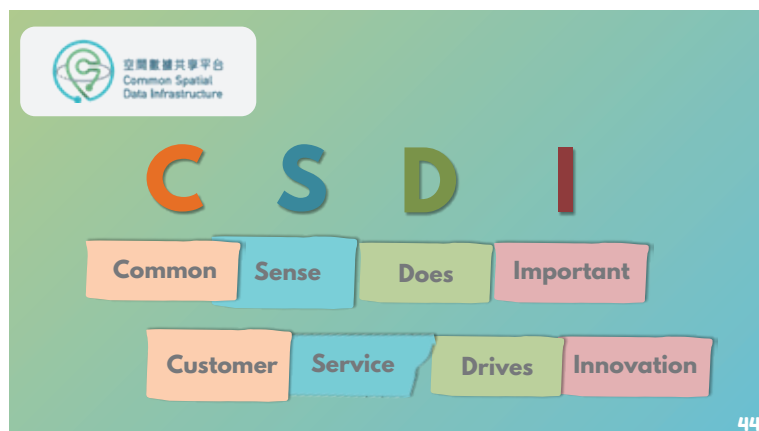
Figure 5

CPD Highlights

“Coordinates, Bearing, and Distance to Map Our Future”

Sr YC Chan, Head of the Development Bureau's Spatial Data, delivered a CPD to over 500 HKIS colleagues. He shared his observations of the land surveying profession's evolution and exchanged views with the audience on its future. He reiterated the need for common spatial data infrastructure (CSDI) and updated everyone on the current stages of the CSDI initiatives under smart city blueprints.

YC summarised his talk by opening a very encouraging time capsule, which contained his predictions of sustainable development in land surveying made in 1999. He encouraged younger surveyors to help facilitate future developments in the land surveying profession. The seminar successfully concluded after a fruitful discussion chaired by Sr Eddie Wong.



44



51





Time Capsule - 1999

Preliminary ideas collected on Sustainable Development of Land Surveying Profession

Following the brainstorming with fellows in academic institute, private practice and public sector, several potential areas for sustaining the development of LS profession were identified for further comment:

1. LIS Application

- On top of the provision of spatial data infrastructure, every attempt should be made to explore the development of customised LIS applications for others. For instance, fleet management, logistic management... Surveyors should have privilege in conducting systems requiring interactive location data I/O and are willing to provide total solution (at least take a leading role in such projects).
- Internet applications on spatial data should be explored. LIS should not only rested on a sophisticated and expensive platform, for many users, a simple query on location based information using internet may be very helpful.

2. Legislation (e.g. Extension of Land Survey Ordinance, Land Title Bill...)

- To uphold the professional status and sustain the development, we will be happy to see that if we have statutory authority responsibility to conclude or exercise different surveys. Not only our supporting role in legislation should be strengthened, we also need support from the legislation. We are not trying to create monopoly by stopping others to do our work but to maintain quality professional service towards the community. There are many areas of which may require our input, for example, land matters, freshwater and soil, environmental protection, public works...

52

Time Capsule - 1999

3. Engineering Survey

- Until recently, professional surveyors' involvement in civil engineering/structural works is limited. There should be several areas for us to explore such as hydrographic surveying, independent checking surveys, quantity computation, monitoring, environmental protection...

4. Navigation

- Surveyors with pre-requisites in survey & mapping, positioning & directional instruments and LIS should have benefits in setting up/training navigation systems. Such navigation systems not only provide real time positions of the vehicles, they can serve as fleet management tool as well as security systems.

What can we do?

HKIS

- To promote land surveyors' status to the general public extensively
- To promote our role to secondary schools such that more "cream" of the students will be attracted to join the profession
- To seize every opportunity to lobby business accepting professional service as a mandatory clause in some ordinances / contract documents
- To arrange CPD courses (can be joint events with other professional bodies or academic institutes)

53

Time Capsule - 1999

Fellow Surveyors

- To be technology sensitive
- To be customer focused: providing total solution for customers
- To be well equipped by strengthening knowledge in IT, electronics, legal framework and management
- To increase exposure

The sustainable development of LS profession relies very much on the members' participation, grateful if members can extend the above list by favouring their ideas to me.

Prepared by: Y.C. Chan

54

CPD event - "Coordinates, Bearing, and Distance to Map Our Future"

HKIS Social Event - Flower Basket Workshop 花籃工作坊

(Organised by the HKIS Members' Welfare Committee)



The HKIS Members' Welfare Committee is organising its first social event in 2022, two flower basket workshops, for all HKIS members. Participants can create their own flower basket with fresh flower in three hours and take home their creation. Tutors will introduce different types of equipment and floral materials for flower arrangement and how to handle soil and floral materials. Flower arrangement will be demonstrated.

Class A: 20 August 2022 (10:30am - 1:30pm) (Code : HKIS/S/202203A)

Class B: 20 August 2022 (2:30pm - 5:30pm) (Code : HKIS/S/202203B)

Venue: Board Room, Room 1207, 12/F, Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong

Fee: HK\$300 for HKIS members (including equipment and floral materials)

Quota: 15 for each class

Tutor: Hanaichi Flower (Instagram: hanaichi.flower.hk)

Remarks:

- 1) This event is not eligible for CPD hours.
- 2) The workshops welcome beginners with no floral arrangement experience.
- 3) Images are for references of general style and mood only. Floral materials might not be the same as in the photos.

Application:

Please visit the HKIS Website – CPD for online application. For enquiries, please contact Ms Kitty Lai at 2526 3679 or kittylai@hkis.org.hk.



Planning & Development Division

Sr Terence Wai PDD Council Chairman

PDD Council Meeting

The PDD Council held its fifth meeting on 9 June in hybrid mode. The theme for the PDD Annual Conference 2022, to be held on 8 October 2022 (Saturday), is “Urban Renewal Strategy in Asian Cities: Hong Kong, Singapore and Guangdong”. Please mark it on your calendars if you are interested in attending.

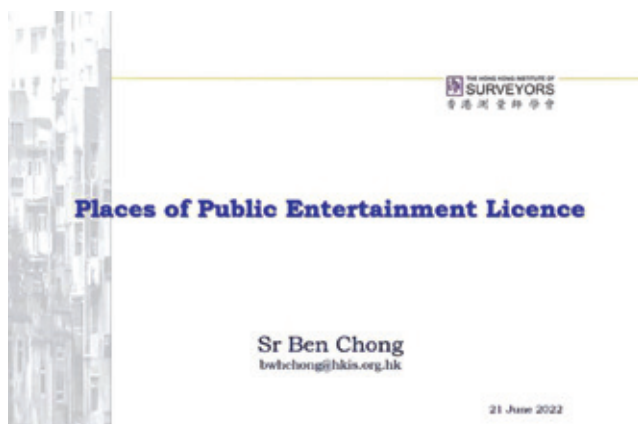
PDD CPD Event

Places of Public Entertainment Licence

On 21 June, the PDD invited Sr Ben Chong of the West Kowloon Cultural District Authority (WKCDA) to give a CPD on “Places of Public Entertainment Licence”.

