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The Demand for Land

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The Demand for Land

Land supply shortage in Hong Kong is a primary and important reason why the city has been plagued with housing problems such as skyrocketing property prices and cramped and substandard living conditions for nearly one million residents. At the recent “HKIS Land Supply Forum”, the Secretary for Development, Paul Chan, outlined the government’s many strategies to combat these problems. Experts in the relevant fields also offer their views on the possible solutions.

Wilson Lau

General view of villages in Hung Shui Kiu, which was identified as a New Development Area in the Planning and Development Study on the New Territories.

SCMP photo.



Increasing the land supply has been a top priority of the current administration. New development areas such as the North East New Territories (NENT), Hung Shui Kiu, Tung Chung Extension, reclamation outside Victoria Harbour and making use of former quarries and caverns form parts of the government's long-term strategy to address the lack of developable land, according to Chan. Other strategies in the short to medium term include land use reviews, for example rezoning G/IC sites to residential uses) and increasing development intensity. "The NENT Proposal went through the Town Planning Board recently. We received funding for advanced works from LegCo last June. Further preparation work is in progress. Our plan is to submit a funding application to LegCo next year so that we can go ahead with implementing the development. However, the progress is clouded by political differences. The Administration would need to tackle many challenges including, but not limited to, relocation of a residential care home for the elderly, providing assistance to farmers and compensation and rehousing for affected eligible residents."

Another project is Tung Chung New Town extension. Stage 3 Public Engagement has finished and public view is clearly supportive, according to Chan. "Substantial changes to the Preliminary Outline Development Plan have been made based on ideas gathered [during] the second consultation. The reclaimed land on Tung Chung East waterfront will be zoned for commercial, residential and community uses. On the other hand, the majority of Tung Chung West will be for conservation and the reclamation proposal there was shelved. If the plan making process and application for funding to kick-start the works are smooth, we shall see the first population intake by 2023."

So far, the public is generally supportive of the Hung Shui Kiu New Development Area proposal. "If work on this project is smooth, the first batch of residential developments should become available by 2024," Chan added. "We are also studying potential reclamation sites in Sunny Bay, Siu Ho Wan, Lung Kwu Tan, and Ma Liu Shui and near the existing Sha Tin Sewage Treatment Works. If the Sha Tin Sewage Treatment Works is successfully relocated to a cavern nearby, over 20 hectares of land can be vacated for development. With an additional

60 hectares of reclaimed land in the vicinity, the development potential will be very good."

Debates have been heated over whether certain land in country park can be rezoned for development. Chan said that land use review is part of the short-term land supply strategy. The 2014-15 Policy Address proposed 150 plots for roughly 210,000 flats. Among these, over 70 percent would be for public housing. Around 70 plots would be in green-belt zones (not in country parks), Chan noted. "We have tried our best in identifying sites with relatively low ecological value and close to built infrastructure. These are the logical extensions of new towns."

Echoing Chan's sentiments was Sr Lau Ping-cheung, currently a member of the Lantau Development Authority Committee. "If we continue to focus on the conceptual debate [regarding rezoning land in country parks], rather than the concrete details, we won't go anywhere," Lau noted. "The government should establish a comprehensive platform [to discuss the issue] with multiple perspectives from specialists, scholars, and other stakeholders." Country parks account for 40 percent of Hong Kong's total area compared with 7.8 per cent in South Korea, 11 per cent in Japan, 3.4 per cent in the United States, and 10 per cent in Singapore. "There are neither any universal standards nor any international ecological evaluation criteria to classify country parks," said Lau, a former HKIS President. "We are faced with a serious land shortage situation. Are country parks really untouchable?" Lau asked. For example, he identified four sites which are next to Route 3 and near the exit of Tai Lam Tunnel Toll Plaza. They are around 1.5 kilometres from the Kam Sheung Road MTR Station. "I suggest[ed] these four sites because they are on the periphery of a country park and their ecological value is relatively low." Lau continued. "They are close to an existing transport hub and complement the Kam Tin South development. We can capitalise on the existing GIC (government, institution and community) facilities because Kam Tin has nine kindergartens, five primary, and two secondary schools. There are also sewage water treatment plants and other facilities. It would be less costly and more efficient to develop. Also, because it does not require any land acquisition from private land owners, there will be less controversy."

Lau added that estimates by some engineers on the construction of infrastructure and roads linking the four sites with Kam Tin South, and site formation will cost between HK\$8 billion and HK\$9 billion, excluding land premium and the cost of infrastructure. “The four sites offer a total area of 170 hectares. While the land earmarked for development is estimated at about 60 hectares, based on the three-time plot ratio, the sites can supply around 30,000 housing units of which 60 per cent are for public housing. As the latter type of housing is free from land premium, the other costs would total around less than HK\$1.5 million per unit.”

Member Sr Roger Nissim believes rezoning country parks should be the last resort. “Country parks and green belts serve an important purpose because we live in a very dense environment. We have a lot of brown-field sites, unused agricultural land and many industrial buildings. I feel strongly that some old industrial buildings should be looked at carefully for residential use. They can have special waivers and no premium if a company can keep the entire building and convert it into hotel or offices. This approach can be a quick solution to the supply shortage.”

Member Sr K.L. Leung believes bringing back the Modification Section at the Lands Department might help increase land supply. “Nowadays staff at Lands Department are frustrated as they have to handle a heavy workload and manpower increase is minimal. They also work under immense political pressure. The situation has been aggravated in recent years because a lot of human resources have been allocated to handling the tendering and land sales. They also have to deal with opposition from local residents and such issues as illegal structures. I think bringing back the Modification Section will help increase land supply effectively.”

