SURVEY SURVEY



Pandemic crisis calls for forward-thinking policies





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## PRESIDENT'S MESSAGE 會長的話



Sr Edwin TANG

s the year 2020 comes to an end, it is my great pleasure to assume the role of the Institute's new President to serve fellow surveyors and the profession. Being a veteran of HKIS since the early 1990s, I have been among General Council members for two decades now, further to serving as Building Surveying Division's Council Member and Chairman during early years. As a long-serving civil servant and the chairman of the Surveyors Registration Board, I aspire to climb new heights with surveying professionals.

It is both a blessing and a challenge to be the President following the presidency of Sr Winnie Shiu who has set a high standard even during trying times. With Covid-19 being the main global concern since the beginning of the year 2020, the Institute has nevertheless continued to deliver and achieve. In the coming year, we will again meet the needs of the society, the profession and our members, as we always do.

#### Serving needs of society

With societal needs in mind, we have quickly responded to the challenge posed by the pandemic by advising the government and educating the public regarding maintenance of domestic drainage system in relation to epidemic prevention. Whereas our building surveyors have given recommendations on lavatory ventilation and drainage design, our

property and facility management as well as planning and development divisions can provide feedback on areas ranging from visitor control to district-based greening and ventilation to contain spread of infectious diseases. Guidelines can be prepared for the profession to fight against the virus with our surveying expertise. All in all, our various divisions can collaborate to help serve the society in times of crises such as this current one.

## Liaising with HKSAR government and the Mainland

Never do we cease to work with the HKSAR government as a trusted advisory body especially on issues related to land supply, housing and building polices. Further to our positive feedback on the Chief Executive's Policy Address last month, we will continue to share professional insights on initiatives such as the Land Sharing Pilot Scheme and development of brownfield sites to unleash potential of existing sites. Having submitted proposals to the government on streamlining development control and standard-rate land premium for revitalisation of industrial buildings, we also look forward to heightened contribution to Hong Kong's smart city blueprint, electronic submission hub and other meaningful projects.

With the Mainland as our hinterland, the Institute will maintain our regional and international presence. We welcome upcoming measures of the Department of Housing and Urban-Rural Development of the Guangdong Province, via liaison with the Hong Kong's Development Bureau, to set up a simple registration system for our building surveyors, quantity surveyors and general practice surveyors registered in the Surveyors Registration Board. These surveyors will then be able to register and practise not only in Qianhai but also in other parts of the Greater Bay Area. These measures, namely the "Interim

### PRESIDENT'S MESSAGE 會長的話

Guidelines for the Management of Hong Kong Engineering Construction Consultant Enterprises and Professionals Starting Business and Practising in the Guangdong-Hong Kong-Macao Greater Bay Area Cities", will become effective on 1 January 2021 for a period of 3 years.

#### Fighting for members' rights

Enhancing the status and well-being of local surveyors is always our top priority. Despite the pandemic, the Institute has ensured ongoing professional development of our younger generation by securing training subsidies for employers and thus places for our graduates and assistant professionals. With the second round now open for application, we had encouraged members in eligible companies to participate in online briefings hosted by the Development Bureau in mid-December to benefit from the government's Anti-epidemic Fund.

The profession's future will be shaped by our young surveyors. I cannot stress enough the importance of social events and professional exchange especially those among our seasoned members and our younger generation. Whereas experienced members can pass on professional knowledge and traditions, younger members enliven the profession with energy, creativity and novel ideas.

To this end, our office is a necessary hub and a strategic base for members to seek services and professional training, as well as interact and mingle. As our tenancy at Wing On Centre expires soon, our task force on office accommodation will explore the options with reference to members' feedback in a survey completed in September 2020, though the response rate is only about 7%. The survey results will be announced in due course.

#### Riding on information superhighway

Our latest technologies have been proved to be crucial during partial lockdown. Thanks to our IT committee, the Institute will continue to optimise office administration, facilitate online events and enhance e-payment platforms with robust IT systems.

Our new Office Bearers will also turn to the internet for a 'virtual retreat' in the beginning of the year 2021. There will be brainstorming sessions to generate new initiatives and to materialise our visions and missions.

Last but not least, I look forward to working with the incoming General Council, our committees, divisions, policy panels and task forces. As we turn over a new leaf, let us come together for a stronger HKIS and a better Hong Kong.

Sr Edwin Tang
President

2020年踏入尾聲之際,我很高興能夠成為學會的新任會長,服務測量同業,為我們的專業作出貢獻。自從上世紀90年代加入香港測量師學會以來,我擔任理事會成員已經超過20年,早年則歷任建築測量組理事與主席。作為服務香港多年的公務員、以及測量師註冊管理局的主席,我期望與專業測量師一同再闖高峰。

上屆會長蕭慧儀測量師即使在艱難的時期,仍然 以最高標準完成任務;能夠從她手上接棒,既是 祝福,亦充滿挑戰。2020年才剛開始,新冠肺炎 便引起全球關注;雖然如此,學會仍然提供服務 及保持亮麗成績。來年,我們將一如既往,滿足 社會、專業與會員的需要。

## PRESIDENT'S MESSAGE 會長的話

#### 服務社會

我們一直以服務社會為己任,迅速回應疫症帶來的挑戰,不但向政府提供意見,更擔起教育公眾的重任,令大眾加深了解家居排水系統與防疫的關係。我們的建築測量師已就浴室廁所通風與排水設計給予專業意見;與此同時,我們的物業設施管理測量師、規劃及發展測量師亦可從大廈訪客管理、小區綠化、保持樓宇間通風等角度探討如何減低傳染病擴散的風險。我們可運用測量專業知識,為同業預備抗疫指引。各個組別更須加強合作,一同服務社會;在這場疫症以及其他危機之中,團結一致更形重要。

#### 與特區政府和內地合作

我們向來是備受特區政府信任的諮詢機構,於土地供應、房屋與建築方面的角色尤為重要。上月,我們對特首施政報告作出正面回應。未來,我們將繼續就土地共享先導計劃及棕地發展等項目分享專業意見,務求進一步釋放現有用地的潛力。我們早前已向政府提交計劃書,涵蓋精簡發展管制、以「標準金額」徵收補地價從而加快舊工廈活化等建議,並期望更積極為本港的智慧城市藍圖、電子資料呈交及處理系統以及其他重要計劃作出貢獻。

學會立足香港,以內地為腹地,同時建立我們在區域與國際間的地位。我們歡迎廣東省住房和城鄉建設廳透過香港發展局引進簡單便利的備案方式,對應內地相應的執業資格,為我們在測量師註冊管理局註冊的註冊專業建築測量師、註冊專業工料測量師和註冊專業產業測量師帶來喜訊。這些測量師不但可於廣東前海認證及執業,更可在大灣區其他地方直接提供服務。有關的《香港工程建設諮詢企業和專業人士在粤港澳大灣區內地城市開業執業試點管理暫行辦法》於2021年1月1日生效,為期三年。

#### 為會員謀求福祉

提高本地測量師的地位、為同業謀求福祉,向來 是我們的首要任務。經過學會努力爭取,為測量 畢業生與助理專業人士提供在職培訓的僱主終獲 得薪金補助,學會從而確保年輕一代於疫情下仍 可繼續發展專業。第二輪薪金補助現已接受申請, 我們鼓勵合資格公司參加發展局 12 月中舉辦的網 上簡介會,以期在政府的防疫抗疫基金中受惠。

由於年輕測量師代表測量專業的未來,我們十分 重視以促進資深與年輕測量師互動分享的社交場 合與專業交流。經驗豐富的會員可傳授專業知識 與傳統,年輕會員則以無盡精力、創意與嶄新意 念為我們增添生氣。

由此,學會的辦公室是會員獲得服務與專業培訓的基地,亦是互動交流不可或缺的場地。永安中心的租約即將屆滿,我們的會址專責小組將參考會員於2020年9月遞交的問卷探討各種可能性。問卷的回應率僅為百分之七,結果將盡快公佈。

#### 利用資訊超級公路

香港採取限聚措施的日子,先進科技大派用場。 全賴學會資訊科技委員會引進強化的系統,我們 得以繼續優化辦公室行政工作、舉辦網上活動、 以及強化電子繳費平台。

同時,新一屆的執行理事將透過互聯網在 2021 年年初舉行的「虛擬退修會」,在腦震盪環節中 探索新方向,實踐願景與宗旨。

最後,我熱切期待與新任理事會、委員會、組別、 政策小組與專責小組共事。讓我們揭開新的一頁, 共同為學會、以及更美好的香港而努力。

> 會長 鄧海坤測量師



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## Pandemic crisis calls for forward-thinking policies

By Jimmy Chow



Chairman of the HKIS Land Policy Panel



**Sr Francis Lam** 



Chairman of the HKIS Housing Policy Panel



Chairman of the HKIS Building Policy Panel



Ensuring stable land and housing supply has always been one of the top priorities of the Government. The 2020 Policy Address, announced in November 2020, set in motion a number of new policies on land planning and housing development. The Hong Kong Institute of Surveyors (HKIS) is pleased to see that the Government has adopted the opinions of various professional bodies, including those of the HKIS, which have been reflected in a series of new measures and policies to be implemented. It is hoped that the Government will continue to move forward with community stakeholders to drive the city's future growth.

With regard to land policy, the HKIS welcomes the Government's adoption of its long-standing recommendations seeking to speed up the land development process by establishing a Steering Group on Streamlining Development Control, so that the Planning Department, Lands Department and Buildings Department share a unified standard for approving private development projects. The HKIS further suggests that the Government can incorporate further opinions from across the industry and society into the steering group, so that relevant policies can be effectively implemented.

The Policy Address also proposed a pilot scheme to be implemented in early 2021 for charging land premium according to "standard rates" in respect of lease modification applications to expedite redevelopment of industrial buildings. In fact, the Government already announced a raft of measures to speed up the revitalisation of industrial buildings two years ago, most of which have been welcomed by the industry. So far, about 50 planning applications for redevelopment have been received and more than 30 of them have been approved.

**Sr CK Lau, Chairman of the Land Policy Panel of the HKIS**, says he is glad to see that the Government accepts the HKIS' proposal on the implementation of "standard rates" for land premium purpose. The Government will use the Industrial Revitalisation Policy as the testing ground for "standard rates". He says the Land Premium Assessment Mechanism Review Working Group of the HKIS met with officials from the Planning and Lands Branch of the Development Bureau as well as the Lands Department recently to put forward the expectations about the effectiveness of the pilot scheme.

"In the past, a negotiation over how much the land premium a developer should pay for a project could take a year to several years. Therefore, generally speaking, developers are less keen to pursue projects that require land premium negotiations. However, this time around the Government's response is positive. The inclusion of 'standard rates' as a land premium assessment mechanism gives developers and property owners one more choice. It will likely attract some of them to make good use of the mechanism to redevelop old industrial buildings," says Sr Lau. "It's understood that the 30 or so planning approvals for the redevelopment of existing old industrial buildings could yield around 600,000 square metres of gross floor area (GFA) for office and industrial uses. Such amount of potential supply of floor area is equivalent to the supply of Grade A office space within a three years period."

He hopes that the "standard rates" pilot scheme will be launched in the first quarter to provide developers, property owners and the industry with a more transparent, stable land premium assessment mechanism, in which the land premium will be assessed with reference to market transaction prices. Together with the traditional land premium assessment mechanism, the dual-track approach can speed up the development pipeline. If proven effective, the "standard rates" method may also be extended to the assessment of land premium in relation to agricultural land conversion projects in the future.

It is also understood that the Government is inclined to use the "standard rates" method on a district-by-district basis initially. Sr Lau estimates that different factors, such as use in the land grant, size of site area, number of streets that the site abuts would need to be considered for the projects under application.

However, he says that the Lands Department's own land premium assessment mechanism still has room for improvement. The current practice is that the Lands Department evaluates the land value based on the existing land lease and the revised land lease and then calculates the difference between the two. The result is the amount of land premium required for the lease modification. This assessment is carried out by the valuation staff within the Lands Department. There are circumstances whereby input would be required from professionals of other disciplines for the valuation exercise. Inadequate expertise in such different disciplines within the Lands Department often causes the land premium assessment process to delay for months, or even causes the deal to fall through.

"In view of this, the Government need to deploy other professionals like architects, engineers and quantity surveyors within the Lands Department to assist land premium assessment and to provide professional advice. If the Government cannot allocate the resources at the moment, it can also consider appointing professionals on consultancy

#### COVER STORY

basis or even adopting professional reports submitted by private developers. These reports, which may include technical analysis and cost estimate, could be prepared by independent third-party professionals with accountability to the government to ensure objectivity and independence. Just like what our former chief executive Mr Tung Chee Hwa has recently said, there are always more solution than problems."

While the 2020 Policy Address did not specifically respond to all the recommendations made by the HKIS, it is understood that the Government is facing unprecedented challenges and pressures amid the Covid-19 pandemic, says **Sr Vincent Ho, Chairman of the Building Policy Panel of the HKIS**. Since the onset of the local outbreak, he has visited several housing estates where cluster infections occurred. It is found that the pipes of old residential buildings were either damaged or improperly modified, posing a higher risk of virus transmission.

"Many of these observations are technical. Their root cause is the ageing of buildings. We understand that the Policy Address puts forward policy directions rather than specific technical guidelines, but the pandemic has exposed health and hygiene risks arising from the aging of buildings, including drainage, ventilation and 'dark toilet' (windowless toilet). The aging of buildings also creates other risks, such as fire safety and structural safety. On the other hand, underground car-parking facilities in many residential and commercial developments also cause ventilation, fume exhaust and energy consumption problems."