Ben is the WKCDA’s District Authorised Person. He advises on building codes compliance for its development projects. Prior to joining the WKCDA, he was a chief building surveyor for the Buildings Department.

During his talk, Ben briefed members on the statutory requirements for applying for a licence under the Places of Public Entertainment Ordinance (Cap 172). He also shared with members his experiences with applying for the Places of Public Entertainment Licence for several arts and cultural venues.



Speaker: Sr Ben Chong

The ensuing Q&A session with the audience stimulated further discussion on the application requirements for different PPE licences such as building safety, ventilation, crowd control, etc. Overall, the event was very popular, so on behalf of the PDD, I sincerely thank Ben for sharing his knowledge with members.

Upcoming CPD Event

The PDD has organised two CPDs for July 2022. Below are the outlines of the events.

Date & Time	Event Name	Speaker
9 July 2022 10:00-11:30 am	Disaster Management Series (3) The Concept of Rivers in the City: Site Visit to Jordan Valley to See its Revitalisation Work	Ir Ronald Siu Wai Chung Senior Engineer, Drainage Projects Division, Drainage Services Department
14 July 2022 7:00-8:30 pm	Disaster Management Series (4) Smart Drainage: Flood Control and Resilience	Ir Selina Fong Wai Man Senior Engineer, Planning and Rehabilitation Division, Drainage Services Department

If you are interested in joining the above CPDs, please register with the HKIS.

Social Event: Drinks Gathering and Welcome Party for New Members

The PDD organised a networking and drinks gathering event on 10 June at the West Kowloon Cultural District.

It was a good time for longtime and newer members to mingle and have a chance to visit the M+ Pavilion, as well as enjoy some iconic sunset views of Hong Kong Island.



Sing Tao Daily Column

An article written by Sr Victor Ng, PDD Vice Chairman, was published in the *Sing Tao Daily* on 23 May.

善用土地資源 支援社區服務

近年大眾都聚焦於住宅的供應短缺問題上，然而，人口老化及長者服務在香港的配套亦非常缺乏。隨着樓宇及人口老化（即雙老化），受資助的安老院牀位或其他長者服務之輪候時間長達三年或以上。所以，適時釋放「政府、機構或社區」用地的發展潛力可大大提高相關的服務量。

釋放機構土地潛力

現時有不少非政府組織擁有土地，但卻未能釋放當中的土地發展潛力，其原有的規模已追不上《建築物（規劃）規例》所訂明的地積比率及樓面面積上限，而將項目重建時亦會遇上兩大問題：

第一，機構缺乏資金去重建整座建築物，並維持本身服務，同時處理重建及遷置對機構營運造成壓力；第二，由於項目計畫重建需時，機構亦未能應付冗長的顧問研究，例如初步技術可行性研究、規劃申請等等，而整個計畫往往從申請到重建完成，需要花

上十年或以上的時間。

政府分別在2013和2019年推出一共兩期的「私人土地作福利用途特別計畫」，社會福利署運用獎券基金和非政府機構所擁有的土地，通過重建或擴建，提供多元化的津貼和自負盈虧設施。

而非政府組織在得到基金撥款後，亦可增加其服務範圍和數量，同時釋放土地資源。兩期計畫一共收到數十家非政府機構提交的申請，截至2021年3月底，已有六個項目竣工。

另外，發展局在今年三月向立法會提交「精簡與發展相關的法定程序之法例修訂」文件，相信可將整個規劃程序大大縮減。筆者希望各方可透過這些契機將重建過程加快，從而釋放更多土地及樓面面積，增設長者服務配套，以解決城市雙老化問題。

撰文者：香港測量師學會規劃及發展組副主席 吳柏堅

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



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

Welcoming New Members to the PFMD Council

The PFMD's first Council Meeting of 2022 was held on 4 January in both face-to-face and Zoom formats. It featured lively discussions of the PFMD's future plans to meet its visions and fulfil its mission.

The Council welcomes its new co-opted members, Maxine Yao, Denny Yeung, and Nick Pang, as well as helpers Gary Wang and Vincent Tsui to strengthen the team and allow it to complete its work in the years to come.



(L-R): Sr Shelley Chan, Gary Wang, Sr Amy Tang, Sr Dick Li, Sr Charles Hung, Sr Louis Lee, Sr Maxine Yao, Sr Nick Pang, Sr Denny Yeung, and Sr Jonathan Lee

Subtle Matters under Land Compulsory Sales for the Redevelopment Ordinance (LCSRO)

Reported by Sr Dick Li, PFMD Council Member

The webinar held on 14 March received a remarkable response of 166 registrants, of which 124 tuned in. Sr Flames Wong Yung Shing, who holds the unique, globally-recognised judicial record of land resumption valuation litigation cases, kindly accepted an invitation to share his practical experiences with the latest compulsory sale rulings and the proper way to professionally sell strata-title units to developers and agglomerate the title shareholdings for the redevelopment of old Chinese tenement buildings (Figure 1).

HKIS CPD On 14th March 2022
Subtle matters under
Land (Compulsory Sale For Redevelopment) Ordinance Cap. 545

Sr Rr Wong Yung Shing (+ M 6461 1208)
Executive Director
Legal Counsel (Land Development & Old Building Acquisition), Dynasty Premium Group
Development Land Agent, Estate Generation Ltd

- Chartered Surveyor (General Practice & Valuation)
- Fellowship Chartered Building Engineer
- THEI Part Time Lecturer (Development Appraisal, Advanced Property Valuation & Land Legal Support)
- RICS APC Panel Chairperson
- Global Valuation Litigation Sole Record Holder (HKCFA - FAMV 18 / 2010)(Resumption Compensation)
- CAD-Certified Advanced Rating UAS Remote Pilot

Figure 1

Sr Wong mentioned that one of the LCSRO's objectives was to facilitate urban renewal by assisting private developers whose redevelopment plans were obstructed by minority owners seeking to extract wholly unreasonable compensation. In addition, the LCSRO also provided the mechanism to ensure that the minority owners would receive fair and reasonable compensation for their interests in the properties.

There were statutory requirements in which an applicant had to satisfy the Lands Tribunal before an order for a compulsory sale could be granted. An applicant making an application under the LCSRO must prepare a valuation report that stated the assessed market value of each property on the lot on a vacant possession basis, which would be assessed as if the lot were not under application. No consideration would be given to the redevelopment potential of the property or lot.