Commenting on the town planning procedure, Sr Tony Tse Wai-chuen cast doubt on the effectiveness of zoning land for Comprehensive Development Areas (CDAs) for relieving housing shortage. He urged the government to consider reviewing the CDAs. Tse is a member of the Legislative Council and representative of the Architectural, Surveying and Planning Functional Constituency, as well as a past President of the HKIS. He cited as examples 65 plots in various areas, including Tsuen Wan

and Kwai Ching, which totalled around 160 hectares. “Not all CDAs can be developed quickly because of multiple ownership. Even for those CDAs with just a handful of land owners, the negotiations for their consensus to development have been time-consuming. When we plan something on the drawing board, we need to think of the difficulty of implementing that right at that instance. Past thinking was that implementation would be left to the market, but I think the market cannot do it without the support from the government.” He added that the development of new towns has been slow and a lot of effort has been spent on public consultations. “Then why should we continue with CDAs? When the government sells land, it sets the user restrictions and other pre-requisites in the land grant document. It does not make sense that the government leaves the burden of obtaining Town Planning Board approval to the private developer as the land concerned is within a CDA. The process of applying for such approval is time consuming but the result is uncertain. Many Impact Assessments on technical aspects are required to be provided to satisfy the Departmental requirements. We should consider minimising CDAs because they slow down the process of development and hence have an adverse impact on housing supply.” He also commented that the density control of the land at the outskirts of the New Towns should be relaxed.

Sr Victor So, Chairman of the Urban Renewal Authority, referred to the 12 Objectives of the



Authority. He cited the Kwun Tong urban centre as a recent example as urban renewal projects. In that project, the URA has practised a new form of collaboration between the government and the private sector. “ We work on the infrastructure and public open space on the five-hectare plot, re-organise the land for a master plan, and then invite private developers to tender for the development of different sites within the plot ” he noted. “Our idea is to maintain overall control by implementation according to a master plan and then work with the private sector [on] individual projects in different phases.”

Sr C. K. Chan, Chairman of HKIS Housing Policy Panel suggested streamlining the planning procedure and reviewing the CDA and R(E) zones. He proposed limiting the number of Impact Assessments and focusing on Land Use Compatibility and Traffic Studies in considering planning applications. By citing a number of sizeable land plots being zoned CDAs but lying idle for years, he proposed breaking them up into smaller CDAs or in some cases re-zoning them into a specific use e.g. (R) according to the planning intention. “ R(E) zone should include more compatible use ssuch as ‘Hotel’ to induce wholesale conversion, and some may be rezoned to (R) to encourage redevelopment.”

Disputes about premium assessments in the course of Lease Modification/Land Exchange has been considered a dead-lock standing in the way of development of privately owned

land. Sr C. K. Lau, Chairman of the HKIS Land Policy Panel questioned whether this venture is still a meaningful source of land supply. When reviewing land administrative practices, he suggested that a variety of measures should be taken. Efforts to promote take up of the the Pilot Scheme for Arbitration on Land Premium should be stepped up, while communication between the Lands Department and HKIS should be enhanced. There is also a need for the Lands Department to regularly update the construction and marketing costs being components in premium assessment. He also proposed and some HKIS members seconded the re-establishment of the Modification Section in Lands Department so that lease modification/land exchange cases are handled more effectively and efficiently. Member Sr Charles Chan proposed that the modification process could be simplified by adopting the zonal premium rates for different geographical districts. He cited the precedents of the resumption of agricultural land and the waiver fees for upper floors industrial accommodation which currently adopt the standard rates systems.

This article is published courtesy of Classified Post.

土地需求

香港樓價飆升，百萬居民居住在狹小的空間，環境惡劣，林林總總的房屋問題令香港坐困愁城，問題癥結在於本港土地供應短缺。在近期舉辦的「香港測量師學會土地供應論壇」上，發展局局長陳茂波概述政府為解決以上問題的多項策略。業內專家亦就可行解決方案發表意見及建議。

Wilson Lau

現屆政府一直將增加土地供應視作當務之急。陳茂波表示，新界東北、洪水橋、東涌擴展等新發展區、維港以外填海，以及開發前石礦場及岩洞，均屬於政府長期策略的一部分，旨在解決可開發土地不足的問題。其他中短期策略包括土地用途檢討



(例如將政府、機構或社區用地改劃為住宅用途)以及增加發展密度。「城市規劃委員會最近已通過新界東北發展計劃。我們於去年六月獲立法會提供前期工程撥款。下一步籌備工作現已展開。我們計劃於明年向立法會提交撥款申請,以便繼續落實有關發展項目。然而,項目進展受社會政治化的陰霾籠罩。政府當局須克服多項考驗,包括但不限於重置安老院舍,向農戶提供協助,以及對受影響的合資格居民作出補償和安排搬遷。

陳茂波續道,另一個項目是東涌新市鎮的擴展。第三階段公眾參與活動已經結束,公眾明顯較傾向支持。「初步發展大綱圖已根據第二輪諮詢[期間]收集的建議作出大幅改動。東涌東海濱填海土地將劃作商業、住宅及社區用途。另一方面,東涌西大部分地方將設保育區,故擱置填海計劃。假如規劃程序及動工撥款申請進展順利,料首批居民最早可於2023年入住。」