Therefore, the HKIS recommends that the Government continue to optimise the relevant schemes, such as the "Operation Building Bright 2.0", "Smart Tender" building rehabilitation facilitation services scheme, Common Area Repair Works subsidy scheme, etc, while continuing to provide funding support for general repair and drainage improvement. A comprehensive review of all eligible old buildings in Hong Kong should be conducted so that timely maintenance and repairs of buildings can be carried out to ensure the safety and hygiene of the built environment.

Another issue worthy of attention is sub-divided housing. Sr Ho says the government's study on the feasibility of imposing rental controls of sub-divided flats will be completed in the first quarter of 2021. "Not only must we learn from this pandemic, we must also be forward-looking in policy reviews. Buildings designed and constructed in the distant past cannot cope with man-made and natural disasters today. In the face of new challenges, we must review the solutions needed to

ensure building safety in a more proactive, forward-looking way," he says.

In addition to studying the feasibility of sub-divided housing rental control, the HKIS also recommends that the Government strengthen the policing of illegal sub-divided flats and implement policies to improve the living environment of sub-divided housing, such as dealing with excessive hidden safety and health hazards, and address the problems of building management and disrepair. The HKIS therefore suggests that the Government bring together multiple bureaus and departments and set up an interdepartmental technical taskforce to deal with these problems concerning sub-divided flats.

"A few years ago, the Transport and Housing Bureau commenced a programme to identify and convert vacant residential units into liveable sub-divided flats and rent them out to people on the waiting list for public housing at cost with the help of non-governmental organisations (NGOs), charitable funds and old building owners. The goal set at that time was to provide about 500 transitional housing units for people on the public housing waiting list. It was successfully done by the Hong Kong Council of Social Service (HKCSS) in conjunction with volunteers from some professional institutes including the HKIS. Thereafter, Transport and Housing Bureau carried forward to fund the development of 13,200 MiC transitional housing in collaboration with developers and NGOs." says **Sr Francis Lam, Chairman of the Housing Policy Panel of the HKIS**.

"We highly appreciate the intention of the plan in providing more transitional homes to those in need. But the NGOs involved, normally staffed by social workers, may not have sufficient knowledge of building and construction. They would inevitably encounter technical difficulties when it comes to identifying suitable units for conversion and refurbishment. That's why our members have been volunteering their expertise to assist HKCSS and other NGOs with conversion works."

According to the 2020 Long Term Housing Strategy report, about 330 hectares of land for the construction of 316,000 public housing units have been identified so far, which can meet the demand for about 301,000 public housing units in the next ten years (from 2021/22 to 2030/31). The HKIS welcomes this commitment and hopes that relevant policies will be formulated soon, says Sr Lam. "We will continue to provide opinions on future policy consultations and hope to engage with the Government constantly about issues concerning the industry."

## 疫情危機過後 長遠應制訂前瞻性政策

為香港持續提供穩定的土地和房屋供應,向來是政府施政的重中之重。於去年11月發表的《2020施政報告》提及多項土地規劃及房屋發展的新政策,香港測量師學會樂見政府採納了不同專業團體包括學會的意見,公布落實一系列新措施和政策,期望政府繼續與社會各界同步前行,推動香港的未來發展。

就土地政策而言,學會歡迎政府採納學會長久以來的建議,加快土地發展程序成立「精簡發展管制督導小組」,使規劃署、地政總署和屋宇署審批私人發展項目有統一標準。學會建議政府可將業界及社會的進一步意見納入督導小組考慮,以便相關政策能有效執行。

為加快活化工廈進程,施政報告提到將推出「標準金額」徵收補價的先導計劃,計劃於今年年初推出。政府在兩年前施政報告公布多項活化工廈措施,計劃受到業界歡迎,至今已收到約50宗申請,並已批出逾30項重建項目申請。

學會土地政策小組主席劉振江測量師樂見政府接納學會就「標準金額」提出的建議,推行標準金額徵收補地價先導計劃。政府將以活化工廈計劃作為先導計劃試點。他透露,學會檢討補地價評估機制工作小組曾跟發展局規劃及地政科和地政總署官員開會,反映對先導計劃成效的期望並提出相關意見。

「以往涉及補地價的項目磋商需時,動輒以年計, 所以普遍發展商遇到需要補地價的項目時便興趣 大減。但今次政府的回應是積極的,新增『標準金額』作為補地價機制,令發展商和業主多一個選擇,有機會吸引他們善用機制重建舊工廈。據了解,已獲批約30宗舊工廈重建申請,有望釋出約60萬平方米的樓面面積,包括寫字樓及工業用途,相當於三年內甲級寫字樓供應量。」

他冀望「標準金額」先導計劃能於第一季推出, 為發展商、業主和業界提供一個更具透明度和穩 定性的補地價制度,參考市場成交價格來衡量補 地價,與傳統補地價方式雙軌並行,令需補地價 的用地能夠加快推出市場,日後亦有機會擴展到 農地改劃項目實施。

據了解,政府初步傾向以區域制定每區的標準地價。劉振江測量師估計標準地價將考慮申請項目的不同因素,例如批地用途、地盤面積、臨街數目等。

不過,他認為地政總署本身的補地價評估機制仍 有改善空間。現行的做法是地政總署根據現有的 地契和經修訂的地契評估地價,計算兩者差價, 得出的便是修訂地契所需的補地價金額,這項評 估由地政總署內的估值人員負責。估值程序在某 些情況下需要其他領域的專業人士參與。地政總 署內部這些專業人士的人手不足便經常拖慢了整 個補地價進度,可能一拖便好幾個月,甚或拖垮 整個補地價申請。

「有見及此,政府有需要在地政總署內調配其他 專業人員,例如建築師、工程師和工料測量師,

#### COVER STORY

以協助評估地價並提供專業建議。如果政府在資源上未能配合,也可以考慮可以聘請有關專業人士作顧問,甚至可以採納私人開發商提交的專業報告,報告內容或許包括技術分析和成本估算,並由獨立的第三方專業人士負責,向政府負責,以確保客觀性和獨立性。誠如前特首董建華先生近日所說,我們相信辦法總比困難多。」

學會建築政策小組主席何鉅業測量師認為,雖然《2020施政報告》沒有具體回應學會所有建議,但理解政府在疫情下要面對巨大的挑戰和壓力。自疫情初爆發至今,何鉅業測量師走訪了多個爆發群組感染的屋苑,發現舊屋苑喉管破損,更有不少曾被錯誤改裝,增加播毒危機。

「當然,這些觀察所得都是一些技術性細節,我 們理解施政報提出的是政策方針。話雖如此,今 次疫情暴露出樓宇老化所衍生的健康和衛生風 險,包括渠管、通風和黑廁問題,樓宇老化本身 亦產生其他風險,例如消防及結構安全等。而目 前很多住宅和商業項目的地下車庫,也衍生通風、 排放廢氣及耗能問題。」

故此,學會建議政府持續優化有關計劃,例如「樓宇更新大行動 2.0」、「招標妥」樓宇復修促進服務計劃及「公用地方維修資助」等計劃,成立資助基金支援業主進行一般維修和排水系統改善工程,就全港合資格的舊樓作全面性檢討,支持舊樓維修保養,保障樓宇環境的安全和衛生。

另一項值得繼續關注的便是分間樓宇單位(劏房)問題,何鉅業測量師透露,政府的分間樓宇單位(劏房)租務管制研究,將於今年第一季完成。「我們不但要從這次疫情吸取教訓,在政策檢討方面也要有前瞻性。昔日設計及興建的樓宇,並不能應對現今的人為和天然災害。在新挑戰、新環境下,我們檢討樓宇設計安全時,要比從前進取。」他說。

除研究劏房租務管制的可行性,學會亦建議 政府就劏房的管制力度上加以審視,並就改 善劏房環境推行政策,如處理安全與衛生的 隱患,改善普遍存在失修與欠缺管理的問題, 建議政府推動多個政策局以及跨局的技術部門一同處理普遍劏房問題。

學會房屋政策小組主席林家輝測量師補充,幾年前 運輸及房屋局與社福機構、慈善基金及舊樓業主等 展開合作,將一些空置單位改為環境合適居住的分 間單位,以成本價出租予輪候公屋的人士,當時的 目標是提供約500個平價分間單位予輪候公屋人士 作過渡性房屋。計劃在香港社會服務聯會及包括香 港測量師學會在內的專業團體的合作下得以成功。 其後,運輸及房屋局續資助發展商和社福機構興建 13,200個組裝合成過渡性房屋單位。

「我們十分贊同該計劃的初衷,盡力為有需要人士 提供過渡性居所。但由社福機構去執行,由於社福 機構人員多為社工出身,對樓宇建築等專業範疇未 必有充份認識,在尋找合適的單位並進行改裝時難 免遇到技術困難。正因為此,學會會員向來有向香 港社會服務聯會及其他社福機構提供志願性質的專 業顧問服務,協助它們進行相關工程。」

根據 2020 年《長遠房屋策略》報告,目前已全數覓得興建 31.6 萬個公營房屋單位的 330 公頃土地,可以滿足未來十年(即 2021/22 至 2030/31年)約 30.1 萬個公營房屋單位的需求。他表示學會對此非常歡迎,期望政策早日出台。「我們將會繼續就政府各項政策諮詢工作提供意見,也冀望與政府保持溝通,就業界關心議題不時提交意見,供其參考。」





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### 国内新闻分享

#### 精算珠峰 "新身高"

摘《中国自然资源报》 2020.12.09 作者:王少勇

12月8日,中国和尼泊尔共同宣布珠穆朗玛峰新高程,举世瞩目。 8848.86米,这一世界之巅的新高度将写入未来的教科书。

5 月底,2020 珠峰高程测量完成了外业测量任务,转入数据处理阶段。珠峰的"新身高"是怎样算出来的?背后有怎样的故事?本报记者为你揭秘。

#### 方法严谨确保成果可靠

2020 珠峰高程数据处理任务由自然资源部大地测量数据处理中心(简称数据中心)承担。数据中心主任郭春喜说:"数据处理是珠峰高程测量不可或缺的关键环节,需要综合运用全球导航卫星系统(GNSS)测量、水准测量、三角测量、雪深雷达测量、重力测量、似大地水准面精化等多种传统和现代测绘技术,通过对外业采集与收集的各类数据进行科学严谨的解算,才能得出精准数据。"

在前期对已有数据资料收集处理的基础上,今年6月, 珠峰峰顶及珠峰地区数据传送至数据中心,他们又著 重处理了包括343个GNSS点数据、约780多公里的 一二三等水准网数据、约210个不同等级重力点数据、 6个峰顶交会点数据以及重力似大地水准面确定、峰顶 冰雪探测雷达测量数据等。

"整个珠峰高程测量数据处理工作,在数据整理分析、数据解算和融合处理、数据质量控制、多期数据结果比对分析、技术文档编写等方面,都有相当大的工作量。"郭春喜说。

珠峰高程是怎么一步步确定的呢?郭春喜介绍说,通过对 GNSS 测量、三角测量、三角高程测量数据的计算,可获得珠峰地区基准网、区域框架网、局部控制网及峰顶联测网的平面位置与大地高。大地高是垂直于参考椭球面的高度,不是我们所说的海拔高度。

然后,利用精密水准测量与测距高程导线获取上述各级 GNSS 控制网点正常高。利用珠峰地区高分辨率的数字高程模型数据、历年来加密重力测量数据、本次新测的航空重力数据、国内外超高阶重力场模型数据,构建珠峰地区高精度重力似大地水准面。再通过 GNSS 水准融合,获得峰顶高程异常。峰顶大地高减去高程异常就是峰顶正常高。

郭春喜说:"珠峰地区地形复杂,现有基础资料相对较少。这次航空重力测量和地面加密重力测量,采集到丰富、现势性更好的重力数据,对我们似大地水准面精化起到了重要作用。"

"最后我们通过推算峰顶到峰底的平均重力与平均正常重力,经过严密的正常高与正高转换,就得出了峰顶的雪面正高,也就是我们说的海拔高。这时再减去雪深雷达测出的峰顶雪深数值,就能得到岩石面高程。"郭春喜说,2020 珠峰高程测量首次在峰顶获取了重力值,显著提升了这一环节的精度和可靠性。

中国和尼泊尔都有自己国家法定的高程基准,中国是以 黄海平均海水面作为高程基准,而尼泊尔以印度洋平均 海水面作为高程基准。为实现中国和尼泊尔两国共同宣 布珠峰高程,最大难题是珠峰高程基准的选取和建立。

中尼联合技术委员会经过多轮技术会谈,共同谘询多位 国际知名大地测量学家,最终商定:基于全球高程基准 (IHRS)的定义和参数,联合地面重力、航空重力及 其他数据建立珠峰高程起算面。

"中尼联合技术委员会专门成立了高程基准工作组。双方技术专家提出了新的理论和方法,实现了两国多种类型观测数据的最优融合。"中国测绘科学研究院大地测量与地球动力学研究所所长党亚民说。

#### 科技创新提升数据精度

"和 15 年前相比,2020 珠峰高程测量有不少创新点。我国的北斗卫星导航系统在测量中起到了很大作用。从GNSS 接收器获取的数据来看,珠峰峰顶的天空上,北斗卫星占了绝大多数,比 GPS 要多得多。2005 年,我们获取的只是单一的 GPS 数据。"郭春喜主持了 2005 年珠峰高程数据处理。谈到我国测绘科技的发展,他颇有感慨:"此外,高精度、高可靠性国产仪器的使用,提升了峰顶三角高程网成果与 GNSS 成果的一致性。"

#### BEIJING OFFICE NEWS

#### 北京办事处简讯

"在似大地水准面精化方面,无论是基础资料的丰富程度还是分辨率、精度,都有很大提高。"郭春喜说,在这次数据处理过程中,基础资料比以往用得更多,现势性更好。除了这次新测的重力测量数据,数据中心还从中国地质调查局等单位搜集了近几十年在珠峰周边地区开展的重力测量资料。更丰富的重力资料加更高分辨率的地形资料,大幅度提高了重力似大地水准面精度。