Sr Wong illustrated the application procedures (Figure 2) with several examples (Figures 3 & 4), which showed that an applicant was required to show that s/he had taken reasonable steps to acquire all undivided shares in the lot. That included the practicality of the steps taken to convince minority owners to sell and the fairness of the terms made to them.

3. Overall Process – Evidence supporting Application

Citation : LDCS 17000/2020

- a) Applicant - a witness statement and supplemental witness statement
- b) Building Surveyor - a Condition Survey
- c) Structural Engineer - A Structural Assessment Report
- d) Valuation Expert -
 - (i) an Application Report pursuant to Part 1 of Schedule 1 to the Ordinance
 - (ii) a Supplemental EUV Report on the revised EUV
 - (iii) updated RDV Valuation Report
 - (iv) Rebuttal Report (if Respondents exist)
 - (v) Joint Expert Report (if Respondents exist)
 - (vi) Revised RDV Report (if Respondents exist)

Figure 2



Figure 3



Figure 4

Sr Wong also elaborated on technical terms such as Easement (Figure 5) and Adverse Possession (Figure 6) to allow the audience to better understand the LCSRO's subtle matters.

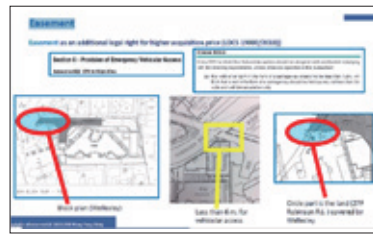


Figure 5

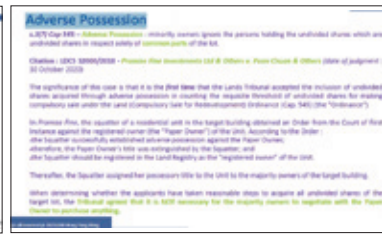


Figure 6

Many thanks go to Sr Wong for delivering such a valuable topic to members.

Growing Trend of Facility Management Technologies

Reported by Sr Alan Siu, PFMD Council Member

The captioned CPD event was organised jointly by the PFMD and HKIFM on 5 May via Zoom. Sr Gary Yeung, HKIS Fellow Member and HKIFM President, delivered a presentation on the captioned topic.

Gary began by introducing the “New Normal under Covid-19,” which included a reflection of 2003’s SARS epidemic and compared it to the industry’s current measures to combat Covid-19, as well as how it facilitated the growth of facility management technology. Various facility management technologies related to Covid-19 – robot cleaners, disinfecting stations, infrared temperature sensors, touchless doors, etc – were also discussed.

Gary presented multiple technologies that supported operational improvements, sustainability, and cost savings: HVAC management systems, energy management systems, IOT monitoring systems, and other monitoring systems. Among these systems, HVAC management trends and systems (see Figure 1) were discussed because HVAC is a key energy consumption system in most commercial buildings (see Figure 2); the system

is capable of monitoring equipment health, user comfort levels, energy use, and other performance parameters. Facility managers can rely on the system to make informed decisions on how to maintain and operate their equipment in the most efficient manner.



Figure 1: HVAC Management Trend

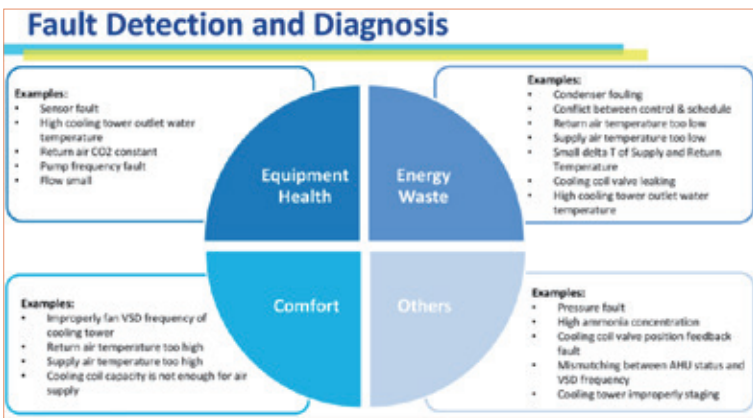


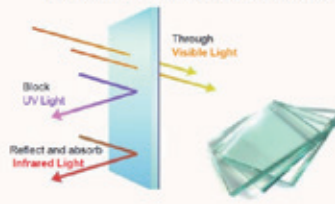
Figure 2: Fault Detection and Diagnosis

Following that, Gary introduced the smart facilities building solution (Figure 3), which offers a list of ideas for achieving sustainability and energy savings in managed premises. Selected solutions, such as transparent heat insulation and super hydrophobic nano-coating, were explained in detail. Gary then shared his thoughts on the future trends for facility management technology in which contactless touch, efficiency, accuracy, and energy savings were the desired attributes for a development.

Energy Saving and Anti-viral Solutions by Passive Design

1. Transparent Heat Insulation

- Apply thermal insulation coating onto the glazing windows to create temperature difference between the inner and outer sides of the glass exposed to sunlight.
- 12°C difference
- ~75% UV blocked
- Significantly reduces HVAC cooling load



2. Super Hydrophobic Nano-Coating

- Recommended application: Outer wall; Glass; Stone; Ceramic
- Avoid frequent manual cleaning and formation of dirty sewage marks after the application, which can reduce labour cost and water consumption.

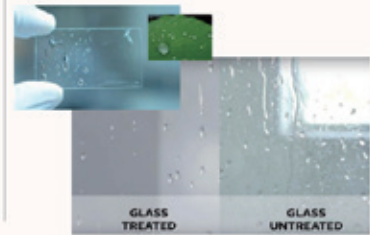


Figure 3: Energy-saving and Anti-viral Solutions

During the Q&A session, Gary responded to several queries from delegates concerning the cost benefits and energy savings of selected solutions. He concluded the session by sharing his thoughts on the challenges for facilities managers who want to achieve sustainable and continuous savings in their operations, in which facility management technology will definitely play a big role.