截至目前為止,洪水橋新發展區的建議方案普遍獲得公眾支持。陳茂波補充說:「假如項目工程進展順利,首批住宅發展項目將於2024年前面世。此外,我們正研究欣澳、小蠔灣、龍鼓灘、馬料水及毗鄰沙田污水處理廠地段的多個可能填海地點。假如能夠成功搬遷沙田污水處理廠至附近岩洞,便可騰出逾20公頃土地作發展用途,加上周邊60公頃的填海土地,這裡發展潛力將會非常優厚。」

郊野公園若干土地應否改劃為發展用途,一直受到外界爭論。陳茂波表示,土地用途檢討是土地供應短期策略的一部分。二零一四至一五年度施政報告提出在150幅地塊上興建約210,000個單位,其中逾七成屬公共房屋;約70幅地塊則位於綠化地帶(非郊野公園範圍)。「我們竭盡全力尋找生態價值相對較低,又鄰近基礎設施的地點。這些地點可以作為新市鎮的合理擴展。」大嶼山發展諮詢委員會委員劉炳章測量師同意陳茂波的觀點,並表示:「假如我們只顧[圍繞改劃郊野公園的土地用途]進行概念性爭論,而不[關注]具體細節,則難有進展。政府應設立一個[討論有關議題的]綜合平台,讓專家、學者及其他持份者提出多方面的觀點。」綜觀郊野公園佔總面積的比例,香港達40%,韓國為7.8%,日本為11%,美國為3.4%,新加坡為10%。曾任香港測量師學會會長的劉炳章指:「目前並無任何通用標準或任何國際生態評估準則對郊野公園進行分類。我們現在面臨土地嚴重短缺的局面,郊野公園是否真的不能觸碰?」舉例而言,劉炳章指出在毗鄰三號幹線及接近大欖隧道收費廣場出口處有四處地點,均屬距離錦上路港鐵站約1.5公里。「我建議這四個地點是因為它們位於郊野公園外圍,生態價值相對較低,而且鄰近現有交通樞紐,能夠與錦田南發展項目相輔相成。錦田有九間幼稚園、五間小學及兩間中學,我們可以充份利用現有政府、機構及社區設施。區內亦設有污水處理廠及其他設施,在此發展將可節省成本,提高效率。此外,由於毋須向私人土地業權人征收土地,爭議亦會較少。」

劉炳章補充說,關於基礎設施以及將四個地點連接至錦田南的公路,有工程師估計相關建築及地盤平整工程須耗資80至90億港元,當中不包括地價及基礎設施成本。「這四個地點佔地合共170公頃,用於發展的土地估計約為60公頃,以三倍地積比率計算,上述地點可供應約30,000個住宅單位,其中六成為公共房屋。由於公共房屋免繳地價,其他成本合計相等於每個單位不足150萬港元。」

專業會員李森 Roger Nissim 測量師則認為,發展郊野公園的土地用途是別無他選之下的對策。他解釋道:「我們的居住環境十分擠逼,郊野公園及綠化地帶發揮非常重要的作用。香港有大量棕地、荒置農地及眾多工業大廈。我深信,當局應仔細研究允許將部分舊工業大廈改作住宅用途。假如有業主把整幢工業大廈改裝成酒店或寫字樓,應可獲得發給特別豁免書及免繳地價。這些變更或可迅速解決供應短缺的問題。」

專業會員梁錦亮測量師認為,重新設立地政總署土地契約修訂組或有助增加土地供應。「地政總署員工現在工作繁重,新增聘的人手卻嫌不足,令他們感到沮喪。同時,他們在工作中承受沉重的政治壓力。近年,地政總署調撥大量人手處理招標及賣地工作,令情況雪上加霜。他們亦須處理本地居民的反對聲音及違例搭建物等事宜。我認為重新設立土地契約修訂組將可 effectively 提高處理該類個案的效率。」

謝偉銓測量師發表對城市規劃程序的意見時,表示對於規劃土地作《綜合發展區》能否有效舒緩房屋短缺問題抱懷疑態度。他促請政府考慮檢討綜合發展區。謝偉銓是立法會議員兼建築、測量及都市規劃界功能界別代表,亦曾擔任香港測量師學會會長。他引用位於市區包括荃灣和葵青等65幅《綜合發展區》合共佔地約160公頃的土地作為例子,並指大部份這些《綜合發展區》都發展緩慢。「因屬業權分散,並非所有綜合發展區均可迅速投入發展。即使土地業權人較少的綜合發展區,當事人亦需要花大量時間與業權人磋商,方能取得他們一致同意。在規劃階段,我們必須考慮落實執行有關規劃的困難。舊觀念相信執行規劃可交由市場自行解決,但我認為,若非得到政府支持,市場無法令計劃成事。」他補充說,新市鎮的發展步伐向來緩慢,當局須動用大量精力進行公眾諮詢。「這樣的話,為甚麼還要繼續綜合發展區?政府賣地時已在批地文件內附加用途限制及其他先決條件。假如政府因有關土地位於綜合發展區內,便把取得城市規劃委員會批准的責任推給私人發展商,此舉實在不合情理。申請相關批准的程序需時,結果卻難以預料。為符合各政府部門要求,申請人亦須提供多項技術方面的影響評估報告。由於《綜合發展區》的發展進度緩慢,繼而拖慢整體房屋供應,因此我們應考慮盡量減少綜合發展區。」他亦表示,新市鎮外圍的土地密度控制應予以放寬。