"这次数据计算所用的软件系统也是以我国自主研发的软件为主体。"郭春喜说,比如 GNSS 测量数据处理就使用了多种软件,以国内软件为主,有时会使用国外软件配合检验计算结果。

数据中心的项目人员还专门针对这次珠峰高程数据处理需要,开发了许多实用的软件,提高了数据处理效率。比如多源 GNSS 定位融合软件,具有数据质量诊断与异常误差剔除的功能,确保融合结果的可靠性。边角网间接平差软件可以对交会测量获得的水平角和距离进行边角网间接平差,获得珠峰的平面位置。

除了珠峰的"新身高",2020 珠峰高程测量获得了大量数据成果,主要包括 GNSS 基准站、地壳运动监测网、珠峰局部 GNSS 控制网、高程控制网成果、重力测量、似大地水准面模型等成果。

"这些数据成果,将为珠峰地区的生态环境保护、地质调查、地壳运动监测、地形测绘、基础建设等方面提供重要数据和技术支撑。还将为做好全国现代测绘基准体系维护与更新奠定坚实的基础,为服务自然资源管理提供基础测绘保障。此外,使用我国自主研发的北斗等国产化仪器装备,是对我国测绘科技水平的检验,彰显了我国综合实力与测绘技术的进步,对于我国测绘技术的积累和发展具有重要意义。"郭春喜说。

#### 众志成城打造精品项目

如果你在珠峰高程数据处理期间来到数据中心,会看到每个办公室门口都挂著倒计时的牌子,技术人员争分夺秒地工作。将2020珠峰高程数据处理打造成精品项目,是他们每个人共同的目标。

珠峰高程数据处理工序多且复杂、工作量大、技术难点 多,为确保项目顺利实施,数据处理中心成立了珠峰测量专项任务实施领导小组,郭春喜担任组长。 郭春喜有似大地水准面精化的"独门绝技",他曾建立 厘米级似大地水准面精化技术体系与软件系统,推进我 国大地水准面精化在精度及分辨率上实现跨越。

数据处理中心抽调了 46 名技术骨干,分别组成高程控制网计算组、多源 GNSS 融合计算组、峰顶交会测量计算组、珠峰局部重力场和似大地水准面精化组、珠峰高程综合确定组、项目协调组、后勤保障与宣传组等7个专项任务实施小组,明确进度安排,全力推进项目实施。

"珠峰高程数据处理期间,我们组织召开项目周例会、技术协调会 50 多次,各任务实施小组的组长以及主要成员参加。大家交流最新进展,互相启发,共同解决难题。中心党委以及 4 个在职党支部组织开展项目相关党日活动 9 次,进一步激发大家的工作热情。"数据处理中心党委书记魏亮亮说。

数据中心还开展了"2020 珠峰高程数据处理百日大会战"劳动竞赛,鼓励技术人员多出创新性成果;编辑了6期图文并茂、彩色印刷的《2020 珠峰高程测量简报》内部交流,里面有最新动态、项目进展,还有项目参加人员的风采展示和寄语等。

数据中心的办公室,几乎每晚都灯火通明到深夜。各小组人员还主动放弃节假日休息时间,周六正常上班,加班加点推进数据处理工作。为了数据更加精确,每一个小组都采取对算的方式,即不同人用不同软件分别计算,再比对结果。数据中心还将质检工作关口前移,做完一批,检查一批,及时提交陕西测绘地理信息局质检站检验。

多源 GNSS 融合计算组的技术人员,从去年开始就进行相关技术研究和攻关,相继完成了相关数据处理方案编写、数据模型建立、软件编程测试、数据比对分析及验证等工作。为了方案更科学、结果更精确,大家在数不清的夜晚,反复讨论技术环节,经过大量的实验、演算、分析,最终形成了 GNSS 数据处理方案。

水准数据处理工作主要技术负责人王建文,带领小组 采取三人独立对算方法,经核对,三套计算结果甚至 各项改正数等过程数值都分毫不差,确保了数据结果 的质量。

#### BEIJING OFFICE NEWS

#### 北京办事处简讯

刚刚参加工作才一年的小伙子王盼龙,加班加点编写程序,实现数据质量和数据解算结果的批量可视化,不但减少了人为检查存在的误差,更大大提高了分析工作的效率。

参加过 2005 年珠峰高程数据处理的马新莹这样写道: 2005 年夏夜的星空似乎还历历在目,当年作为年轻技术人员,在日日夜夜的加班加点中,第一次感到从事测绘工作的光荣和使命。 2020 年的珠峰测量数据处理仍然有新的技术需要学习,不忘初心,牢记使命,永远在路上……

#### 珠峰高程数据处理流程

- 1. 利用现代 GNSS 测量、传统三角高程测量数据处理获得珠峰地区基准网、区域框架网、局部控制网及峰顶联测网的平面位置,确定珠峰峰顶雪面大地高。然后,利用精密水准测量与测距高程导线获取各级 GNSS 控制网点正常高。
- 2. 基于高分辨率数字高程模型数据、历年来加密重力测量数据、新测的航空重力数据、国内外超高阶重力场模型数据,利用现代似大地水准面确定理论与移去-恢复技术,获得高精度重力似大地水准面。通过 GNSS 水准融合,获得珠峰地区高精度似大地水准面成果及峰顶高程异常。峰顶大地高减去峰顶高程异常获得峰顶雪面正常高。
- 3. 通过推算得到峰顶到峰底的平均重力与平均正常重力,再经过严密正常高与正高转换,获得珠峰顶的雪面正高,即珠峰峰顶雪面海拔高。利用冰雪厚度雷达测量获取峰顶的雪面厚度,把峰顶雪面海拔高转换为峰顶岩石面海拔高。

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



### 北京代表处资讯

## 香港测量师学会北京议会会员年度聚餐(2020年12月16日)

今年是北京议会成立 7 周年,为感谢会员一直以来的支持,北京议会于 2020 年 12 月 16 日假南池子的四合院内举行年度聚餐。

在今年新冠病毒的阴霾下,一切以往看似简单的都变得不容易,大家相聚的机会都减少了,但亦因此也特别珍惜每次机会。当天晚上、一众北京会员于典雅、清幽的中国传统建筑四合院内,一边分享美酒佳肴,一边互相问候近况,分享这特别的一年。

议会主席胡煜琳测量师及副主席罗绮华测量师在聚餐开始前都分享了这年来的经历及感受。今年虽然因为疫情打乱了很多计划和部署,例如一些面对面的讲座、考察以及学会会长及各专业组别代表来访的年度北京访问团都因此而取消,但得到资讯科技的协助,令议会在疫情严峻的时期也可以以线上讲座的形式,向于北京以及分布在各地的会员分享知识及经验;而随著国内疫情对中在各地的会员分享知识及经验;而随著国内疫情对中华年渐趋稳定,议会亦已恢复部份聚会及面对面活动对考察活动。各会员在这段艰难的时间中都一直相伴在旁,支持议会工作,积极参加活动,议会非常感谢会员们支持。在未来一年,北京议会定必继续努力,继续为会员服务。



议会主席胡煜琳测量师(前排右六)及副主席罗绮华测量师 (前排右五)与各会员于四合院门前合照

## BEIJING OFFICE NEWS 北京办事处简讯









会员都于聚会中分享近况





各会员于餐前合照

#### 2021年1月份活动预告

上海议会将于2021年1月16日举办「前滩太古里」参观 考察活动,有兴趣参加的会员请到本会网站了解参加详情。

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

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

#### 关注香港测量师学会

#### 香港测量师学会微信公众号:

微信号: HKIS-Official 微信名: 香港测量师学会



群号: 113919687 群聊名称:香港测量师学会



名称: 香港测量师学会











#### **Entry Scholarship**

#### **Online Application**

#### **Continuing Education Fund**

#### Live Info Seminars / **Enquiries**

#### **CRE**

#### **CLDR**

#### **PM**

#### **DIREC**



### **Taught Postgraduate Programmes in Construction and Real Estate Sector**

Applications are now invited for admission during the 2021/2022 academic year for both the full-time and part-time taught postgraduate programmes for relevant professionals working in the construction and real estate sector.

#### MSc / PqD in Construction and Real Estate (CRE)

建築及房地產學 理學碩士學位/深造文憑 (Programme Code 04001)

#### MSc / PgD in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位/深造文憑 (Programme Code 04001)

#### MSc / PgD in Project Management (PM)

項目管理 理學碩士學位/深造文憑 (Programme Code 04001)

#### **Doctor of International Real Estate and Construction (DIREC)**

國際房地產及建築博士

(Programme Code 32109)

(part-time programme: normally 3 years; no full-time mode)

#### Inspirational World Rankings

(QS Top 50 Under 50 Rankings 2021)

25th (QS Asia University Rankings 2020)

75th (QS World University Rankings 2021)

19th (QS World University Rankings by Subject 2020 -Engineering - Civil & Structural)

22nd (QS World University Rankings by Subject 2020 -Architecture / Built Environment)



Info Seminars











## HKIS Annual General Meeting 2020

#### **Inauguration of the New General Council**

The Annual General Meeting (AGM) of The Hong Kong Institute of Surveyors (HKIS) was held on 11 December 2020. Sr Edwin TANG was elected as the President of HKIS for 2020-2021. Outgoing President Sr Winnie SHIU will assume her title as Immediate Past President to continue serving the Institute.

At the AGM, Sr CHIU Kam-kuen was elected as Senior Vice-President, Sr Paul WONG and Sr Dr Lesly LAM were both elected as Vice-President, whilst Sr Robin LEUNG and Sr Alexander LAM were elected as Honorary Secretary and Honorary Treasurer respectively.

The incoming President, Sr Edwin TANG, is a Fellow Member of the HKIS. He is the former Chief Officer (Licensing Authority) of the Home Affairs Department and has dedicated many years to serving the surveying industry. Since 1992, he has held various positions at the HKIS, and has made tireless efforts to enhance the professionalism of the surveying industry and to promote building safety and sustainable built environment. Apart from his service to the HKIS, Sr TANG also engages in volunteer works in other related organisations, such as convenor of The Hong Kong Council of Social Service Working Group on Flat Design and Renovation and helps to nurture junior members of the profession by providing mentoring to younger leaders in the industry.

President Sr Edwin Tang said: "The epidemic has affected all sectors of society including the surveying industry. The Institute will continue to monitor the industry's situation and make recommendations to the Government to assist and support the surveying industry. In the coming year, the Institute will strengthen its links and communications with members and facilitate cooperation and exchanges among the members. Furthermore, it will continue to build on its past by maintaining a robust

culture of continuous development in different directions. We will maintain our international and regional presence, while further extending our connections with the Mainland counterparts and upholding our professional standards to maintain and strengthen the status of surveyors in Hong Kong. At the same time, the HKIS will make use of its professional knowledge to offer recommendations for the sustainable development of Hong Kong. It will navigate through the epidemic together and join forces as a surveying sector to build a magnificent future."

The following are the members of the General Council 2020-2021:

#### **Office Bearers**

Sr TANG Hoi Kwan, Edwin	President
Sr CHIU Kam Kuen	Senior Vice-President
Sr WONG Kwok Leung, Paul	Vice-President
Sr Dr LAM Lik Shan, Lesly	Vice-President
Sr LEUNG Chi Tim, Robin	Honorary Secretary
Sr LAM Tsan Wing, Alexander	Honorary Treasurer

#### **Members**

Sr WONG Kin Yee, Billy	Chairman, Building Surveying Division
Sr CHEUNG Man To, Arthur	Vice Chairman, Building Surveying Division
Sr TANG Chi Wang	Vice Chairman, Building Surveying Division
Sr CHAN Chi Hing, Alnwick	Chairman, General Practice Division
Sr LAM Miu Sheung, Kelly	Vice Chairman, General Practice Division
Sr WAN Wai Ming, Tony	Council Member, General Practice Division
Sr KOO Tak Ming	Chairman, Land Surveying Division
Sr CHAN Yue Chun	Vice Chairman, Land Surveying Division
Sr TSUI Hoi Yuen, Paul	Vice Chairman, Land Surveying Division
Sr LAM Ka Fai, Francis	Chairman, Planning and Development Division
Sr WONG Kwai Sang, Kays	Chairman, Property and Facility Management Division

### HKIS NEWS 學會簡訊

Sr HUNG Chuen Ka, Charles	Vice Chairman, Property and Facility Management Division
Sr Dr CHAN Kwok Hung, Kenny	Vice Chairman, Property and Facility Management Division
Sr FOK Ching Yin, Amelia	Chairperson, Quantity Surveying Division
Sr CHOI Shing Lam, Sunny	Vice Chairman, Quantity Surveying Division
Sr WONG Chi Kin, Jesse	Vice Chairman, Quantity Surveying Division
Sr NG Ka Yi, Kitty	Chairperson, Young Surveyors Group
Sr WONG Kin Yeung, Sunny	Vice Chairman, Young Surveyors Group

#### **Ex-Officio Members**

Sr SHIU Wai Yee, Winnie	Immediate Past President
(to be elected)	Chairman of the Board of Education
(to be elected)	Chairman of the Board of Membership
(to be elected)	Chairman of the Board of Professional Development







- 1 Incoming President Sr Edwin TANG (on the right) and Immediate Past President Sr Winnie SHIU
- 2 Incoming President Sr Edwin TANG
- 3 General Council 2020-2021 of the HKIS

## Ratification of Guidance Notes on Standards

A resolution for the ratification of the HKIS Valuation Standards 2020 was put to the vote of Corporate Members present in person or by proxy and voting at the HKIS Annual General Meeting on 11 December 2020. The results of the voting were as follows:-

	Number of votes (%)			Total
Resolution	For	Against	Abstain	number of votes*
That the HKIS Valuation Standards 2020 be ratified in accordance with Bye-Law 6.1	199 (91.3%)	18 (8.3%)	1 (0.4%)	218

<sup>\*</sup> Including 175 by proxy and 43 voting in person

As more than 50% of the votes were cast in favour of the resolution, the resolution was duly passed.