Figure 4: Photo of Sr Gary Yeung (right) and Sr Alan Siu (left)



Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

Meeting with the Development Bureau on the Consultation Draft of the Security of Payment Bill

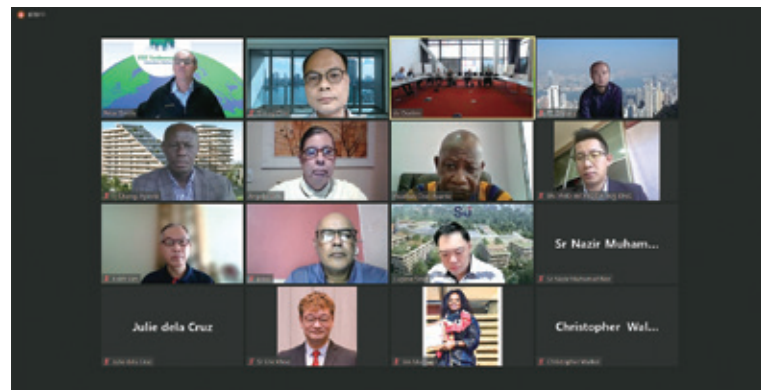
On 31 May, the Development Bureau invited representatives from the HKIS, HKIA, and HKIE to a meeting on the consultation draft of the Security of Payment (SOP) Bill. Sr Raymond Kam (Convenor of the Task Force on SOP) and Sr HY Wan (Chairman of the Dispute Resolution Committee) joined the meeting in person, while Sr Sunny Choi (QSD Chairman), Sr Amelia Fok (Immediate QSD Past Chairman), and other QSD office-bearers – Sr Rex Ying, Sr Tim Ngai, and Sr Eric Ting – attended online.

During the meeting, the Development Bureau announced that around 30 newly-awarded public works contracts have incorporated the SOP provisions since the launch of the Technical Circular (Works) No.6/2021 on 5 October 2021. The coming SOP legislation will continue with the intention of encouraging the timely processing of contract payments and provide an interim mechanism for a speedy resolution of payment disputes.

The 43rd Council Meeting of the International Cost Engineering Council

Sr Prof TT Cheung (Past ICEC Chair), Sr Keith Yim (ICEC Region 4 Director), and Sr Sunny Choi (QSD Chairman) joined the ICEC's 43rd council meeting on 12 June online. During the meeting, the ICEC Council approved the HKIS as the host of the 2028 ICEC World Congress. As the Council of the Pacific Association of Quantity Surveyors (PAQS) had already approved the HKIS to host the 2028 PAQS Congress, the HKIS will jointly host two international congresses in 2028.

The HKIS already had the support of the Hong Kong Tourism Board for the Joint Congress of ICEC and PAQS, but members' support and participation are the keys to the event's success.



CPD Event: Building as Material Bank – a QS Perspective (3 May 2022)

This was a CPD related to sustainability and QS. It was given by an overseas speaker, Mr Eugene Seah, who is the Managing Director of Surbana Technologies, the smart cities arm of the Surbana Jurong Group, Singapore. Eugene is also a Director on the Boards of Threesixty Cost Management and Threesixty Contract Advisory, Singapore.

Eugene briefly discussed the concept of “buildings as material banks” (BAMB), which is quickly catching up as a tool for promoting the sustainability of a project. He considered that QSs are in a prime position to lead this trend and work together with other consultants to promote sustainable buildings.

The talk was immediately followed by an inspiring panel discussion involving Sr Sunny Choi (Chairman of QSD), Sr Dr Paul Ho and Sr Daniel Ho (both Past Chairmen of QSD), and Sr Winnie Wong (Executive Director of Arcadis) on topics such as sustainability, reversible design, carbon emission calculations riding on BIM, Blockchain, Common Data Environment, etc.



CPD Event: Estimating Embodied Carbon: the Next Evolution of Quantity Surveying (6 June 2022)

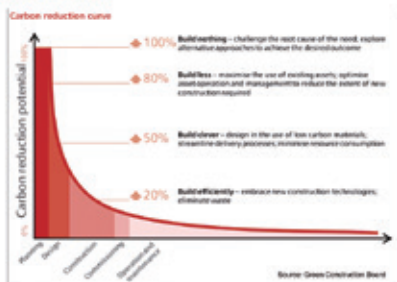
This is the second CPD related to sustainability and QS, it was given by a speaker from Malaysia. Mr Andy Ang is the Sales Manager Asia of RIB Software. He mentioned that the construction sector is a primary contributor to global carbon dioxide emissions. While much recent progress has been made in reducing whole life cycle emissions across the built environment, there remain many challenges to negotiate on the path to net-zero emissions.

Andy demonstrated how embodied carbon estimates could be worked out efficiently, and how intelligent solutions could be used



to calculate the embodied carbon of multiple building components; and why estimating embodied carbon is the next evolution of quantity surveying.

Having an Effect



News Column

I wrote an article on 「推動房地產綠色金融的發展」 which was published on the *Hong Kong Economic Times* (Property Section: 讀者來論) on 31 May. The article explains the roles QSs can play to help implement sustainability in the real estate sector and construction industry.

Members can read the article by scanning the QR code or visiting the HKIS's QSD Facebook page.

<https://tinyurl.com/232azcrm>



讀者來稿

推動房地產綠色金融發展

政府發表的 2022/23 年度《財政預算案》，提及香港在綠色和可持續金融的發展具優勢，可引導國際資金配對優質的綠色項目，全力推動香港邁向 2050 年前達到碳中和的目標，推動經濟向綠色轉型。

這項新政策有利建築行業內的承包商和供應商使用綠色金融產品，減輕融資或貸款的財務負擔。現時許多企業都關注或已遵循香港交易所的環境、社會及管治 (ESG) 報告指引，以充分善用綠色金融的可發展空間及帶來的優勢。

工料測量師可成為建築界 ESG 團隊核心成員，執行相關的數據審視和分析，提供專業估算作策略性決定。現時 ESG 相關的評級有很多，評級由兩個主要部分組成：風險敞口及風險管理的部分，如建築廢料和工地垃圾管理問題將帶來環境風險。公司對應 ESG 問題的低敏感度、低執行力的綠色政策，綠色合同上的爭議，都會對公司的管理評分產生負面影響。

工料測量師 合分析風險

工料測量師對工程項目的建築規格和合同條款都有詳細了解，是進行 ESG 數據及風險分析的合適人選之一。可持續材料一般被認為會增加額外成本，令資產擁有人或設計團隊猶疑選用。但工料測量師善於計算建築設計及用料的生命週期成本，在選取可持續設計方案及建築材料時，可提供不同設計方案或用料選擇的初始成本、現金流模式和生命週期成本。例如「組裝合成」建築法被視為未來綠色建築房屋的里程碑，也是減少碳排放的一種手段。工料測量師可以為其安裝時間和生命週期成本進行全面分析，提供綠色建築的重要數據以對衝增加了的初始成本。

工料測量師更是處理綠色建築合同的合適人選，其中涉及將相關標準，例如全球報告倡議組織可持續發展報告標準、ISO 14064-1：2018「組織層級溫室氣體排放與移除之量化及報告規範」、聯合國可持續發展目標等相關要求寫入合同規範內，及處理締約雙方在綠色合同上的爭議。