市區重建局董事會主席蘇慶和測量師提及市建局的十二項目標。他引用觀塘市中心作為近年市區重建項目的例子。在觀塘重建項目中,市建局採用政府與私營機構合作的新模式。他表示:「我們在佔地五公頃的地塊上重新規劃土地並制訂總綱計劃,興建基礎設施及公眾休憩空間,然後邀請私人發展商就發展地塊內的不同地段入標。我們依據總綱計劃進行發展,務求掌握全局,然後在不同發展階段與私營機構合作發展個別項目。」

香港測量師學會房屋政策小組主席陳昌傑測量師則建議精簡規劃程序,並檢討綜合發展區及住宅(戊類)地帶。他認為審批規劃申請時應著眼於土地用途協調性及交通研究,將所須的各種影響評估報告數量減到最少。陳昌傑引述多幅雖已規劃為綜合發展區卻遭閒置多年的大面積土地,並提議將這些土地拆細成較小的綜合發展區,又或按照規劃意向將部分土地改劃為住宅等特定用途。他說:「住宅(戊類)地帶應包括『酒店』等更多可協調用途,從而為工廈整幢改裝提供誘因,部分或可改劃為住宅用途以鼓勵重建。」

至於發展私人土地,在契約修訂/換地過程中往往會因補地價評估爭持不下而陷入僵局。香港測量師學會土地政策小組主席劉振江測量師質疑此類項目是否仍是土地供應的有效來源。在市鎮行政工作方面,他建議加強補地價仲裁先導計劃的推廣,地政總署與香港測量師學會應加強交流以交換不同意見,地政總署亦應定期更新地價評估所涉及的建築工程造价及推廣成本的資料。他及部分香港測量師學會會員提議地政總署重新設立土地契約修訂組,以便當局能夠以更迅速有效的方式處理契約修訂/換地個案。專業會員陳超國測量師提議可針對不同地區採用分區標準補地價機制,從而簡化修訂程序。他指出政府徵收農地,以及工廈暫改辦公室等用途的物業豁免書年費,都採用標準補地價機制計算。

本文由《Classified Post》供稿。

SURVEYORS TIMES

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Sr Vincent Ho

Building safety has drawn greater attention from society in the recent years, while not much has been discussed on “building health”. Following the recent suspected lead-contaminated water supply cases in a few public housing estates, we, building professionals should also vigorously review the design and construction quality of those building elements that will have the greatest bearings on the “health levels” of the inhabitants and users. Building health concerns more than just the physical well-being of a building’s inhabitants. It should also cover such issues due to noise nuisance, air pollution, inadequate natural ventilation and lighting. In the short term, these elements have a much greater direct impact on building inhabitants’ health than the more remote benefit that a green building may bring to us. In the case of the tainted water supply, we as professionals should show concern and look at ways to adopt preventive measures and make further improvements to buildings. As society advances and technologies become more sophisticated, we need to review such factors as building design, construction, property management, and development strategies to identify areas to further improve our work.

Land supply is the subject of this month’s cover story. Hong Kong’s sustainable development relies, to a great extent, on a sustainable land

supply, which is not limited to the availability of land for residential projects that are urgently needed. The HKIS agrees with the housing supply mix set by the government in which private housing accounts for 40 percent and public housing the remaining 60 percent. However, we should not neglect other needs such as land earmarked for commercial use, social and community use, logistics, special industrial and trades and etc, which are crucial for the city’s continued economic development. At the recent Land Supply Forum held by the Institute, eminent speakers and HKIS members shared their insights on the issue. Their ideas enabled us to explore the key areas and develop ways to unlock the current land available from multiple perspectives and in a comprehensive manner.

Sr Wan Man-ye is the featured High Flyer Surveyor, who is extremely seasoned in general practice surveying and a learned professional. Initially trained at the Lands Department, Sr Wan has a diverse range of expertise and unique experiences in property and land development. When Hong Kong’s economy changed during the 1980s, he joined the private sector, bringing to it his government work experience. He is an inspiration because of his flexible and outside-the-box thinking. He breaks the conventional mores of the discipline and uses creativity to achieve his goals. He is also a role model for young professionals because he uses his expertise to contribute to the community.

The HKIS has broadened its international exposure by joining the “International Construction Measurement Standard Coalition” (ICMS). It aims to work with other national representative professional bodies in these coalitions to develop universal standards to harmonise cost, classifications, and measurement definitions, as well as to enhance comparability, consistency, statistics, and the benchmarking of capital projects.

We propose establishing a Building Repair and Maintenance Works Authority to tackle the bid-rigging and quality problem of these works in private buildings and have submitted a supplement to the Development Bureau recently. At a recent RTHK City Forum, I spoke on this issue to draw public and governmental attention to our proposal. We aim to garner public support to form an interim advisory committee to study the possibility of setting up this authority.