For full details of the resolution, please visit the HKIS website at www.hkis.org.hk

#### ANNOUNCEMENT

#### **HKIS VALUATION STANDARDS 2020**

The General Practice Division (GPD) Council initiated a review of the HKIS Valuation Standards. following the latest publication of the International Valuation Standards which became effective on 31 January 2020.

The HKIS Valuation Standards 2020 (the "Standards") was ratified by resolution at the Annual General Meeting held on 11 December 2020 and shall come into effect on 31 December 2020 pursuant to Part A paragraph 5.1 of the Standards. The previous edition – HKIS Valuation Standards 2017 – shall cease to apply at the same

The Standards is mandatory in nature to HKIS members and shall be applied to valuation reports prepared in respect of all properties to be included in any document or to be used for any other purposes stated in the Standards.

Key updates of the 2020 edition are listed in the 'Acknowledgements' section of the Standards, which is now accessible from the HKIS website: https://www.hkis.org.hk/ufiles/hkis\_vs2020v2.pdf

Printed copies of the Standards are now available for HK\$800 from the HKIS Secretariat, Room 1205,12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. Payment can be made by cash or cheque payable to "Surveyors Services Limited".

## Council Members Reaching Out

1 December	Belt and Road Global Forum Annual Roundtable 2020 Organised by the Hong Kong Trade Development Council	Sr Winnie Shiu
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#### ANNOUNCEMENT

#### **DTZ Postgraduate Scholarship 2021 Entry**

The DTZ Postgraduate Scholarship has been set up to encourage and sponsor talented qualified surveyors of the HKIS to pursue further studies overseas, and upon completion of studies to pursue his/ her career in Hong Kong and contribute to the Hong Kong surveying profession. Over the past years, the Scholarships had been granted to Sr Winnie Yu, Sr Candy Cheung, Sr Walter Cheung, Sr Crystal Chau of the General Practice Division and Sr Pesire Lau and Sr Noa Chan of the Quantity Surveying Division.

Corporate members of HKIS are now invited to apply for the 2021 scholarship.

**Deadline for application is 30 January** 2021. For enquiry, please contact Ms Judy Shiu at 2526 3679.

1 December	香港工程建設專業機構及 人士前海執業備案辦法 簡介會	Sr Winnie Shiu
4 December	Focus Group Meeting on Codes of Conduct and Best Practice Guides Organised by the Property Management Services Authority	Sr Kays Wong Sr Amy Tang
23 December	Budget Consultation Organised by Financial Services and the Treasury Bureau	Sr Edwin Tang
29 December	香港工程建設諮詢企業 和專業人士在粤港澳大 灣區內地城市開業執業 新措施新聞發佈會	Sr Edwin Tang Sr Dr Stephen Lai

#### HKIS NEWS 學會簡訊

### HKIS BIM Conference

Following in the footsteps of successful HKIS BIM Conferences in recent years, the BIM Conference 2020 successfully concluded on 11 December at HKIS Headquarters. It was held online and attracted over 250 local and overseas participants. With the theme, Digital Innovations for Surveyors – BIM and Beyond, the conference invited speakers who shared their insights into the new trends of applying technology to cope with new work environments during and after the COVID-19 pandemic.

The event began with an opening speech by HKIS President (2019-20) Sr Winnie SHIU. Six speakers representing the Government, academia, and industry gave talks. Mr Robert CHENG, Chief Building Surveyor, Buildings Department, HKSAR Government, presented his topic, "Promoting Electronic Submissions under the Buildings Ordinance". Mr CHANG Kwok Fai, Assistant Director/Survey and Mapping, Lands Department, HKSAR Government, discussed "The Establishment of a Territory-wide BIM Data Repository". Mr Elvis LI, CEO, isBIM Limited, explored "Digital Transformation - A New Opportunity for Surveyors".

A couple of speakers joined from overseas. Mr Min S SHIH, Managing Director, Ad Astra Analytica SDN, BHD, compared cost management vs integrated BIM (iBIM), while Prof Roger FLANAGAN, Professor of Construction Management, School of Construction Management and Engineering, University of Reading, presented the topic, "The Power of Now - Get Comfortable with Feeling Uncomfortable in a Fast Changing World," before BIM Committee Chairman Sr YY Yip made the closing remarks.



Opening Speech by President (2019-20) Sr Winnie SHIU



Mr Robert CHENG, Chief Building Surveyor, Buildings Department, HKSAR Government



Mr CHANG Kwok Fai, Assistant Director/Survey and Mapping, Lands Department, HKSAR Government



Mr Min S. SHIH, Managing Director, Ad Astra Analytica SDN. BHD.



Mr Elvis LI, CEO, isBIM Limited



Prof Roger FLANAGAN, Professor of Construction Management, School of Construction Management and Engineering, University of Reading, UK



Sr Y Y YIP, Chairman, HKIS BIM Committee 2020

Building Surveying Division
Sr Billy Wong BSD Council Chairman

### **BSD** Annual General Meeting

The BSD AGM was successfully held on 3 December at the Surveyors Learning Centre. During this event, the new council for 2020-2021 was elected. It is my great honour to be elected chairman. The BSD team shall work together to serve the industry and community.



Chairman	WONG Kin Yee, Billy
Vice Chairmen	CHEUNG Man To, Arthur TANG Chi Wang
Honorary Secretaries	DY Wai Fung, Peter CHAN Ka Man, Margaret
Honorary Treasurer	LI Wing Shan, Joanmi
Immediate Past Chairman (Ex-officio)	TSE Chi Kin, Kenny
	CHAN Cheong, Gary
	KWOK Pak Wai, Jeffrey
	CHAN Chi Wah, Mark
	LAI Carmen
	CHAN Mei Kuen, Idi
	LAM Wai Keung, Andrew
Council	CHAN Tak Ming, Terence
Members	LAW Fuk Chuen, Ivan
	CHAU Bing Che, Henry
	LI Chung Ho, Jerry
	CHEUK Cheung Kei, Cheuky
	LO Ching Yee, Camille
	CHEUNG Yan Kwai, Eddy
	TEE Lee Wai, Hazel
	WANG Man Wah, Conny
YSG	MOK Wan Chi, Gigi
Representatives	KO Tak Yan, Wilson



### Press Conference on the Covid-19 Incidents at Richland Gardens & Tung Tau Estate

To address the Covid-19 outbreak at Richland Gardens, for which over 1,000 residents had to undergo compulsory testing after potential drainage flaws were identified there, the BSD held a press conference on 15 December at the SLC.

The press conference included the following informative contents:

- Basic technical knowledge of drainage systems
- 2. Potential risk of improper installations and maintenance of drainage works helping to spread disease
- 3. Case studies of the incidents at Richland Gardens and Tung Tau Estate
- 4. Recommendations including short to long term strategies
- 5. Q&A with the media





新聞稿 即時發佈 2020年12月15日

#### 香港測量師學會對不妥善渠管改裝 / 維修隱藏病毒散播風險及 就麗晶花園、東頭邨事件的意見

香港測量師學會(下稱「學會」)於今日 2020年 12月 15日舉行記者會,就對不妥善 憑管改裝/維修職就病毒數據風險及就麗島花園、東頭邨事件發表意見。

本港第四波疫情蔓延,早前麗晶花園出現多宗同座向單位確診病例,懷疑病毒傳播與排 水系統的設計及改動有關,再次引起市民對家居排水系統衛生和病毒傳播的關注

#### 學會對事件非常關注,並認為普遍渠管有五大播畫隱患:

- 一 沒有定期倒水到隔氣裝置,保持水封功能
- 二 企缸改裝:不當配件充當隔氣裝置,沒有安裝隔氣
- 三 厨房地台去水及洗衣機去水:新型單位設於廚櫃隱蔽位置不妥善封堵
- 四 不妥善的渠管改裝工程(包括氣喉及排水管等)
- 五 渠管渗漏,欠缺维终保管

學會現提出四大建議,盼政府可正視渠管問題,並採納意見,改善現有法例及政策,為 市民構建安全及健康的社區。

	建議	目的	建議時間表
1.	鐵底改善方塞 促請政府馬上成立跨部門專家 小組(包括醫療、建築及科技等 專才),重新檢視相關法例,就 公共衛生、樓字晚本新政策、相關 法例及相引。	因應環境轉變,香港樓 字特色(多層及空間擠 迫)及氣候,從新設計 針對衛生及防疫的排水 系統,長建提高公共衛 生水平。	盡快成立跨部門專 賣小組·並馬上進行 技術性研究(6-9 個 月)。
2.	短期方案 盡快提供 W 型隔氣水封裝置設 計及安裝指引,鼓勵藥界採用, 政府應考應盡快推行維修喚管 實助計劃,鼓勵業主進行相關全 面性維修。	鼓勵及支援樂主進行適 時妥善維修。	3 個月。

3.		提升 <b>蓄樓</b> 排水系統衛生 水平。	6-9 個月。
	實行二手樓買賣前必須完成單位全面樓字檢查(包括噪管)。	保障 <b>購買二手物業的市</b> 民,讀難風險。	促請政府重新考慮。

此外,早前香港測量節學會建築測量組推出《家居排水系統保養全攻略》小冊子,深入 講解家居排水系統原理及保養事宜,冀助市民大眾和業主立案法團長效抗疫,時刻保持 排水系統衛生。《家居排水系統保養全攻略》已上載於香港測量師學會網頁,供業界及

附件一:《家居排水系統保養全攻略》下載連結:



https://bit.lv/2HZ2US2

附件二:香港測量師學會建築測量組 家居排水抗疫錦囊



https://bit.ly/3oUugDO

附件三: 瀑務系統運作短片



https://bit.ly/3qRJ0xw

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Press Conference on the Covid-19 Incidents at Richland Gardens & Tung Tau Estate

### BS Conference 2020

The pandemic has affected everyone and altered people's habits. Maintaining good health is not limited to one's body, but extends to buildings as well. The Organising Committee decided during the meeting to set this theme to strive for a healthy built environment.

If it were not for the pandemic, the BSD would probably not have considered adopting such a "new-normal" approach to conduct its Annual Conference in the form of a webinar. Although it offered only one morning session instead of a one-day event, it still managed to deliver a rewarding programme by inviting guest speakers of different backgrounds to share with members their unique experiences and views.

The BSD was privileged to have invited Mrs Sylvia LAM, JP, Director of the Architectural Services Department, as its Guest of Honour

for this year's Conference. Lam shared with members some of her unique and valuable experiences, which members had never encountered, for coping with the pandemic.

The BSD also invited two experienced professionals – Ms Connie YEUNG, Deputy Director of Housing, and Sr Eddie CHAN, head of the real estate division of a local banking corporation – to discuss with members the considerations behind planning and design and the maintenance and management of built assets during a pandemic, respectively.

Another invited speaker, Mr Eddy TANG, was an industrialist who shared with members his very valuable and challenging experiences of setting up a mask production workshop by converting an existing industrial building for the purpose. A famous historian from the Chinese University of Hong Kong, Prof HO Pui Yin, also came to share with members the development of Hong Kong from a historical perspective, with special focus placed on the aftermath of the 1894 bubonic plague, which gave rise to modern public health and urban planning in the city.

Members may view the snapshots to recall some highlights of the Conference.

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General Practice Division

Sr Alnwick Chan GPD Council Chairman

Happy New Year! I wish all fellow members a healthy and prosperous 2021.

I am also pleased to report that Sr KK Chiu and Sr Alexander Lam have been elected Senior Vice President and Honorary Treasurer, respectively, of the HKIS General Council effective from December 2020 for terms of 12 months each. Other new faces are Sr Candy Ho and Sr Tracy Wong, who will represent YSG in the GPD Council.



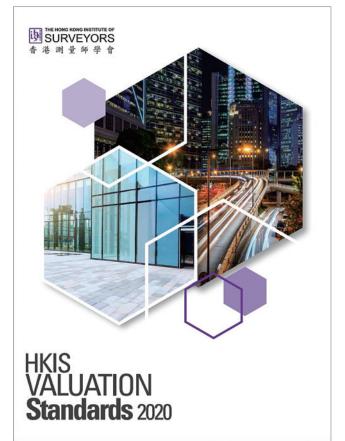
In December, 60 candidates sat for the APC Part II Assessment. I thank all assessors and administrative staff for making this possible in spite of the epidemic.

I congratulate all candidates who passed the APC and look forward to welcoming them to the HKIS.

### **HKIS Valuation** Standards 2020

The HKIS Valuation Standards 2020 (hereafter "the Standards") was ratified by resolution during the AGM on 11 December 2020 and came into effect on 31 December 2020. Please refer to the email notice dated 23 December 2020 for further details.

A soft copy of the Standards can be downloaded from the HKIS website, while printed copies are available for HKD800 from the HKIS Secretariat, Room 1205,12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.





Please note that the Standards are mandatory in nature to all HKIS members and shall be applied to valuation reports prepared in respect of all properties to be included in any document or used for any other purpose stated in the Standards.

### Land Premium Standard Rates

The GPD has always been concerned with the existing land premium assessment mechanism and has repeatedly proposed improvements to it to the Government.