項目執行過程中，採購和安裝都對碳排放有重要的影響。工料測量師憑着專業的訓練及項目全過程管理的經驗，能有效掌握採購和供應材料數量的相關數據，在碳排放計算工作方面，包括應用如「建造業議會碳評估工具」之碳排放計算模型或軟件，亦佔優勢，實現碳中和以及幫助企業取得 ESG 相關認證有莫大貢獻。

據建造業議會網頁顯示，建造業致力在 2030 達致恒常業務的 11% 減排量。可持續建築旨在減少建築過程中行業對環境、社會和經濟方面的影響，措施包括：1. 綠色融資；2. 使用低碳材料和設備；3. 建築廢料分類與管理；4. 創新技術，例如裝配式設計 (DfMA) 和建築信息模擬 (BIM) 等。

工料測量師在上述各項措施擁有一定經驗，在達致持續建築的路線圖上定能為推動綠色金融及綠色建築擔當務實角色，為社會邁向「淨零排放」出一分力。

■香港測量師學會工料測量組主席蔡盛霖測量師

QSD Social Event: Mosaic Lamp Workshop

The first QSD social event in 2022, a mosaic lamp workshop, was successfully held on 11 June. All participants enjoyed making colourful mosaic lamps by designing and melding colourful mosaic blocks into different patterns. Every member valued the experience of making his/her unique mosaic lamp.

Thanks go to the Chairperson of the QSD Social and Welfare Sub-Committee, Sr Karen Wong, and other QSD members for helping to organise this event.

The QSD looks forward to seeing members again in future social events.



Career Talk to IVE QS Students

The QSD Promotion Committee organised a career talk with Sr Dr Ken Hui (a QSD Council member) of IVE for over 80 of the institute's QS students on 10 June. Sr Tzena Wong (QSD Promotion Committee Chairman) and committee members Sr Mandy Ng and Sr Stanley Chow spent a very interactive two hours to share their own work-life experiences and brief the students on their possible career paths. During the Q&A session, the students actively raised questions regarding their career and professional development opportunities.





Young Surveyors Group
Sr Sunny Wong YSG Committee Chairman

Congratulations to the HKIS Dragon Boat Team for its Outstanding Performance during the Hong Kong Dragon Boat Short Course Meet 2022!

The HKIS Dragon Boat Team (港測龍) competed in the Hong Kong Dragon Boat Short Course Meet 2022 on 19 June at Stanley Main Beach. The team raced in the Men's Division and achieved third runner-up! Thanks go to all paddlers for their efforts during the trainings and competition, as well as to all members who showed up to support the team during this Covid-19 pandemic. I am sure that every team member is proud of the team's accomplishments and had fun.

The dragon boat trainings and competitions will continue, as there will be more races in October. The team welcomes new blood any time. It's never too late to join and tryouts are open to amateur and experienced paddlers alike.

If you are interested in being a paddler, please feel free to contact Ms Iris Mak (9702 2092) for more details. All are welcome!





Sr Prof Barnabas H K Chung
FHKIS, BSD

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Father's Day 50 Years Ago

The following is an excerpt from "50 Years Sojourn in Building Surveying 1968 to 2018 – Memoirs of Sr Prof Barnabas H K Chung"

1972年6月18日禮拜日，我和一眾弟妹齊集老家為父親祝賀父親節，晚飯之際特別新聞報導，十二層高的戰後鋼筋混凝土旭龢大廈 Kotewall Court 經不起豪雨和山泥衝擊，全座倒塌了，並同時把山下新建的大學閣 University Height 削去了一角。我觀看電視的現場轉播，甚麼也看不見，當然嘛，樓房倒了，甚麼也沒有了。在滂沱大雨之下，搶救傷者非常困難。後來得知，被山泥活埋的死者達四十多人。

我當時心知不妙，舊唐樓倒塌時有發生，但這次事件非同小可，危樓部肯定有麻煩了。翌日一早，我比平時提早上班，但見燈火通明，BOO 的高層和危樓部的領導已經埋頭苦幹，商議善後對策。

最初軍部也派出英軍協助發掘遇難者，也救出多名生還者，包括後來出任大法官的 Henry Litton 烈顯倫。原來當時旭龢大廈是上海商業銀行的高級職員宿舍，多位精英同時離世，可謂傷亡慘重。後來估計再沒有生還者之後，地盤就交由多個政府部門合力善後，一方面繼續發掘樓宇殘骸，同時要保持警覺，恐防山坡情況惡化。故此現場裝置了多盞大光燈，又用活動攝影機進行監察，多台轉播用的電視機則裝置在大學閣的指揮中心內，由多個部門派員輪值。初期 BOO 派出 SBS 和 BS 擔崗，其他助理協助，情況稍為穩定之後就只派出兩位助理負責輪值，就是危樓部職級最高的兩位助理，Barnabas Chung 和 Edmund Ho。原本 Edmund 和我每日出勤站崗十二小時，與其每日工作半天，我們後來就協議每人每日工作廿四小時，一天上班，一天休息，直到整個行動結束。

此事之後，政府曾一度立例 Temporary Restriction of Building Development (Mid-Levels) Ordinance 1979 禁止半山區建築發展，稱之為

Mid-Levels Moratorium (半山區發展限制)，直至研究報告完成，規管土力工程的法規出台後，才在 1982 年解除禁令，按照新訂立的土力工程規範標準辦理，而當日受影響的山坡修復後不再興建樓宇，可能是現今全港最安全的山坡呢。

Associated Anecdotes:

BOO was Buildings Ordinance Office of the then PWD (Public Works Department). After the defederalization of PWD in 1982, BOO and AO (Architectural Office) constituted BDD (Buildings Development Department). After AO became Architectural Services Department, BOO teamed up with Lands Department to constitute BLD (Buildings and Lands Department). BOO later became BD (Buildings Department) in 1993.

In the collapse site in Po Shan Road, excavation to resume bodies was initially carried out by firemen, policemen and emergency workers. But they were so worried that their works might cause further landslide that might bury them as well, and they dared not work at precarious and doubtful locations. The British Garrison was then ordered to attend the scene to help resume bodies, dead or alive, and they simply followed orders without a word, just as how soldiers should behave in war time. 真不愧是軍人本色。

Henry Litton QC was then a visiting guest to Kotewall Court when it was knocked down by huge boulders. He was not totally buried but was trapped amongst debris inside the collapsed building. He was so clever to regulate his breathing in the confined space by singing hymns, hoping that his singing voice could penetrate the debris to be picked up by rescuers outside. Alas, it worked. Having located Henry, the rescuers however could not extract him because his leg was locked under a porcelain basin which could not be

moved without disturbing the debris above. With good thinking, a Structural Engineer of BOO brought over a Smidt Hammer (an instrument for doing rebound testing on surface hardness of concrete components). The quick action hammer cracked up the basin in split seconds causing no vibration to the surrounding and the victim was successfully rescued. Henry Lytton is now a retired Judge of the HKSAR Court of Final Appeal, with a crippled leg.