President
Sr Vincent Ho



近年，社會日益重視樓宇安全，卻少有對「樓宇健康」問題的討論。最近，公共屋邨相繼疑有鉛水事故，可見建築組件的設計及造工質素對住戶的健康水平有明顯的關係，建築業界應予認真審視。「樓宇健康」不只關乎一些對住戶構成直接健康威脅的事項，亦涉及噪音、空氣污染、天然通風及光線不足等所引起的問題。這些對住戶健康的直接及短時期已可產生的影響，遠遠大於「綠色樓宇」可帶來的長遠裨益。在鉛水風波中，各位同業應從專業角度關注事件，探討預防措施，改善樓宇質素。隨著社會發展，技術漸趨成熟，業界須審視樓宇設計、施工、物業管理、發展策略等因素，找出可予改善之處，讓業界工作更上一層樓。

今期的封面故事以土地供應為題。香港的可持續發展相當依賴持續不斷的土地供應，這不單指目前需求殷切的住宅項目用地。香港測量師學會認同政府將公、私營房屋訂為「六四比」，但亦不能忽略商業、社會及社區、物流、特殊產業及貿易等經濟發展支柱的用地需求。日前，學會舉辦土地供應論壇，重量級講者及學會會員共濟一堂，就這個議題各抒己見。各方的意見有助我們從不同角度，全面探討多個主要範疇，以尋求方法釋出目前可用的土地。

今期的傑出人物溫文儀測量師從事產業測量及房地產發展工作多年，歷經專業培訓。溫文儀測量師起初於地政總署實習，在物業及土地發展方面博學多聞、經驗獨到。八十年代，香港經濟環境轉變，他將政府部門的工作經驗帶入私營機構，想法靈活創新，啟發人心。他打破行業成規，憑創意實現目標，更以專業貢獻社會，堪為年輕一輩專業人士的楷模。

香港測量師學會加入了 ICMS，與聯盟各國的專業代表團體合作，研究訂立一套統一的面積計算及分類方法及準則，以供成本計算之用，藉此提升工程項目的可比性、一致性、統計數字及基準。

學會建議成立「樓宇維修工程監管局」，遏止「圍標」現象，改善私人樓宇的維修及保養工程質素，並於早前向發展局提交補充建議。日前，本人在香港電台《城市論壇》談及有關議題，呼籲市民及政府正視本會的建議。我們冀望爭取公眾支持，成立過渡安排的「樓宇維修工程諮詢委員會」，研究成立「樓宇維修工程監管局」是否可行。

會長
何鉅業測量師

DISCIPLINED

BUSINESS AND RELAXING LIFE

Sr Wan Man-yee's long career has literally taken him to lofty heights. But despite his soaring success, his feet have remained firmly on the ground, with years dedicated to working for the community.

Wilson Lau



Although the career of Sr Wan Man-yee has spanned nearly half a century, he says he feels like he's worked for over "90 years". That's understandable after a quick glance at the impressive list of commercial projects and community buildings he's been involved in, not to mention the many public office positions and directorships he's held in various organisations.

"From when I started working at 18 to now at 64, my career has been eventful," notes Mr Wan, who is the owner of M Y Wan and Associates Ltd. "My daily workload is probably double that of an average working individual."

Diversity is a major characteristic of Wan's portfolio. His wealth of experience and expertise as a distinguished surveying professional has led to his participation in many community projects. "I may be the surveyor who has been involved in the biggest number of community buildings and projects and non-profit ventures in Hong Kong's history," he says.

These projects include the Youth Outreach Jockey Club Building in Sai Wan Ho, the Hong Kong Federation of Youth Groups headquarters, numerous schools, a youth camp, a drug rehabilitation centre, an elderly centre, public

housing projects and parks. He has also helped build railways and was a director on the board of the Kowloon-Canton Railway Corporation, chairing the capital projects committee for five years. He was a member of the Hong Kong Housing Authority for eight years, retired for 12 years and then re-engaged over two years ago. He is also on the board of the West Kowloon Cultural District Authority and involved in the building of museum and theatres.

As far as commercial projects are concerned, the high-profile ones in Mr Wan's portfolio include the International Finance Centre (IFC) and Marina Cove in Sai Kung - including the lagoon that flushes twice daily.

At 415 metres, the super high-rise Two IFC is an iconic building in Hong Kong. "Its vertical transportation, both during construction and now at occupation and operation, has been highly complex," Mr Wan says.

He recalls an issue with the sloping raised floors brought up by some anchor occupants shortly before the project handover. "A major occupant complained that the floors were not level. This was mainly due to their lack of understanding about the floor loading of super high-rise structures. Some floors in skyscrapers will automatically become level when tenants on the higher floors furnish their offices. To put the tenants' mind at ease, I instructed my team to fit the raised floors twice and only twice for them," Mr Wan notes.

"This was problem-solving. The IFC project is a good example of how work can be a continuous learning process. There were things I had not known before my involvement in the project. I only understood the issues through learning from the world's best structural engineers," he continues. "Also the 9/11 terrorist attack happened in New York during the construction of IFC. I had not known previously that projects in Hong Kong might also need to take terrorism into consideration."

Mr Wan is very proud of the outstanding industry safety record of the mega IFC construction project. "Safety consideration starts from the initial building design. We set out a goal of zero

“ Professionalism, social contribution and a healthy lifestyle. The fourth thing is to achieve the above three goals in a way that is fun ”

industrial accidents for the project and adopted strict construction site safety measures. For the IFC project, there was only a minor fire that lasted for half an hour during construction."

Before entering the private sector in the early 1980s, Mr Wan worked for the government for over 10 years. An estate surveyor by training, he was involved in land valuation and administration at the Lands Department. He also worked in project management in the private and NGO sectors in a wide range of areas.