After years of advocacy, the GPD is delighted to hear that by early 2021, the Government will roll out a pilot scheme to charge land premiums according to "standard rates," in respect of lease modification applications to expedite the redevelopment of industrial buildings. Members may refer to Paragraph 112 of the 2020 Policy Address from the Government's website.

The GPD applauds the Government on this initiative, as it is part and parcel of the request it conveyed to the Development Bureau back in March.

The Development Bureau invited the GPD to attend a meeting on 30 November concerning the pilot scheme. During the meeting, the following preliminary views on the implementation of the upcoming policy were exchanged:

- The pilot scheme is related to the industrial revitalisation policy and its objective is to encourage industrial redevelopment by offering more certainty on the premium amount.
- Under the scheme, the definition of "industrial building" could be expanded to include godowns, I/Os, and buildings restricted to specific individual uses under their leases (such as leather tanning, garments and textiles, etc.).
- The applicability of the scheme should not be restricted by building age, so as to widen the number of potential redevelopments.
- The existing land premium assessment mechanism shall continue to be in force and applications for the use of the standard rate assessment shall be voluntary.

- An application for the scheme should be simple and the premium amount should be easy to calculate.
- The standard rates should be attractive to expedite redevelopment.
- Departing from the traditional approach, the rates should take into account the market transactions of older factory buildings.
- The standard rates should be reviewed periodically and should differ by district/ geographical region.

#### **CPD Event:**

#### Compulsory Sale Application for Buildings Developed under the Civil Servants' Cooperative Building Society Scheme

On 27 August, the Lands Tribunal (hereafter "LT") handed down a judgement on compulsory sale application Case No LDCS 13000/2019. It was the first Order for Sale granted in respect of the last minority owner's units at Nos 2, 4, 6, and 8 Mount Parker Road, which is a co-op residence.

This landmark case attracted the attention of its stakeholders. Some said it laid a foundation for future compulsory sale applications for flats developed under the Co-operative Societies Ordinance (Cap 33). The outcome was also regarded as a test case, which asks if the alienation restriction, applicable to co-op flats, is a barrier to a compulsory sale.

Mr Alan Yip, Partner at Mayer Brown, and I were members of the applicant's team who helped the Lands Tribunal reach its decision. Special thanks go to Alan for accepting the invitation to deliver this very interesting talk with me on 26 November.

During the event, we outlined the challenges we faced when trying to obtain the Order for Sale, which covered areas such as history, valuation, premium assessment, and legal arguments. The event received a very encouraging response from participants.

Members are invited to refer to the PPT presentation at the following link:

https://bit.ly/3blx811



CPD Event: Compulsory Sale Application for Buildings Developed under the Civil Servants' Cooperative Building Society Scheme

#### **CPD** Event:

#### Kai Tak Sports Park: More than **Just a Sports Park**

On 1 December, I was honoured to host a CPD event at the Kai Tak Sports Park site office.



Many thanks go to the speakers, Mr James Pearce and Ms Livian Har, for delivering a lively presentation on this highly anticipated sports facility.



The Populous-designed sports park will be the most extensive sports infrastructure in Hong Kong. It is located within easy reach of the Greater Bay Area and is designed to bring people together through world-class sporting and entertainment events.

The centrepiece is a 50,000-seat Main Stadium inspired by Hong Kong's reputation as the "Pearl of the Orient". It features a fully retractable roof, flexible pitch system, and South Stand window overlooking Victoria Harbour.

Next to the Main Stadium is the Indoor Sports Centre with a capacity of 10,000. Eighty percent of the main arena's seats are removable to allow for up to 40 badminton courts.

A Public Sports Ground designed for community sports, sports days, training sessions, and domestic competitions will also be offered at Kai Tak Sports Park together with 5,000 spectator seats. It will open to the public for free on nonevent days.

Extensive public open spaces, retail facilities, a health and wellness centre, bowling alley, and harbourfront dining spaces will complement the Sports Park, which is expected to be completed by 2023.

#### **CPD** Event:

## Water Seepage Disputes: How to Prove or Defend against Such Claims?

Dr Roger So, barrister-at-law and chartered engineer, kindly shared with members his experiences in water seepage litigation during a CPD on 8 December.

Dr So explained the liability for water seepage claims, the relief and quantum effect, and various acceptable tests for tracking seepage. He highlighted that resolving claims often involves complicated factual and legal issues, as well as potentially damaging relationships with neighbours. A compensation claim may involve not only repair costs, but also a loss of rent or other damages subject to the mitigation principle.

As a mediator, Dr So also suggested that a dispute can be settled through mediation rather than by a court, as the former offers time and cost advantages.

An extended Q&A session covering numerous practical circumstances ended the event with great success.



#### **CPD** Event:

## How Developers Work to Comply with the Residential Properties (First-hand Sales) Ordinance

To further enhance the transparency and fairness of the sales arrangement and transactions of first-hand residential properties, the Residential Properties (First-hand Sales) Ordinance came into effect on 29 April 2013.

On 14 December, Sr Tony Wan shared his experiences in dealing with these rules, as well as some exciting incidents and cases that occurred soon after the law was enacted.

I express my thanks to Tony for sharing his valuable insights with members.







Land Surveying Division Sr Koo Tak Ming LSD Council Chairman

### 2020-2021 LSD Council Meets on 17 December 2020

The new LSD Council's first meeting occurred on Thursday, 17 December, at 6:30 pm in the HKIS Board Room via Zoom. Five co-opted members were elected to join the Council in the coming year.

Co-opted Council Members

LAM Chi Mei

**LEUNG Jessica** 

TANG Yuet Fong, Mandy

YIP Man Kit

ZHANG Haodong





## Review of the Code of Practice Approved under the Land Survey Ordinance

Under the Land Survey Ordinance Cap 473 (LSO), for the purpose of providing practical instruction or guidance in respect of land boundary surveys and related matters, the Land Survey Authority (LSA), after consulting with the Institute, may approve and issue such codes of practice that, in its opinion, are suitable for that purpose.

The **LSA** may: (a) from time to time revise any code of practice that it prepares in pursuance of the LSO and (b) approve any revision or proposed revision of any part of any code of practice that is, for the time being, approved with the necessary modifications and applicable to the approval of any revision in relation to the approval of a code of practice under the **LSO**.

The last version of the COP was approved in December 2006 and a review of it is currently underway. Sr SO Wing-yeung and Sr TANG Sze-kin were nominated to represent the HKIS on the LBSWG to help with the revisions.

The updated draft is expected to be available for comment in early 2021. The new COP will enhance the quality of land boundary surveys and is the primary purpose of the LSO. It should benefit all parties involved (surveyors, landowners, and clients), so as to enable better land management and administration.

Useful Links: https://www.elegislation.gov.hk/hk/cap473 https://www.landsd.gov.hk/mapping/en/leg/code.htm



## Digital Works Supervision System for Surveyors

The policy and requirements for the adoption of the Digital Works Supervision System (DWSS) in capital works contracts under the Capital Works Programme was implemented in early 2020.

Capital works contracts with pre-tender estimates exceeding \$300 million, including capital subvention contracts under Head 708, shall adopt the DWSS for tenders on or after 1 April 2020 with an aim to enhance the standard and efficiency of works supervision, as well as the quality and safety of the works. Bureaux/Departments are encouraged to adopt the DWSS in their other works contracts, such as maintenance and term contracts, with a view to strengthening works supervision.

Sr Miranda LUI, an internationally educated and highly experienced engineering surveyor and trainer for over 25 years in the Asia-Pacific region, delivered a CPD talk on 4 December to LSD members on the practical application of DWSS in five mandatory modules:

- (i) Request for Inspection/Survey Check (RISC) Form
- (ii) Site Diary/Site Record Book
- (iii) Site Safety Inspection Records
- (iv) Cleaning Inspection Checklists
- (v) Labour Return Record

Miranda also gave her views on the impact of the DWSS on Hong Kong's construction industry.



The DWSS should help transform the old paperbased site supervision system into an efficient digital platform and enhance the standard and efficiency of works supervision.





Planning & Development Division Sr Francis Lam PDD Council Chairman

## Season's Greetings

The PDD wishes all members a Happy New Year and wants them to stay strong and take care of themselves and the people around them during this difficult period.



### PDD Council Meeting

The PDD Council Meeting was held on 10 December. During the meeting, participants agreed to co-opt four Corporate Members to serve on the PDD Council.

PDD Co-opted Members for 2020-2021
Sr Chan Zi Tao, Tyler
Sr Choi Sin Ying, Icy
Sr Lo Ching Yee, Camille
Sr Yuen Hok Lun, Grant



Sr Francis Lam (left) and Sr Junior Ho (right) attend the PDD Council Meeting via Zoom.

### Latest PDD Company List

Companios	E-mail Addresses
Companies	E-mail Addresses
Albert So Surveyors, Ltd (蘇振顯測量行)	mail@assl.com.hk
Brighspect, Ltd (珀圖有限公司)	kclee@brighspect.com
C Arch Design Consultant, Ltd (思建設計顧問有限公司)	annie.chong@carchdesign.com
Goldrich Planners & Surveyors, Ltd (金潤規劃測量師行有限公司)	goldrichplanners@gmail.com
Ho & Partners Arch Engineers & Development Consultants, Ltd (何顯毅建築工程師樓地產發展顧問有限公司)	charleshung@hpahk.com
Lawson David & Sung Surveyors Limited (羅迅測計師行有限公司)	LDSssung@LawsonSuerveyors.com
LCH Planning and Development Consultants Ltd	junior@lchgroup.com
Joseph Ho & Associates, Ltd	jhoassociates@gmail.com
Prudential Surveyors International, Ltd ( 測建行有限公司 )	leocheung@pruden.com.hk
Raymond Chan Surveyors, Ltd (陳旭明測計師行有限公司)	kennytse@rcsl.com.hk

Members who wish to list their surveying companies on the PDD Company List should not hesitate to contact the HKIS Secretariat.

### New PDD Appointments to HKIS Board

The following members were appointed to SRB, BOM, BOE, BOPD and Disciplinary Board as endorsed by the PDD Council on 10 December 2020.

Board of Education	Sr Prof James Pong, Sr Victor Ng
Board of Membership	Sr Francis Lam, Sr Terence Wai
Board of Professional Development	Sr Jasmine Kong, Sr Annie Chong
Surveyors Registration Board	Sr Francis Lam, Sr Edmond Yew, Sr Victor Ng
HKIS Disciplinary Panel	Sr Francis Lam, Sr Edmond Yew, Sr Ben Chong



Students present their projects to their teachers and guests.

On 30 December, Annie and I accepted Sr Prof Bo Sin Tang's invitation to join the presentations of Bachelor of Arts in Urban Studies students at the University of Hong Kong. This event was organised by the HKABAEIMA to showcase the students' ideas on integrating GIS and BIM in urban renewal projects.

Presentations for the Planning and Designing New/ Renewal Projects in Hong Kong by "Future BIMer & GISer" of HKU (DUPAD) on Zoom

### Outreach to Students

On 25 November, Sr Annie Chong accepted Sr Prof Daniel Ho's invitation to observe the presentations of students in the Technological and Higher Education Institute of Hong Kong's Bachelor of Science (Hons) in Surveying programme. Annie gave feedback and shared his experiences with the students.



### Coming PDD CPD Events

The PDD has invited Prof Ling Kar-Kan, SBS, to deliver a seminar on the topic, "Cross-sector Collaboration in Tackling Double Ageing - the Role, Challenges and Opportunities for the Surveying Profession," on 25 January 2021.

Prof Ling will then join a panel discussion with Sr Edmond Yew and Sr Billy Wong to discuss the technical/practical difficulties that urban renewal and building rehabilitation projects face and how surveyors can help tackle the double ageing challenge. Students are encouraged to join this event, but free seats are on a first-come, first-served basis.

On 29 January 2021, Ms Margaret Chan, Chief Town Planner/Technical Services of the Planning Department, will come discuss the topic, "An Overview of Town Planning in Hong Kong". This PDD CPD is free of charge and all members are welcome to join!

### HKIS Annual General Meeting

Francis attended the HKIS Annual General Meeting on 11 December.



Francis receives a certificate from Sr Winnie Shiu.

## TV Interview on Now News "時事全方位"

Francis was invited to the Now News programme, "時事全方位," on 3 December to share on his thoughts on the latest housing policy measures.





Francis shares his views during the TV interview.

## The Anne Marden Playright Academy Opening Ceremony

Francis was invited to attend the Anne Marden Playright Academy Opening Ceremony on 15 December.



組別簡訊



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman



Happy New Year. In retrospect, 2020 was a challenging year for the surveying profession. I hope that members and their families enjoyed a safe holiday season and have managed their assets well.

Whilst members continue to learn how to adopt to the "new normal" in their everyday lives and work environment, the PFMD looks forward to providing them with new activities, information, and professional training to widen their knowledge and perspectives, especially in the use of new technologies and sterilisers to combat the Covid-19 pandemic and artificial intelligence to provide better services to clients, estate owners, and organisations.

Property managers of large housing estates and other developments need to prepare better emergency plans to arrange for their residents to be tested for Covid-19 when cases are confirmed on their premises. The extensive and in-depth cleaning of building areas and proper inspection of the overall cleaning precautions and drainage systems are also areas of concern.

I trust that the PFMD's past CPD events have already provided members with some clues and advice on how to fight the pandemic. Given the recent announcement of several test-proven vaccines that will be available in Hong Kong soon, the pandemic should eventually be controlled.

This year, the PFMD welcomes new representatives, Sr Iris Mak and Sr Thomas Wu of YSG, into its council.

Let us hope for the best in 2021.

### **New PMSA Notice**

Members, please note a message from the Property Management Services Authority (PMSA) regarding the Code of Conduct. The PFMD's **Sr Kays Wong and Sr Amy Tang** represented the HKIS and expressed the division's views on the formulation of the codes and guidelines.