Because of the collapse incident that had caused tremendous aftermath operations demanding BOO services, processing of submissions, mainly structural plans, was contracted out to engineering consultants in the UK to relieve the workload of the small office. Since BOO was unable to process building submissions timely within the prescribed periods as required by law, by virtue of Buildings (Amendment) Ordinance 1972, the deemed-approval and deemed-consent provisions under

the then section 9A of the Buildings Ordinance was suspended until further notice. Later on in 1979, the Mid-Levels Moratorium was implemented until 1982.

The formulation of geotechnical engineering standards has then greatly improved slope safety enabling more sustainable developments on hillsides. A third statutory actor the Registered Geotechnical Engineer (RGE) was then introduced into the building control mechanism.

苦盡甘來，前人種果後人收。

Free copies of the publication 50 Years Sojourn in Building Surveying 1968 to 2018 – Memoirs of Sr Prof Barnabas H K Chung 穿梭建築測量伍拾載（一九六八年至二零一八年）— 鍾鴻鈞教授測量師回憶錄 donated by the author are still available. Those interested may obtain their copies directly at the HKIS Office.

HKIS SOCIAL EVENT -

(Organised by the HKIS Members' Welfare Committee)

FOOD & WINE PAIRING DINNER

The HKIS Members' Welfare Committee is organising another social event for all HKIS members. The wine dinner welcomes members from all divisions to enjoy Chinese cuisine paired with 4 types of wine, Noah Resling, Noah Pettie Sirah, J.Hill Cabernet-Shiraz, J.Hill Red Rev.

Date: 30 August 2022 (Tuesday)

Time: 7- 9pm

Venue: 梅花邨小館 (460 Castle Peak Road, Cheung Sha Wan)

Capacity: 56

Fee: HK\$290 per head (original price: HK\$580)

Code: HKIS/S/202204

Remarks: This event is not eligible for CPD hours. This event is open to members only, on a first-come-first-serve basis.

Application: Please visit the HKIS Website - CPD for online application. For enquiries, please contact Ms Kitty Lai at 2526 3679 or kitty lai@hkis.org.hk



Sr Stanley WL Chow
FHKIS, QSD

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Discussion of the Payment Valuation of Preliminaries

Introduction

According to Sub-Clause 32.1(1) of the SFBC 2005-2006 (Certificates and Payments: Interim Certificates and Interim Valuations), the architect shall issue an interim certificate at the end of each period of interim certificates stated in the Appendix 1 commencing not later than 42 days after the commencement date.

Hence, after the commencement date, the consultant QS should follow up on the preparatory works for the first interim payment (IP No 1) with the contractor regarding the weight percentage and proportion of preliminary items.

There will always be disputes between consultant QSs and contractors over the weight percentage and proportion of each preliminary item. This article discusses the possible ways to mitigate disputes over the payment valuation of preliminaries.

Which Preparatory Works before the First Interim Payment Should the Consultant QS Discuss with the Contractor?

1. Discuss the format of the payment application and reach an agreement on how to facilitate the valuation.
2. Agree on the dates for the submission of payment applications.
3. Check if the contractor has submitted the insurance and bond in accordance with the contract.
4. Agree on the proportions for the "initial," "time-related," "work-related," and "removal" weight percentage during preliminaries with the contractor.²

Why? Why must we agree on the proportion of the preliminaries with the contractor after the contract is awarded instead of before?

Categories of Preliminaries

Referring to the *Hong Kong Standard Method of Measurement of Building Works* (HKSM4), 4th Edition (Revised 2018),

which incorporates Corrigenda 1, there are 40 preliminaries proposed.

- a) Preliminary particulars such as sites and inspections
- b) Conditions of contract such as forms of contract and sub-contract
- c) General matters such as safety supervision plans and precautions, insurance, temporary roads, rubbish removal, etc.

Consultant QSs usually rely on specific project characteristics to pre-set a proportion of the preliminary items with contractors for future payments after a contract is awarded. But why can't this be done during the tendering period?

Actually, during the preparation of the tender documents, QSs prepare lists of preliminary items for pricing. Why don't they set the standard weight percentage during the tendering stage? If they could pre-set the weight percentage of each preliminary item, it would be fair that the tenderers consider doing the same for their pricing strategies. This could reduce the time and avoid further conflict when the first payment to the contractor occurs.

Could we standardise a proportion of the preliminaries and put it into our tender documents for pricing?

Valuation Practice and Principles

Usually, there are four proportions of preliminary items: "initial," "time-related," "work-related," and "removal". Some items may have only the initial cost such as insurance,³ but others could be covered by time-related, etc. One can refer to a specific project characteristic to pre-set the weight percentage and incorporate it into a tender document. Tenderers should be aware of the proportion set that is already used for future payments so that they can include it in their strategies. Table 1 is a demonstration of the weight percentages of some preliminary items for discussion.

Scenario Discussion

Table 1: Weight Percentages and Proportions of Preliminary Items

1 Period of Interim Certificates (if not stated, the default is one calendar month).
2 Source: HKIS, Valuation for Interim Payment Certificates, Practice Notes for QS.

3 Practices vary in respect of interim payments for insurance and bond in connection with the works. It is advisable to clarify in the preamble to the preliminaries bill if payment for insurance and bond shall be made in proportion to the value of the work done or if the entire value of the item shall be paid once the insurance and bond are in place (source: HKIS, Valuation for Interim Payment Certificates, Practice Notes for QS).

Preliminary Items	Initial Cost Weight (%)	Time-related Weight (%)	Work-related Weight (%)	Removal Cost Weight (%)
Insurance against injury to persons and property	100%	--	--	--
Foreman/ Contractor's management	--	50%	50%	--
Tests and Drawings	--	--	100%	--
Security	--	100%	--	--
Vehicles	30%	70%	--	--
Mockup	--	--	90%	10%
Lighting and Power	30%	30%	30%	10%

For the valuation of work-related payments in the scenario, the percentages of the work-related items would be computed using the following formula:

$$\frac{\text{Accumulative value of work done}}{\text{Total value of Contract Works – (Preliminaries, Prime Cost Sums, Profit & Attendance⁴, and Prov Sums)}} \times 100\%$$

For the valuation of time-related payments, the percentages for time-related items would be computed using the following formula:

1. Contract Period (days)
2. Date of Commencement
3. Date of Valuation
4. Contract Period Elapsed (the days between the Date of Commencement and Date of Valuation)

Percentages for time-related Items:

$$\frac{\text{Contract Period Elapsed (days)}}{\text{Contract Period (days)}} \times 100\%$$

An argument would arise from the following statement:

If there are signs that the contract may be prolonged, suitable reductions should be made to the valuation of the running costs to relate payments on account more accurately to the whole.⁵

Does this statement mean that if a contract may be prolonged (regardless if the delay was caused by the employer or contractor), the denominator (contract period days) in the above formula should be extended?