Mr Wan's experience in the civil service largely shaped the guiding principles in his long career. During that time, he respected a very learned and patient chief estate surveyor, an expatriate from Britain who was an excellent surveyor and a mentor. Once he supported Mr Wan's idea to realign a road in Causeway Bay to avoid tearing down a church near Victoria Park. This approach succeeded in solving the traffic problem without destroying the church. Later, to the dismay of Mr Wan, his boss was forced to resign and prosecuted by the ICAC after it was found that he had received a gift from a developer. The incident taught Mr Wan that a small lapse of judgment could ruin a promising career. "It also made me believe firmly that projects should be fair to all stakeholders. These days many stakeholders overlook how to build a bigger pie. Instead, they only care about their own individual shares and fail to adopt a broader view. This can only end in an 'all lose' situation."

Mr Wan joined a real estate developer in the early 1980s. The bumpy Sino-British negotiations over Hong Kong rocked the city so much that

its future was shrouded in uncertainty. The local property market dived to record lows. It was also the decade of “brain drain”, when many highly qualified and seasoned professionals left the city. Looking back, Mr Wan considered the decade vital to his career advancement, as he chose to stay in the city. “It gave me great opportunities for growth and to get involved in decision-making during the hard times because many senior staff of companies had emigrated.”

Besides his career, Mr Wan has also been involved in many social causes. His contributions to the community were recognised when he was awarded a Bronze Bauhinia medal by the government in 2002. “It is my good fortune to be involved in community work,” says Mr Wan, who has been involved in Youth Outreach, the Federation of Youth Groups and the HKSAR Elderly Commission over the past 25 years.

His involvement in community work started in the early 1990s, when Mr Ronnie Chan of Hang Lung Group Ltd asked him if he was interested in helping set up a non-profit organisation dedicated to helping marginal youths, specifically crisis intervention. Together with a Catholic priest, they established Youth Outreach. “Youth Outreach aims to help marginalised youngsters in Hong Kong and get them back on the right track to lead a normal life. When I first got involved, the annual expenses were a little more than HK\$500,000. When I left several years ago, the organisation had an annual budget of more than HK\$25 million. The Hong Kong Jockey Club donated over HK\$70 million for the development of the Youth Outreach Centre in Sai Wan Ho.” Mr Wan remains the organisation’s honorary president.

“I think my contributions to the software of Youth Outreach were probably greater than those to the hardware,” he notes. “We have motivated the centre’s social workers to be more practical. I think all social workers and other workers at Youth Outreach are overworked and underpaid. It’s because they share the same vision as the founders. Some projects at Youth Outreach have generated some profit to subsidise the others.”

Mr Wan has been inspired by some dedicated social workers. “People should take ownership of the projects they participate in, meaning they get the full involvement and engagement,” he says, adding that countless young people have been helped by the workers at Youth Outreach.

Surveyors, like all other professionals, should be disciplined. “I define discipline as a way of working that’s against one’s free will. But we have to observe it and obey rules so that society can move forward. I am willing to follow disciplines set by others until they are changed,” Mr Wan notes. “The other thing is self-imposed discipline. For instance, I minimise my intake of sugar and milk. Although this can be a hassle, it’s good for my health. I’ll stick to my self-imposed discipline until the day I change it. So until that day, we should continue observing the community’s disciplines and our self-imposed disciplines. Then I think we can become reasonably good professionals.

“People should not rely on hearsay. As professionals, we should use our eyes to look at the facts, reasons and the evidence and then use our brain to process the information, analyse and re-organise it before we proceed to decision-making,” he continues. “We should also bear in mind that everyone, professionals included, has their biases. We need to achieve mutual understanding of each other’s viewpoints to narrow differences and arrive at solutions.”

Mr Wan sums up his career and community work by naming four things that matter to him, the first three are: professionalism, social contribution and a healthy lifestyle. “Work is stressful, some people like to make others stressful. We can easily become more stressed than we need to be. We need to understand this and manage it. I only trust world-class doctors, such as those who do organ transplants. But I hardly need a transplant.”

“The fourth thing is to achieve the above three goals in a way that is fun, in a way that I can laugh about it,” he says.

This article is published courtesy of Classified Post.

認真工作

輕鬆生活

溫文儀測量師馳騁職場多年，位高權重，平步青雲，卻不改腳踏實地，多年來為社區盡心盡力。

Wilson Lau

溫文儀工作近半世紀，卻自覺猶如過了九十數載。他參與過的商業項目及社區建築工程多不勝數，歷任多間機構的公職及董事，亦難怪有此感慨。

溫先生名下擁有溫文儀測量師行有限公司。「我自十八歲投身職場，如今六十四歲，見證不少風風雨雨。我每日的工作量可能是普通打工仔的一倍。」

溫文儀涉獵甚廣，他憑藉專業測量師的豐富經驗及知識，參與多個社區項目。「本人可能是香港有史以來，參與最多社區建築工程、社區項目，以及非牟利機構的測量師。」

他參與過的項目包括：西灣河協青社賽馬會大樓、香港青年協會總部、多間學校、一個青年營地、一間戒毒復康中心、一間老人中心、多個屋宇項目及公園。他亦有協助興建鐵路，擔任九廣鐵路公司董事，兼任基建工程委員會主席五年。他曾出任香港房屋委員會委員八年，相隔十二年後，於兩年前復任。他現為西九文化區管理局董事局成員，參與興建博物館及劇院。

在商業項目方面，溫先生為人津道的作品有國際金融中心（IFC）及西貢匡湖居，包括每日兩次換水的人工湖。

國金二期大樓高達 415 米，是香港的地標建築。「它的垂直運輸系統極為複雜：在興建期間如是，入伙、營運之後亦如是。」

他憶述在交樓前不久，部分主要租戶反映樓面傾斜問題。「一位主要租戶投訴樓面不平。這主要是因為他們不了解摩天大廈的樓面負荷量。以摩天大樓來說，當高層租戶裝修好辦公室後，部分樓面自然會平齊。為了令租戶安心，我讓同事將升高的樓面可以調整兩次，但只可以兩次。」