On 30 December, the PMSA announced that pursuant to Section 5(1) of the Property Management Services Ordinance (PMSO), two draft Codes of Conduct entitled, "Complaint Handling Mechanism of Property Management Companies" and "Effective Control over Property Management Businesses by Property Management Companies," were prepared. To encourage property management company (PMC) and property management practitioners (PMP) licencees to follow the guidelines set out in the codes effectively and professionally. the PMSA also prepared relevant Best Practice Guides for licencees to follow. These two Codes of Conduct have been announced and will be effective on 8 January 2021.

## I. Code of Conduct: "Complaint Handling Mechanism of Property Management Companies"

In order to allow holders of PMC and PMP licences to handle property management services (PMS)-related complaints more effectively, this Code of Conduct provides the following guidelines for them. It includes:

- Complaint procedures and systems
- Appointing a person-in-charge to supervise the handling of complaints
- Acknowledging the receipt and recording of complaints
- Handling complaints promptly
- Notifying plaintiffs of the progress and results of their complaints in a timely manner
- Proper record-keeping and providing complaint information

## II. Code of Conduct: "Effective Control over Property Management Businesses by Property Management Companies"

In order to improve PMS quality and optimise the management and operation of PMCs, this Code of Conduct provides guidelines for controlling property management businesses including:

- Establishing a mechanism for effectively controlling a business
- Establishing a management team structure
- Setting work guidelines
- Providing sufficient manpower
- Providing sufficient resources
- Providing appropriate training
- Effective monitoring
- Regular assessments
- Taking appropriate follow-up actions
- Keeping records
- Supervising sub-contractors

PMSA Chairman **Sr Tony TSE** said, "The Codes of Conduct and *Best Practice Guides* provide PMCs and PMPs with practical guidelines for handling complaints and managing company operations. The purpose is to enhance industry performance and encourage it to provide high-quality PMSs to the public. I hereby appeal to the industry to actively support and follow the codes and guidelines and its members to work together to promote the industry's development, so as to enhance quality and professionalism."

The above codes and guidelines were formulated after consultations with the property management industry and owners' organisations, which included an online focus group discussion on 4 December, during which over 20 representatives of 13 industry associations contributed their views. Their feedback has been appropriately reflected in the codes and guidelines. By the time the property management industry licencing regime launched in August 2020, the PMSA had already issued the General Code of Conduct for licencees to follow. It can be downloaded at:

https://www.pmsa.org.hk/en/regulatory/regulating-licensees/#reg-04.

The PMSA will issue other Codes of Conduct and *Best Practice Guides* to cover different property management areas and support the industry including:

- Handling money received for clients
- Obligations after a property management company's contract ends
- The handling instrument for appointing a proxy regarding corporate meetings
- Provision of prescribed information and financial documents to clients
- Anti-corruption
- Handling emergencies
- Personal data protection
- Managing scaffolding works that will be carried out at a property
- Procurement for clients
- Managing the distribution of promotional materials at a property, etc.

Chairperson TSE added: "Since the implementation of the licencing regime in August 2020, as of yesterday (29 December), the PMSA had issued over 1,300 PMP and PMC licences."

## Public and Social Affairs Committee Work (PSAC)

YSG's career talk was held on 23 November at THEi's Chai Wan campus with over 40 surveying students in attendance. **Sr Shelley Chan**, representing the PFMD, shared her career experiences and professional development as a PFM surveyor.

## Research Committee Work (RC)

The assessments of the HKIS Outstanding Final Year Dissertation Awards 2020 and Dissertation/ Thesis Awards for Postgraduate Students 2020 were completed on 30 November. **Sr Louis Lee and Sr Shelley Chan** represented the PFMD as

assessors. Seven dissertations from final year students and nine from postgraduates (five PhD and four MSc) were received.

# Contract Procurement of Leak Investigation Services for Underground Water Mains (18 December 2020)

During a Zoom meeting held between the Water Supplies Department and HKIS, PFMD representative **Sr Tim Law** gave a property manager's perspective of the liability for any leakage test and repair costs that may be incurred. The main concern over such specialised work was that there could be too few contractors on the market.

# CPD on 9 December 2020 Energy Audits and Energy-Saving Practices for Commercial Properties

### (Reported by Sr Dick Li and Sr Danny Leung)

Mr Zacky Wong, Director (Technical Consultancy), and Michael Ip, Consultant, represented WiseTech Consultants Co, Ltd to kindly deliver a talk on energy audits and energysaving practices for commercial properties.

### Part I) Energy Audits and Their Procedures by Michael Ip

The Building Energy Efficiency Ordinance (Cap 610) requires new and existing buildings to undergo major retrofits to comply with the latest energy efficiency standards and requirements, as specified in the Building Energy Code

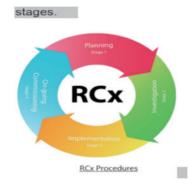
(BEC) regarding four key building services installations: air-conditioning, lighting, electrical, and lift and escalator installations. It also requires prescribed buildings to conduct energy audits in respect of the central building services installations once every ten years in accordance with the Energy Audit Code (EAC).

In the context of the EAC, Michael elaborated on the Energy Utilisation Index, a key parameter for indicating the energy consumption levels and energy use intensities of different operating entities in a building. He also summarised the six steps of energy audits: 1) collection of information, 2) review of energy, 3) identification of energy management opportunities (EMOs), 4) cost benefit analysis of an EMO, 5) recommendations, and 6) compilation of energy audit reports performed by registered energy assessors.

### Part II) Energy-Saving Practices for **Commercial Properties by Zacky Wong**

Zacky highlighted retro-commissioning (RCx) as a key initiative for promoting energy-savings in existing buildings. Potential benefits include energy cost savings with little or no investment, reduced operational and maintenance (O&M) costs, longer equipment life spans, increased building asset value, optimum efficiency in the operation of equipment, and enhanced O&M capabilities among building owners.

Regarding RCx, Zacky summarised its four stages (see figure below) and elaborated on the activities involved at each stage.



During the Q&A session, Michael mentioned the roles of engineers and surveyors during an energy audit to retrieve building information such

as the technical specifications of curtain walls and internal floor areas of an entire building. This facilitates an accurate cost benefit analysis and evaluation of the Energy Utilisation Index.

Michael added that the payback that comes from implementing an EMO can come as soon as two to three years. Thus, commercial property owners should implement it. Finally, he showed the difference between an RCx and energy audit. The former determines whether or not the energy consuming equipment/systems operate properly according to their designs or user requirements.

The PFMD thanks Zacky and Michael for sharing their professional insights with its members.

# Forthcoming CPD

Event Name: How Forensic Accountants Can Help Surveyors in Litigation and Dispute Resolutions

CPD Code: Formal Events

Speaker: Sr Benny KB Kwok, BSc, MBA, MHKIS, Chartered Accountant, Certified Public Accountant (Practising), Certified Fraud Examiner, Chartered Construction Manager, Chartered Surveyor

A forensic accountant, Benny has produced numerous expert reports and given verbal expert evidence at tribunals, arbitrations, disciplinary proceedings, the District Court, and High Court. His professional experience is broadly based in both the private and public sectors, as well as in Hong Kong and the UK. Among his clients are the Big 4 CPA firms, British Government, and Santander Bank.

Benny is the author of *Forensic Accountancy* (1st & 2nd Editions) published by LexisNexis, *Accounting Irregularities in Financial Statements* published by Gower Publishing UK, *Business Terms & Phrases for Surveyors, Engineers & Facilities Managers in Hong Kong* sponsored by the HKIS, and *Financial Analysis in Hong Kong* (1st & 2nd Editions) published by CUHK Press.

Over the past two decades, Benny served on the Solicitors' Disciplinary Tribunal (Legal Practitioners Ordinance), the Obscene Articles Tribunal (Control of Obscene and Indecent Articles Ordinance), the Board of Review (Inland Revenue Ordinance), and eight committees of the Hong Kong Institute of Certified Public Accountants. He is currently a member of the Disciplinary Panel (Professional Accountants Ordinance) and honorary auditor of the HKU Law Alumni Charity, Ltd, and Kowloon Hospital Alumni Society.

Event Date: 3 February 2021 (Wednesday)

Event Time: 7:00-8:30 pm

CPD Hour(s): 1.5

Venue: via Zoom online media

Fee: HK\$150 for members; HK\$210 for non-members

Details: Many aspects of forensic accountancy have evolved since Benny first testified at the High Court as an expert witness 20 years ago. Forensic accountants render litigation support and expert opinions in various contentious cases covering accounting irregularities, commercial crimes, directors' wrongdoings, shareholders' deadlocks, business valuation, construction disputes, land resumptions, personal injuries, matrimonial breakdowns, professional negligence, and the breaching of contracts.

Whether it is a dispute, fraud case, compliance issue, or regulatory investigation, a problem can spiral out of control and cause severe damage to all parties involved. A failure to appreciate the scope and expertise of forensic accountancy can cost owners, contractors, financiers, facilities managers, and other stakeholders billions of dollars and compromise their liberty.

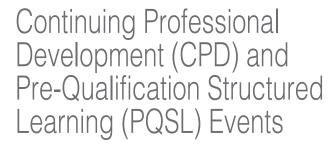
This webinar seeks to provide an overview of forensic accountancy and the extent to which forensic accountants can help surveyors in litigation and dispute resolutions. The event will be conducted via Zoom. Successful registrants will be notified by e-mail with a weblink and password to the online event in due course.



Quantity Surveying Division Sr Amelia Fok QSD Council Chairperson



As 2021 begins, may I wish all members and their families a year full of hope, love, joy, and health!



The first PQSL and CPD events were successfully held on 16 and 22 December, respectively. The QSD was pleased to have invited experienced fellows Sr TT Cheung, JP, and Sr Mandy Ng to present, "Challenges on Transitional Housing Projects" and "Experience-Sharing in Smart Building Projects," respectively. Both events were well-attended by members. Thanks go to both speakers and the event organisers (CPD talk by Sr Betty Lo and Sr TC Man, Chairperson and Member of the QSD CPD Sub-committee, and PQSL talk by Sr Jim Chark and Sr Cindia Hui, Chairman and Vice Chairperson of the QSD Training Sub-committee).

As mentioned in my 2020-2021 plan, some free CPD events and PQSL workshops will be organised for members. Stay tuned for further details!









# Structural PQSL Events 2021

Continuous accumulation of professional knowledge of the probationers is always of our paramount importance. From 2021 onwards, the QSD is geared to structuralise PQSL events to provide probationers with prime knowledge in various spectrums of the APC competencies as follows:

Caro Compotonoico		Minimum Number of Events
Core Competencies		
1	Measurement & Billing	1
2, 3 & 4 Pre-contract Cost Planning, Estimating & Pricing, etc		2
5 Procurement		3
6	Contractor's Tendering & Cost Control	1
7	Contract Administration	5
Optional Competencies		2

Together with the workshops for the APC Parts I and II examinations, the QSD is committed to organising no fewer than 20 PQSL events each council year.

# Professional Interview for the Assessment of Professional Competence (APC) 2020

The professional interview for the APC 2020 will be held on 9 January 2021 from 9:00 am to 6:00 pm in morning and afternoon sessions at the Henrietta Secondary School (顯理中學) on City Garden Road, North Point. Candidates who are eligible for this interview should have been notified to attend either session by the end of December 2020. The QSD has to recruit around 100 assessors that day with the aim to complete the interviews in one day. I take this opportunity to thank all assessors for sparing their precious time to contribute to the Institute and wish the candidates every success in their interviews.

# PAQS Research Committee Online Workshop on 20 November and 4 December 2020

Due to the current pandemic, the Pacific Association of Quantity Surveyors (PAQS) Research Committee held a workshop with the title, "Impact of Covid-19 on the Construction Industry," online. The workshop was divided into two sessions: 20 November and 4 December. It aimed to share the current situation of the construction industry in each member country and identify the measures needed for the industry to tackle the impact of Covid-19 on its operations.

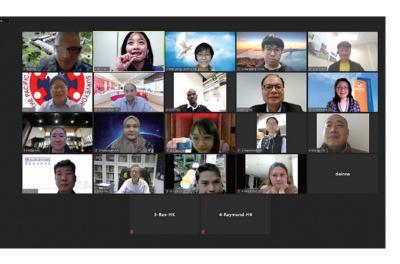
The workshop was conducted using the value management approach. During the first session, which covered the information and analysis phases, participants shared how their countries' construction industries fared under Covid-19. They also discussed the impact of Covid-19 on four categories: industry, procurement, contract management, and supply chain & logistics. Each country experienced either a full or partial lockdown and its construction industry encountered a shortage of construction materials or labour, which adversely affected project deliveries. Government support, applications of technology, e-communications, and ad hoc contractual supplements were applied to different degrees by various countries to help their construction industries weather the difficulties. The following QSD members participated in and shared valuable perspectives of the construction industry to their fellow participants:

Category:	Sr Dr Mei-yung LEUNG (Facilitator)	Co-opted Member, QSD
Industry	Sr Palli Willia	Vice President, HKIS Past Chairman, QSD

Twenty-two representatives from nine countries attended the second session of the workshop on creativity, evaluation, and the development phases of the value management approach. They were divided into groups to develop ideas on five key functions for tackling the impact of Covid-19 on the construction industry. The following QSD members joined the discussions and proposed key initiatives of each function for the PAQS Research Committee's consideration:

Enhance Technologies	Sr Sunny CHOI	Vice Chairman, QSD
Digitalisation Procurement	Sr Paul HO	Past Chairman, QSD
Improving Cash Flow	Sr Paul WONG	Vice President, HKIS Past Chairman, QSD
Avoiding Disputes	Sr Raymond KAM	Past Chairman, QSD
Enhancing	Sr Dr Mei-yung LEUNG (Facilitator)	Co-opted Member, QSD
Cooperation	Sr Rex YING	Honorary Treasurer, QSD

At the end of the workshop, Sr KWAN Hock Hai, the PAQS Chairman, thanked all participants for participating and contributing their ideas to help tackle the impact of Covid-19 on the construction industry. He also thanked the PAQS Research Committee for organising the online workshop and consolidating the ideas put forward by each country's members.