One knows that the preliminary cost was priced during the tendering stage based on the information provided by the employer, such as the contract period. Therefore, the cost answered the question, "How much is the preliminary cost of completing the whole works?" At that moment, tenderers cannot foresee if the works would be delayed.

If the works are delayed, then the original preliminary cost would obviously not be covered. As with "vehicles" in Table 1, if the cost of this item is \$600,000 based on the original contract period of 12 months, then its initial costs would be \$180,000 (30 percent) and \$420,000 (70 percent) or \$35,000/month. If work is delayed for three months, the additional \$105,000 (whether the responsibility of the employer or contractor) would be expensive.

However, by adjusting the denominator (contract period) from 12 months to 15 months, the initial cost falls to \$28,000/month. However, the contractor may not be able to sustain payments for this item for the extra months. Second, since such time-related cost had been paid previously, future payments for this item might be negative or frozen for a period. That would be unfair for the contractor.

Preliminary cost was priced during the tendering stage by the ascertained contract period. Tenderers could not foresee that any delay could happen.

In this instance, the responsibility for an additional three months should be clarified. If the contractor caused the delay, then it should bear the preliminary costs. However, if the employer caused the delay, the extension of time, direct loss, and/or expense measures may be followed up.

Certainly from the employer's point of view, adjusting the denominator could slow down the work-related cost and secure the employer's interest. However, from the contractor's point of view, before the clarification of the responsibility for a delay results in an extension of the contract period, withholding payment for the contractor may not be a fair arrangement.

Conclusion

There are always different views on the weight percentage and calculation method of the preliminary items after a contract is awarded. Why can't the rules for the valuation of preliminaries in a tender document for pricing be listed? For example, a consultant QS can set up a standard for the proportion and weight percentage of each tendered preliminary item, while an adjustment rule can be set for time-related items if any delay occurs during the tendering process. This suggestion could reduce the chance of conflict between the consultant QS and contractor during the post-contract stage.

⁴ the insurance and bond are in place (source: HKIS, Valuation for Interim Payment Certificates, Practice Notes for QS). Profit & attendance for prime cost sums do not count as work-related.

⁵ Source: HKIS, Valuation for Interim Payment Certificates, Practice Notes for QS.

Reported by Sr Gigi Mok
YSG CPD Convener

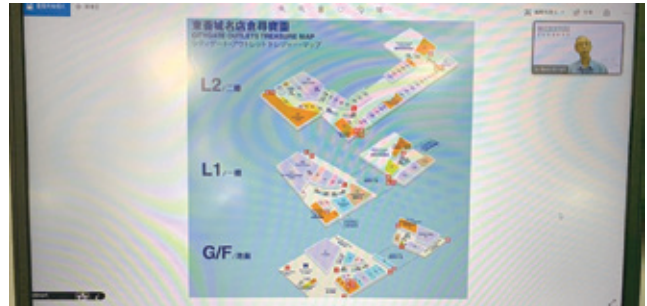
Short Courses (3) & (4): Experience-Sharing on the Application of Building (Planning) Regulations, 4 & 11 June 2022



Souvenir Presentation to Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department



Terry delivered three half-day seminars and shared his knowledge of the Building (Planning) Regulations, as well as his interpretations of some critical terms such as semi-detached, detached, etc. He also explained Sections 19-23 regarding a site's development potential.








During the fourth lesson, Terry mainly discussed the application of the Building (Planning) Regulations to new developments. One example he cited was Citygate Outlets in Lantau.








Citygate's shopping arcade was constructed off the North Lantau Expressway and this, along with the nearby Tung Chung MTR station, made this part of Lantau viable enough to open Novotel Citygate Hotel.



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 2 JUL - 26 SEP 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
2 Jul 2022	2022020	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
5 Jul 2022	20220110	QSD PQSL Contract Administration Series 2022 (3) – Walking Through Selected Clauses of Standard Form of Building Contracts 	T T Cheung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
6 Jul 2022	2022040	Playground Design with Case Studies	Judie Au, Vicky Luk	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
8 Jul 2022	2022082C	BSD PQSL Series 2022 - Sustainable Building Maintenance for Public Housing	Danny Cheng	BSD	-	✓	1.5	HK\$150 - members
9 Jul 2022	2022107	Disaster Management Series (3) The Concept of Rivers in the City: Site visit to Jordan Valley on revitalisation work 河畔城市概念 - 參觀佐敦谷明渠活化工程 	Ronald W C Siu	PDD	1.5	✓	1.5	HK\$120 - probationers and student members, HK\$150 - full members and associate members.
9 Jul 2022	2022021	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
14 Jul 2022	2022080	How Innovative Glazing helps achieve Carbon Neutrality	Keith Tsang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
14 Jul 2022	2022110	Disaster Management Series (4) – Smart Drainage - Flood Control and Resilience 	Selina W M Fong	PDD	1.5	✓	1.5	Free of charge
15 Jul 2022	2022093	Innovative Decarbonisation Technology to Improve Energy Saving in Buildings	Benny Lo, Kenny Chan	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 Jul 2022	2022090	ISO 41001 Facilities Management – From Strategic Policy to Support Core Business of Clients	Aldous Au	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Jul 2022	2022106	中國綠色建築評價標準和建築評價標準在香港的實踐案例分享 (FULL)	張智棟	HKS	1.5	To be determined by respective Division		Free of charge
19 Jul 2022	2022074	The Use of Artificial Intelligence (AI) and Drone for Building Inspection	Harris Sun	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
20 Jul 2022	2022112	Managing myself, my family and my job amid waves of COVID 	William W H Chui	QSD	1.5	✓	1.5	Free of charge - QSD members
21 Jul 2022	2022094	Integrated 3D Mapping: From Planetary Surfaces to Metropolitan Areas	Bo Wu	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
22 Jul 2022	2022083	How Hong Kong become a Smart City by using Geographic Spatial Data in our city and building development?	Kenneth Tang	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
22 Jul 2022	2022011P	QSD PQSL Procurement Series 2022 (4) – Good Practices in Tender Procedures 	T T Cheung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
23 Jul 2022	2022082D	BSD PQSL Series 2022 - APC Workshop on New Development Control	Ben W H Chong, Carmen Lai	BSD	-	✓	3.0	HK\$200 - BSD Probationers only