「這便是解決問題之道。國金項目是一次在工作中不斷學習的例子。有很多事是我在參與這個項目前是毫不知情的。透過向世界數一數二的結構工程師取經，令我明白到問題所在。紐約遭受「九一一」恐怖襲擊時，國金二期正在興建當中。我以前從未想過，香港的建築物亦可能要考慮恐襲因素。」

國金建築項目工程浩大，行業安全表現出色，令溫先生引以為豪。「我們在設計初期已考慮到安全問題，以零工傷為目標，採取嚴格的地盤安全措施。國金項目在建築期間只發生過一次半小時的輕微火警。」

溫先生擔任公務員超過十年，八十年代初進入私營機構。他完成產業測量師培訓後，任職地政總署從事土地估價及行政事務，亦曾在各類私營及非政府組織從事項目管理。

溫先生的公務員經驗奠定了他在職場多年的原則。當年，他敬重一位十



分博學、有耐心的總產業測量師，這位測量師來自英國，是一位優秀的測量師兼導師。有一次，他支持溫先生的想法，將銅鑼灣一條道路重新定線，以保留維多利亞公園旁邊的一間教堂。溫先生的方案解決了交通問題，又毋須破壞教堂。事後，上司遭揭發收受發展商的賄贈，因而引咎辭職，並遭廉政公署檢控，令溫先生大感錯愕。溫先生引以為戒，明白一次小小的判斷失誤，足以斷送似錦前程。「此事亦令我堅信，要公平對待項目中各持份者。現今，不少持份者都忽視如何『做大個餅』，只顧自身利益而欠缺全局觀。長此以往，只會落得滿盤皆輸的局面。」

八十年代初，溫先生加入一家房地產發展企業。當時中英兩國正談判香港回歸問題，屢遇阻滯，令香港社會一片動蕩，前景未卜，樓市暴跌至歷史低位。香港在十年間流失不少人才，很多經驗豐富、資歷深厚的專才都離開香港。回望過去，溫先生憶述當年選擇留在香港，事業在十年間大有進展。「公司不少高級職員移居海外，當時的困境正好給了我發展的機會，參與公司決策。」

溫文儀在事業之外亦不忘參與社會事務。2002 年，他獲政府頒授銅紫荊星章，表揚他對社區的貢獻。過去 25 年間，他參與過協青社、香港青年協會、香港安老事務委員會的事務。「能夠參與社區工作，我亦與有榮焉。」

九十年代初，溫先生開始參與社區工作。當時，恒隆集團有限公司的陳啟宗先生問他，是否有意協助成立非牟利機構，透過危機介入服務幫助邊緣青少年。他們與一位天主教神父共同成立了協青社。「協青社旨在幫助本港邊緣青少年，讓他們重回正軌，過上正常生活。我最初加入時，每年開支略超過 500,000 港元。我於數年前離職時，協青社的每年預算已超過 2,500 萬港元。香港賽馬會曾捐贈逾 7,000 萬港元，用於興建西灣河協青社中心。」溫先生現時仍擔任協青社榮譽會長。

「我相信我對協青社的貢獻在於軟件多於硬件。我們鼓勵中心社工多務實做事。協青社的社工和其他職員工作繁重，薪酬偏低。這是因為他們與創辦人秉持同一理念，而協青社部分項目的利潤已足以補貼其他項目。」

一些社工盡忠職守的態度啟發了溫先生。「我們應該對自己參與的項目全心全意，全情參與、全情投入。」他補充，協青社的職員幫助了無數青少年。

無論是測量師或其他專業人士都必須自律。「我認為紀律是對個人自由意志的規管。不過，我們必須遵守紀律，服從規則，社會才能進步，我樂意遵守他人訂立的規則，直至規則有變。另一種紀律是對自己的約束。例如，我將糖和牛奶的攝入量減到最低，雖然並不輕鬆，卻對健康有益。我會堅持自己訂立的規則，直至自己改變這些規則。只要社會的紀律和自己訂立的規則一日不變，我們都應該恪守，這樣我們才能成為真正出色的專業人士。」

「道聽途說是不可靠的。作為專業人士，我們應當親眼觀察事實和理據，理性地處理、分析資訊，重新組織，最後作出決策。任何人都有自己的偏見，專業人士也不例外。我們要互相體諒，收斂分歧，達成解決之道。」

溫先生總結他的事業生涯和社區工作，歸納出對他十分重要的四件事，頭三件分別是：專業精神、社會貢獻、健康的生活方式。「工作上處處都有壓力，有些人總要給人壓力，令我們不時承受過大的壓力。我們要了解壓力，再對症下藥。我只信任世界數一數二的醫生，例如器官移植醫生，雖然我沒甚麼需要進行器官移植。」

「第四，是以有趣的、我喜歡的方式達成上述三個目標。」

本文由 Classified Post 撰文

2015年7月16日晚由北京议会主席胡煜琳测量师组织的会员活动圆满结束。当天的讲座由仲量联行大中华区超高层建筑管理运营总监苏永成先生主讲，演讲的题目为《超高层综合体管理经验分享》，通过自己的30多年的从业经验和专业知识从不同的层面为大家讲解了在超高层楼宇管理中遇到的问题 and 解决方法。当天的讲座地点是在仲量联行的会议室举行，所以当天我们还有幸请到苏先生的同事仲量联行的高级董事、国际住宅部的负责人张宏女士为大家额外讲解了有关涉外房产投资的事宜，当天的讲座内容十分精彩。