# "Sr" - The Abbreviation for Surveyor

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

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

### "Sr" - 測量師的英文簡稱

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

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

組別簡訊



Young Surveyors Group
Sr Ng Ka Yi, Kitty YSG Committee Chairperson

YSG wishes you a happy new year in 2021. Time passes quickly, so by February, the pandemic would have been in Hong Kong for a year. The city has experienced a year of social distancing, working from home, attending meetings through online platforms, etc. In 2021, these preventive measures may remain in place and become part of the new normal. Taking this into account, the YSG committee is carefully planning its future professional, educational, and social activities.

On the issue of CPDs, following the arrangements in 2020, YSG will continue to promote the use of online webinars so that participants can easily attend CPDs remotely. The use of webinars can significantly increase the number of participants, as there would be fewer concerns over room capacity and it would be easier to invite overseas speakers. All of these measures should benefit members.

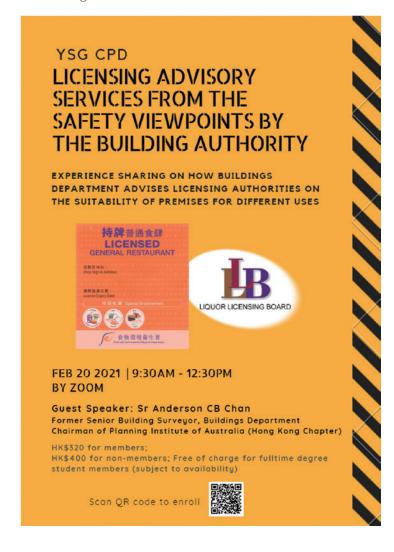
YSG had to postpone many scheduled social events in 2020. In 2021, it will select the most feasible events, such as classes or workshops, that could be done in person while participants wear facemasks. YSG hopes that its members can meet again soon and enjoy social events together.

Pandemic or not, YSG encourages its members to exercise more to keep their bodies fit and resistant to disease. Therefore, its sports subcommittee will continue to think of interesting sporting events that it could schedule for members. Last, the social services subcommittee wants to connect members with the underprivileged so that they can help spread the message of love and care throughout the society.

YSG believes that 2021 will be a challenging, yet meaningful, year for its members. Please stay tuned for its latest updates and do not hesitate to contact a committee member if you have any interesting idea to share!

# Upcoming CPDs





# MEMBERS CORNER 會員分享



# Urban Planning and UN SDGs (Part 1)

Assess the likely impact between the lack of spatial urban planning in rapidly urbanizing countries and current sustainable development goals.

### Introduction

Based on the global urbanization trend, 68% of the world's population will be living in urban areas by 2050 (UNDESA, 2018). Among all the urbanizing regions, Africa and Asia will experience the fastest urban growth, with their urban population projected to jump from 40% and 48% today to 56% and 64% respectively (UNDESA, 2015). Although it is generally accepted that quality of life in cities is higher than that in rural areas due to the availability of efficient public infrastructures, social welfare services and diverse employment opportunities (Dijkstra and Poelman, 2014), rapid and unplanned urbanization could present formidable challenges to human development (Kacyira, 2017; Jarah et al., 2019). It is estimated that nearly 40% of the world's urban expansion may be in slums (UNDP, 2017), exacerbating economic disparities and unsanitary conditions. Environmental risks are also unneglectable as many cities located in coastal areas or on river banks may be vulnerable to natural disasters (Kacyira, 2017; UNDP, 2017).

Making Slums History: a Worldwide Challenge for 2020 in 2012 and Third United Nations Conference on Housing and Sustainable Urban Development (Habitat III) in 2016 (UN-Habitat, 2012; UN-Habitat III, 2017). Calling for universal endeavor to adopt efficient spatial planning and management practices, the Sustainable Development Goals (SDGs) with a dedicated and stand-alone urban goal under the 2030 Agenda for Sustainable Development, and the New Urban Agenda (NUA), detailing implementation of the urban dimension of the SDGs, have been adopted by 193 UN Member States (UN-Habitat III, 2017).

With the aim to examine the relationship between the lack of spatial urban planning and currents SDGs, this paper is structured into two parts. Firstly, it analyzes rapid urbanization and common urban problems from a spatial perspective. Secondly, it provides an overview of how SDGs address the dynamic nature of urban development.

### Spatial Aspects of Rapid Urbanization and **Urban Problems**

Cities are growth machines that drive innovation, consumption, and investment (Kacyira, 2017). Yet, many cities and towns are facing common problems such as lack of jobs, expanding squatter settlements, inadequate services and infrastructure, poor health and education as well as high levels of pollution (Wilson, 1968). These issues are particularly notable in rapidly urbanizing countries where planning systems are weak (Spaliviero et al., 2019; Kacyira, 2017). Spatial urban planning is essential in balancing different, often conflicting, public and private interests as it serves as a means to avoid uncontrolled rapid growth, to ensure a facilitation of a safe and healthy community, to protect the environment and to manage the diverging interests regarding the use of land (FAO, 2015). Hence, spatial planning deficiencies is often one of the root causes of urban poverty, spatial injustice and disaster risks (Spaliviero et al., 2019).

Urban sprawl is one of the distinctive phenomena in cities without proper spatial planning (Jarah et al., 2019; Chen and Ye, 2014; Osman et al., 2016). Unlike the modest suburban residences of the countryside in developed countries like the United States, sprawls in rapidly urbanizing countries refer to informal settlements of significant density but lacking planning and structure (Currie, 2016), and is often resulted from rising population density, demand for housing and disparity of income (Jarah et al., 2019). In the absence of mixed but compatible land uses, inconvenient access to a range of social and economic amenities hampers inclusive development (Rocco, 2014; Kacyira, 2017; Baba, Tifwa and Mercy, 2017).

Besides socio-economic problems, inappropriate and unplanned land use also give rise to detrimental and irreversible environmental consequences (George and Benett, 2005). Hence, fast-paced land area conversions from agricultural land, forest cover, and wetlands to urban land inevitably degrade ecosystem services flow and pose risks to the natural environment, increasing vulnerability of land systems and inducing extreme climate events (Wang et al., 2018). In most regions, the expansion of built-up areas continued regardless of the slowing population growth, implying sprawl rather than compact growth (Shao et al., 2019). From Figure 1, it is apparent that regions and cities have undergone gigantic urban expansion compared to those in the Southeast Asian countries. Commensurate with this growth, million hectares of rural land was lost in a mere decade from 2000 to 2010 (Shao et al., 2019). Therefore, environmental problems induced by rapid urbanization must be properly addressed by optimizing land use efficiency.

### MEMBERS CORNER

### 會員分享

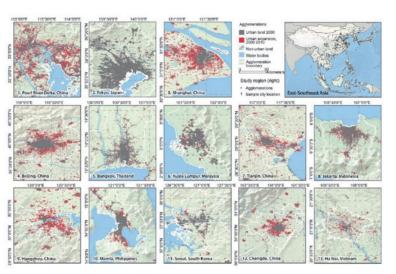


Figure 1: Land use change pattern in East and Southeast Asia, 2000–2010 (Source: Schneider et al. (2015), quoted by Arfanuzzaman and Dahiya (2019) )

# **Critical Role of Spatial Urban Planning in Achieving the SDGs**

In line with the "leaving no one behind" philosophy of the 2030 Agenda and NUA, SDG 11 was founded to "make cities and human settlement inclusive, safe, resilient and sustainable", prioritizing pro-poor development and access to decent jobs, effective public services and safe and attractive public spaces for all, regardless of gender, age, ability and ethnicity (Messerli et al., 2019). Thus, spatial urban planning becomes a crucial tool to achieve SDG targets by providing affordable housing, public transportation systems, improving planning and governance, cultural heritage preservation, disaster management, air quality, waste management and public and green space (UNDESA, 2015). As the 17 SDGs are interrelated, urban settlement issues are also addressed by other SDGs which links directly and indirectly to targets and indicators of SDG 11 (Valencia et al., 2019) (see Figure 2). At the local level, efforts to achieve a SDG target can also lead to trade-offs in achieving other targets. For example, meeting the need for increased housing can lead to conversion of farmland into built environments, affecting the livelihoods of farmers at the urban-rural interface, disturbing ecosystem services through conversions of local ecosystems, and pushing food production further away from consumers (Aguilar, 2008; Lee et al., 2015; Valencia, 2016). On the other hand, if housing is provided in the city by densification, the mentioned problems could be mitigated. Hence, how such synergies could be effectively leveraged while reducing the trade-offs would be the key questions policymakers have to address (Valencia et al., 2019).

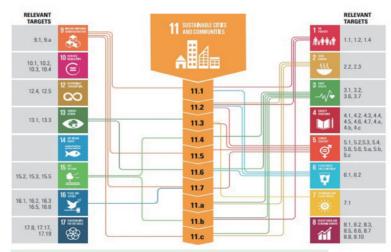


Figure 2: Interlinkages between SDG 11 and other SDGs (Source: UN, 2018)

To monitor the progress of SDG 11, spatial indicators such as 11.1.1, 11.2.1, 11.7.1 and 11.3.1 (see Table 1) are used to measure the general accessibility to adequate, safe and affordable housing, transport system and public space as well as land use efficiency respectively.

SDG Target 11.1 By 2030, ensure access for all to adequate, safe and affordable housing and basic services and upgrade sturns	11.1.1 Proportion of urban population living in slums, informal settlements or inadequate housing. [Tier I]
SDG Target 11.2 by 2000, provide access to safe, affordable, accessible and sustainable transport systems for all, improving road safely, notably by expanding public transport, with special attention to the needs of those in vulnerable situations, women, children, persons with disabilities and older persons.	11.2.1 Proportion of population that has convenient access to public transport, by sex, age and persons with disabilities. [Ter II]
SDG Target 11.3	11.3.1 Ratio of land consumption rate to population growth rate [Tier II]
By 2030, enhance inclusive and sustainable urbanization and capacity for participatory, integrated and sustainable human settlement planning and management in all countries.	11.3.2 Proportion of cities with a direct participation structure of civil society in urban planning and management that operate regularly and democratically [Tier III]
SDG Target 11.7 By 2030, provide universal access to safe, inclusive and accessible, green and	11.7.1 Average share of the built-up area of cities that is open space for public use for all, b sex, age and persons with disabilities. [Tier III]
public spaces, in particular for women and children, older persons and persons with disabilities	11.2.2 Proportion of persons victim of physical or sexual harassment, by sex, age, disability status and place of occurrence, in the previous 12 months. [Tier III]

Table 1: SDG 11 targets and indicators (Source: UN, 2018)

Yet, these targets and indicators have been criticized for being difficult to report on owing to data availability and numerous challenges in bridging normative elements of spatial planning approaches with empirical urban models (Simon et al., 2016; Votsis and Haavisto, 2019). To improve the applicability and measurability of the indicators, inputs and support from governments, institutions, private sectors and urban citizens are necessary.

### **END OF PART 1**

(Part 2 to be Continued in Surveyors Times January 2021 issue)

## SPORTS & RECREATION

運動娛閒

Sr Nathan Lee Sports and Recreation Committee Chairman

前多篇均介紹過學會 Sports and Recreation Committee 運動方面的團隊,今期想跟大家介紹一下文娛方面的團隊,就是我們最型的 SiR 樂隊。成立於 2010 年,隊員十多人,每位隊員都有各自擅長的樂器,音樂造藝非常出色。相信好多會員在週年聚餐及一些公開表演都欣賞過 SIR 的精彩表現。今期好高興邀請到其中幾位 Band 友接受訪問,包括 Band Leader George (G),彈 Bass的 Yuji (Y) 及鼓手 Jeffery (J)。

N: George 你是我們 S!R 的 Band Leader,可 否講解一下這個角色的重要性?



善。表演時,亦要因應現場的情況和反應、音響效果,去提點其他隊員。

N: 你是結他手, 比較喜歡哪類型的音樂?

G:其實我甚麼類型的音樂都會聽,不過流行曲、 搖滾、爵士樂會比較多。我從小到大都聽流 行曲和搖滾樂,所以比較熱愛。爵士樂比較 細膩,技術要求較高,所以喜歡。





N:最初學結他時,你認為最難掌握的技巧是什麼?

G:最難掌握就是如何把每一個音都彈得乾淨, 因為手指還沒習慣,起繭會好辛苦。

N:懂得彈結他的男生,通常都是風頭躉,你有沒有這樣的煩惱?

**G**:從來都沒有,因為通常打鼓和彈琴都會比較 有型。

N: Yuji 你是彈 Bass 的,好有 Rock 的感覺,是你本身的性格嗎?你彈唱俱佳,是否自小已經很喜歡音樂?

Y:我在小時候好喜歡音樂,中學時特別喜愛 rock,覺得很有型,特別是香港 Beyond 和日本 X-Japan,他們是我音樂的啟蒙者。

N: 你算是中期加入 SiR Band,你覺得 Surveyor 組 Band 有甚麼特別?

Y: 我一加入就覺得每個 SiR 都好厲害。無論是本身的專業還是音樂,他們都肯教人,認識到他們是我的榮幸,另外因為 SiR 我還去過好多不同的場合,認識到好多不同的人,都是令我覺得最開心的地方。

Yuji Wong

On Bass Guitar

### SPORTS & RECREATION

### 運動娛閒



N:你認為要彈好 Bass ,有什麼重點?如果成年 會員想學,你會有什麼 Tips 給他?