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
26 Jul 2022	2022098	A practical new journey of MultiTrade integrated Mechanical, Electrical, and Plumbing (MIMEP) and Digital Twins 	Garrick Sze, Lewis Lam, Calvin Kam, Dickson Mak	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
28 Jul 2022	2022095	Late completion prevented by early repossession or termination? The dilemma of liquidated damages	Damon So, Janice Cheng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
29 Jul 2022	2022099	Control of Fire and Smoke in Curtain Wall Systems 	Dominic Yu	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members
30 Jul 2022	2022082E	BSD PQSL Series 2022 - APC Workshop on Building Conservation and A&A Works	Kenny Tse, Henry Chau	BSD	-	✓	3.0	HK\$200 - BSD Probationers only
30 Jul 2022	2022108	Visit to Advanced Manufacturing Centre " 先進製造業中心 " 	Carrie Chan, Walter Lee	BSD	2.5	✓	2.5	HK\$180 - members
3 Aug 2022	2022104	A refresher on subcontracting in light of Security of Payment in HK 	Bernard Ang, Isabelle Chan, Hinson Cheung	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
5 Aug 2022	2022085	How can you get BIM qualifications?	Sunny Choi	QSD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
6 Aug 2022	2022082F	BSD PQSL Series 2022 - APC Workshop on Pre-contract Document and Procedures	Andrew Lam, Gary Chan	BSD	-	✓	3.0	HK\$200 - BSD Probationers only
9 Aug 2022	2022111	Green Building Design and Materials towards Carbon Neutrality 	Tony Ip	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 Aug 2022	2022082G	BSD PQSL Series 2022 - Design and Planning Considerations on Building Services installations in A&A Works	Anderson Lam	BSD	-	✓	1.5	HK\$150 - members
12 Aug 2022	2022011Q	QSD PQSL Contractor Tender & Cost Control Series 2022 (1) – How to Price Preliminaries in a Tender Document? 	Hazel Luk	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
13 Aug 2022	2022067	Innovative Projects in Macau & Hong Kong	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
23 Aug 2022	2022031	Control of Existing Buildings and Appeal Mechanism against the Building Authority's Orders	Anderson C B Chan	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
24 Aug 2022	2022011R	QSD PQSL Contract Administration Series 2022 (4) – What you need to know in Prolongation and Acceleration Cost Claim 	Eric Y C Ting	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
27 Aug 2022	2022022	Visit to The Pokfulam Farm "薄農林牧場" (Reschedule from 19 February 2022)	Steven C K Chui, Nigel W H Ko	BSD	3.5	✓	3.5	HK\$300 - HKIS members
29 Aug 2022	2022102	What is ESG & How to achieve carbon neutrality in buildings 	Andrew Lau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
1 Sep 2022	2022082H	BSD PQSL Series 2022 - Building Diagnosis	Ken Ma	BSD	-	✓	1.5	HK\$150 - members
2 Sep 2022	2022086	How to Select a Professional Green Wall System	Alvin Ma	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
6 Sep 2022	2022082I	BSD PQSL Series 2022 - Leakage Inspections – Hidden Agenda	David Chan	BSD	-	✓	1.5	HK\$150 - members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
8 Sep 2022	2022082J	BSD PQSL Series 2022 - The role of Buildings Department in Licensing Control for Food Business	Prince Wong	BSD	-	✓	1.5	HK\$150 - members
17 Sep 2022	2022091	HKIS Annual Conference 2022 	Please refer to website	HKIS	6.0	✓	6.0	Please refer to website
26 Sep 2022	2022105	How will the Hong Kong housing market prospects change in the next 5 years? 	Martin Wong	PDD	1.5	✓	1.5	HK\$150 - probationer and student member; HK\$180 - full-member and associate member; HK\$200 - 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



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

GASOLINE

PETROCHINA CARD

From 1 January 2022, HKIS members can enjoy the private car discounts of **HK\$4.30 per litre for gasoline** and **HK\$9.20 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit www.cheerwayco.com/pro.

ESSO FLEET CARD

From 1 February 2022, HKIS members can enjoy the privileged private car discounts of **HK\$4.20 per litre for petrol** and **HK\$8.80 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

SHELL CARD

From 1 September 2021, the discount is **HK\$3 per litre for gasoline** for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

CALTEX STARCARD

From 11 April 2022, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$4.6 per litre for gasoline** and **HK\$9.3 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 9279 5187**.

AFFINITY CARD

HKIS American Express® Credit Cards

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

Shanghai Commercial Bank HKIS Credit Cards

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

OTHERS

Special Monthly Offer Wine Shopping

HKIS members can enjoy special monthly offer from Waston's Wine (Private Clients), to place your order, please contact: YIN TSUI (manyin.tsui@aswaton.com) or 3543-0391. Please refer to the HKIS website for details.

40% OFF 38% OFF HEALTH CHECK PLAN

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

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

Free subscription Magazine

Building Journal, published monthly since 1973, is offering a **12-month FREE e-version subscription** through its online portal, www.building.hk, 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 15% OFF DRY CLEAN & LAUNDRY

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

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

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

50% OFF HEALTH CHECK PLAN

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

10% OFF BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** are available on selected plans. For purchase and details, please visit health.esdlife.com/hkis. Privilege lasts until 31 December 2022.

15% OFF PROFESSIONAL COURSE

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

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

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

10% OFF 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 URBOTIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

10% OFF DINING

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

Up To 10% OFF DINING

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

Up To 25% OFF INSURANCE

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

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

15% OFF WEIGHT REDUCTION PLAN

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

An advance booking is required. For more information, please call **2526 0888** or visit www.mslhk.com.

22% OFF 5G HEARING AID

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

For enquiry or appointment, please call **3905 0388** or visit www.sounddelight.net.

Up To 25% OFF 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.

Special Offer INSURANCE

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

Free subscription Magazine

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

10% OFF FOOTBALL SHIRT

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

15% OFF WINE SHOPPING

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

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

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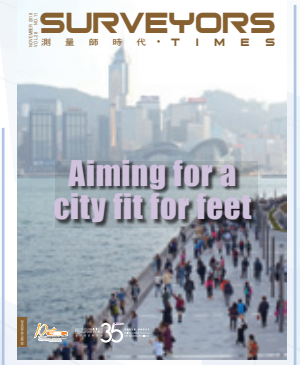
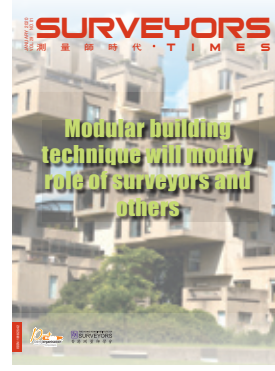
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