Y:雖然我不算彈得很好,但老土地説還是 practices make perfect,明白大家都好忙,如 果每日只有十分鐘都要試著練習,當給自己 十分鐘 relax,有時候一直彈不知不覺就彈了 2個鐘。

Jeffrey Wong

On Drum

N: Jeffery 你是我們的 鼓手, 經常躲在 背後,會不會覺得 被人搶風頭?

J: 當然不會,因為 Band 是 團 體 活 動, 沒有被搶風 頭的想法。再者,

一套鼓這麼大,當然是在後面。

N:我覺得當鼓手要兼顧好多,手腳又要好協調, 是否好難學?要學好有什麼秘訣?

J: 不難學,主要對節拍有要求。只要多練習便可以。



N: 説起鼓手,我只懂用一個字形容,就是「型」。 這個是否你最初玩這種樂器的原因?

J: 一點點吧。本來自己有玩結他, 之後再接觸鼓, 發覺對此更有興趣。於是便一路玩下去。

N: 你是一個音樂家族,太太仔女都擅長玩音樂 樂器,可能遺傳了你的基因。你認為學樂器 對小朋友有什麼幫助?

J: 音樂本身可以陶冶性情, 亦可以是管理情緒 的好方法, 因此我們好鼓勵小朋友學音樂。

N: 好多謝三位對樂隊及音樂的分享,期待你們 和其他隊友下次的精彩表演。



# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 4500 1 MAR 2021

HK\$150 - members; HK\$150 - members; HK\$120 - members; HK\$150 - members; HK\$340 - members; 非會員人民幣 HK\$150 - HKIS and HK\$120 - members; HKICM members; HK\$180 - non-HK\$200 - non-HK\$180 - non--0C - full time HK\$210 - non-HK\$200 - non-HK\$250 - non-HK\$400 - nondegree student 會員免費, Reservation members members; members members members members members member 50元 POSL Hour(s) Divisional To be determined by To be determined by respective Division respective Division 5. 7. 1.5 5 1.5 1.5 Divisional PQSL Event Recognised > > > HOUR(S) CBO 1.5 5. 1.5 1.5 3.0 2.5 ORGANISER QSD, HKICM HKIS BSD QSD QSD YSG GPD S Anderson C B Chan SPEAKER(S) QSD PQSL Measurement Series 2021 (1) - Principles of Building | Calvin Keung Andy K T Sze The Future of Work: How will Coworking space & Flexible workspace | Kevin Cheng, Theo Cheung Keith Tsang Standardization of underground utility survey methods and associated | Wallace Lai QSD PQSL Contract Administration Series 2021 (1) - Post Contract | K C Tang Experience Sharing on the project and construction management for Dicky Lo, Architectural Glass - Sustainability and Trend evolve to the need of post COVID workforce? EVENT Control of New Buildings in Hong Kong Services of Consultant QS Firms Part 1 Hotel Development Tung Chung 前灘太古里參觀考察活動 為 (Rescheduled from 23 January 2021) HOKLAS accreditation Measurement Part 1 2021001C 2021001A CODE 2021013 2021015 2020007 2021003 2021004 2021014 11 Jan 2021 16 Jan 2021 16 Jan 2021 18 Jan 2021 21 Jan 2021 12 Jan 2021 14 Jan 2021 7 Jan 2021

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
26 Jan 2021	2021002	The Analysis of Construction Delay	Clive Holloway, Alex Ho	QSD	1.5	>	1.5	HK\$150 - members; HK\$210 - non- members
28 Jan 2021	2021001E	QSD PQSL Contract Administration Series 2021 (3) — Payment Mandy C Lam, Application and Valuation	Mandy C Lam, Jim Chark	QSD	1	>	1.5	HK\$120 - members; HK\$200 - non- members
2 Feb 2021	2021001B	QSD PQSL Contract Administration Series 2021 (2) — Post Contract K C Tang Services of Consultant QS Firms Part 2	K C Tang	QSD	1	>	1.5	HK\$120 - members; HK\$200 - non- members
3 Feb 2021	2021011	How forensic accountants can help surveyors in litigation and dispute resolution areas	Benny K B Kwok	PFMD	1.5	>	1.5	HK\$150 - members; HK\$210 - non- members
4 Feb 2021	2021001F	QSD PQSL Procurement Series 2021 (1) — Key points that you should Brenda Mok not miss in tendering steet	Brenda Mok	QSD	1	>	1.5	HK\$120 - members; HK\$200 - non- members
20 Feb 2021	2020008	Licensing Advisory Services from the safety viewpoints by the Building Authority (Rescheduled from 22 February 2020)	Anderson C B Chan	YSG	3.0	To be determined to the control of t	To be determined by respective Division	HK\$340 - members; HK\$400 - non- members; FOC - full time degree student member
11 Mar 2021	2021001D	QSD PQSL Measurement Series 2021 (2) — Principles of Building Measurement Part 2	Calvin Keung	QSD	ı	>	1.5	HK\$120 - members; HK\$200 - non- members;
20 Mar 2021	2021005	Short Course (1) - Experience Sharing on the Application of Building Terry K Y Ng (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be detr	To be determined by respective Division	HK\$320 - members; HK\$400 - non- members; FOC - full time degree student member

Divisional Reservation PGSL Hour(s) Fee	
D Recognised Divisional PQSL Event	
ORGANISER HOUR(S	
SPEAKER(S)	
EVENT	
CODE	
) Date	

10 Apr 2021	2021006	Short Course (2) - Experience Sharing on the Application of Building Terry K Y Ng (Planning) Regulations	δN	YSG	0. 0.	To be determined by respective Division	HK\$320 - members; HK\$400 - non- members; FOC - full time degree student member
24 Apr 2021	2021007	Short Course (3) - Experience Sharing on the Application of Building Terry K Y Ng (Planning) Regulations	D <sub>N</sub>	YSG	3.0	To be determined by respective Division	HK\$320 - members; HK\$400 - non- members; FOC - full time degree student member
30 Apr 2021	2021012	Expert Witness in Practice – Experience Sharing from Experts' David W W Chan, Perspective Andrew S L Kung, C W Tang	W Chan, L Kung,	BSD	1.5	7.5.	HK\$180 - members; HK\$200 - non- members

<sup>&</sup>quot;Recognised Divisional POSL Event" and "Divisional PQSL Hours". Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

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



<sup>&</sup>quot;CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.

<sup>&</sup>quot;Recognised Divisional POSL 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. 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. £ (2) (5)

The Hong Kong Institute of Surveyors Room 1205, 12/F., Wing On Centre 111 Connaught Road Central Sheung Wan, Hong Kong

### **CPD REGISTRATION FORM**

Event Date(s):	Event Code:
Event Name:	
Registration Number (applicable for online registration):	
Member details  Surname: Other names:  Grade of membership: □Fellow, □Member, □Associate Mem  Division: □BS, □GP, □LS, □PD, □PFM, □QS  Postal address (only to be completed if the address is different	nber,
Tel no.: Fax no.:	E-mail:
Payment method (The registration fee is non-refu ☐ I enclose a cheque payable to "Surveyors Services Ltd." (☐ Please charge my HKIS Titanium MasterCard/Visa Platinum ☐ Please charge my American Express Card	Cheque no Amount HK\$
Credit card payment instruction To: Credit Card Service Department	<u>Ref.: [ ]</u>
I would like to pay the registration fee HK\$ to Card account as follows:	Surveyors Services Limited by charging my Credit
Cardholder Name:	HKIS No
Card Number:	Expiry Date: /
Cardholder's Signature:	Date:
For Bank Use Only Approved by :	Date:

### Notes:

- A separate registration form is required for each event/ application. Photocopies of the form are acceptable.
- 2 The registration form(s) should be returned by post/ by hand to the HKIS Secretariat.
- 3 Registration by fax, telephone and cash payment is not acceptable.
- 4 Incomplete or wrongly completed registration form(s) will not be processed.
- 5 The registration fee is non-refundable and non-transferrable.
- A registration number will be generated for each application. The registration number is unique and non-transferrable. Members cannot proceed to payment if they do not apply for the CPD event and obtain the registration number through the HKIS website.
- Payment can be made by cheque or by credit card (Shanghai Commercial Bank Ltd. / American Express). Cheques should be made payable to "SURVEYORS SERVICES LTD.". A separate cheque or credit card payment instruction form is required for each event/ application. You should write down the registration number on the back of your cheque. The HKIS Secretariat will update the payment status and your application will be confirmed when the HKIS Secretariat receives your payment.
- 8 Payment by PayPal is also acceptable. Please register under the HKIS website before the closing date for each event. (Not applicable for site visit / social event / joint event with other organisation)
- 9 If you do not settle the payment within 7 days from the date the HKIS Secretariat has accepted your registration, your registration number will become invalid and your application will be rejected. Your name will not be included in the registration list and you cannot attend the concerned CPD event.
- 10 An official receipt, which must be presented at the event, will be available for downloading from the "CPD Profile" under Members Corner when payment is received.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 For the number of seats or priority of allocation of seats, please refer to the individual event details.
- 13 If you have not received any reply from the HKIS Secretariat within 7 working days of the event, you may call the Secretariat at 2526 3679 to check the progress of your registration.
- 4 The HKIS reserves the right of final decision and interpretation in the case of any dispute.



### GRSOLINE

### **CALTEX STARCARD**

From 1 July 2020, 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\$3.3 per litre in gasoline and HK\$7.2 per litre in diesel purchase every day. Terms and conditions apply. For enquiries, please call Lily Hui of Ming Xing Investment at 2851 3297 / 5408 7919.

### **ESSO FLEET CARD**

From 1 October 2020, HKIS members can enjoy the privileged private car discounts of HK\$3.3 per litre for petrol and HK\$7 per litre for diesel purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and conditions apply. For details, please visit acewayco.com/pro.

### **MOBIL LUBRICANTS**

Authorized products: Mobil 1 0W-40, 0W-30, 5W-30 (HK\$450/4L, HK\$550/4L+1L) for petrol private cars; Mobil 1 ESP Formula 5W-30 (HK\$470/4x1L, HK\$580/5x1L) for diesel private cars. Terms and conditions apply. For enquiries, please contact Ace Way Company at 8208 2181.

### **SHELL CARD**

From 1 November 2020, the discount is **HK\$2.6** 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**.

### OTHERS

### Special Offer

### (平安鐘) Care-on-Call Service

From now until 31 March 2021, 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.

# BOAT LICENSE COURSE

From now until 31 December 2021, A & M Boating Limited is offering a special discount and group discount for Boat License Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit www.anmboating. com, or call 2891 3220 or email to info@anmboating.com.

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### 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.

# BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (sales items excepted) at Cosmos Books Ltd upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2021.

# 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

# 74 HEALTH

From now until 31 December 2021, health.ESDlife offers 1) 5% off on over 500+ health check plans on eshop (Discount code: HKIS2021). For Royal Comprehensive Plan (2 person), HKIS members can enjoy up to 74 % off (average \$2,556/per person; HKIS discounted price: \$5,111). The plan consists of 93 checkup items including 3 ultrasound and 2 tumor markers with \$600 FREE Parkn'Shop Coupon or OTO massager. More gifts like Dyson product and Nintendo Switch are available on selected plans. For purchase and details please visit health.esdlife.com/hkis2021. For enquiry, please call 3151 2244.

# **25** % IN

### **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

# 407/37% 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\$3,460 for male and HK\$4,380 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 2021.

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).

# WEIGHT REDUCTION PLAN

MSL Nutritional Diet Centre aims to help the general public prevent dietrelated chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2021, HKIS members can enjoy its exclusive offers, including a free "Wealth & Health Assessment" (original price: \$188), 15% off to join its "Weight Reduction 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.

# 10 FOOTBALL SHIRT

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

# D DRIVING COURSE

From now until 31 December 2021, HKIS members can enjoy 10% discount on specified driving training course from Lee Kin Driving School Ltd. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call 9022 6699 or visit leekin. com.hk.

### 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.

### Special Offer INSURANCE

From now until 31 December 2021, HKIS members and their families can enjoy the special offers from Prudential General Insurance HK, Ltd including travel insurance, home insurance, home landlord insurance, maid insurance,etc. For further promotional details, please visit HKIS website.

# 5G HEARING AID

From now until 31 December 2021, 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 SounDelight Hearing Centre. Members can also enjoy additional one year warranty for selected models.

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

### 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.

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

# PROFESSIONAL COURSE

HKIS members can enjoy a 15% discount on fees of professional courses (except some programmes) of OUHK'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.

# 18%

### **DINING**

The Royal Plaza Hotel is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 2 January 2021 and last until 14 December 2021. 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

# HP Inc – Special Discount on Selected Models

An exclusive offer of selected models of laptop, PC, mobile workstation and workstation with 3 years global onsite warranty for any purchases under a Hong Kong registered company. Privilege is eligible to HKIS members only until 31 October 2021. For more details, please visit HKIS website.

# 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.

# 15 WINE SHOPPING

Wine etc is providing a 15% discount offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2021. HKIS members can also enjoy a special buy-one-get-one-free offer on DELAMOTTE champagne on the months of their birthdays.

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

**Note:** The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly. For more details about members' privileges, please refer to the HKIS website at https://www.hkis.org.hk/en/members\_corner\_welfare.html.





BUILDING SURVEYOR AWARDS 2021

Community · We Care



# CALL FOR ENTRY NOW

Nomination Deadline: 23:59 on 26 February 2021, Friday

\*Early-bird Nomination Deadline: 23:59 on 18 December 2020, Friday 25% early-bird discount is offered

For more details, please visit www.hkis-bsa.com