在讲座期间，到场的会员和来宾都非常认真仔细的聆听，而且都会积极参与讨论和提问。大家非常认可此次讲座的议题，认为对自己的未来工作中会带来莫大的帮助，演讲结束后，苏永成先生也非常认真的回答了大家所提出的问题。最后由胡煜琳主席代表学会向苏永成先生颁发了纪念品，表示感谢。



活动结束后，大家照合影留念。



会议完毕后，学会还邀请了到场的来宾共进晚餐，晚餐中大家都非常开心，相互敬酒交流，气氛融洽热闹。

Council Members Reaching Out

4 July 2015	"Youth Forum 2015 - Succession to Success: Developing Next Generation Leaders" organised by the Young Coalition Professional Group, Hong Kong Coalition of Professional Services	Sr Vincent Ho
9 July 2015	Professional Volunteer Service Accreditation (PVSA) Joint Presentation Ceremony organised by Hong Kong Council of Volunteering	Sr Vincent Ho
10 July 2015	Sports and Recreation Club Night organised by Hong Kong Institute of Certified Public Accountants	Sr Dr Lesly Lam
11 July 2015	Launching Ceremony of the Hong Kong Coalition of Professional Services Yuen Long District Secondary Students Internship Programme	Sr Edward Au
11 July 2015	Inauguration Ceremony of Building Safety Pioneer Programme organised by Buildings Department	Sr Vincent Ho
16 July 2015	Panel on Development - Special meeting on "Facilitation the redevelopment of buildings under the Civil Servants' Co-operative Building Society Scheme" organised by Legislative Council	Sr Chan Cheung Kit
17 July 2015	HKCA 95 th Anniversary Ceremony cum Lo Pan Patron's Day Dinner	Sr Vincent Ho
28 July 2015	「2015 粵港經濟技術貿易合作交流會」開幕儀式由香港特別行政區政府與廣東省人民政府舉辦	Sr Vincent Ho
28 July 2015	「2015 粵港經濟技術貿易合作交流會」由香港特別行政區政府與廣東省人民政府舉辦	Sr Thomas Ho Sr Stephen Lai
29 July 2015	「香港城市規劃及建設經驗分享研討會」由香港特區政府駐武漢辦事處	Sr Joseph Ho
28-31 July 2015	13 th South East Asian Survey Congress organised by Singapore Institute of Surveyors and Valuers	Sr Simon Kwok Sr Tang Hong Wai Sr Alberich Yu

Congratulations to HKIS members awarded in the 2015 Honours List

Gold Bauhinia Star (GBS) 金紫荊星章



Congratulations to the Founding President, Sr KAN Fook Yee (簡福飴測量師), SBS, who was honoured with a Gold Bauhinia Star (GBS) (金紫荊星章) on this year's Honours List published in the Government Gazette on 1 July 2015 in recognition of his significant contributions and dedicated public and community service to Hong Kong.

Sr KAN's distinguished public and community service included his outstanding contributions toward the establishment of a local surveying profession. He has participated in a wide spectrum of community activities and strived for the prosperity, stability, and social harmony of Hong Kong. He has also made significant contributions and tendered valuable advice to the Heung Yee Kuk on rural issues and district administration.

Medal of Honour (MH) 榮譽勳章



Congratulations to HKIS *Surveyors Times* Hon Editor, Sr Professor Eddie HUI Chi Man (許智文教授測量師), who was awarded a Medal of Honour (MH) (榮譽勳章) in this year's Honours List published in the Government Gazette on 1 July 2015

in recognition of his significant contributions and dedicated public and community service to Hong Kong.

Sr Professor Eddie HUI Chi Man was awarded the MH for his dedicated public service, particularly for his contributions to the Town Planning Board and the surveying profession.

Reports from HKIS Committees

Administration Committee

Chairman: Sr Thomas Ho



The Administration Committee was formed to monitor, report, and advise on the effectiveness and efficiency of the HKIS Secretariat's operations. Its other tasks include inquiring into and advising on the updating of various office operation policies and procedures that include, but are not limited to, human resources management, operations management, and office accommodation. It also investigates complaints, if any, stemming from matters related to office administration and recommends corrective and preventative actions.

The President, Sr Vincent Ho, hosted a year-end gathering on 17 February in the Surveyors Learning Centre for colleagues of the Secretariat. Office Bearers and other Council members also joined this gathering and familiarised themselves with their peers.

The Committee held its meetings on 9 February, 16 June and 22 July.

In order to better utilise the Surveyors Learning Centre's space and equipment, some office modification and improvement works are necessary. President Sr Vincent Ho has taken up this task and submitted a proposal for the modification and improvement works which is now being followed up by the Administration Committee.



Beijing Forum

Chairman: Sr YL Wu

Time flies and the middle of 2015 has arrived. I have also been the Chairman of the Beijing Forum for more than one and a half years.

On 21 April, I attended the Shanghai Forum CPD Event – a Non-Financial Asset Management Seminar. I presented the concepts of refurbishment, renovation, and rejuvenation as alternatives to redevelopment in order to maximise the commercial value of an existing development, for many of which the carrying out of comprehensive renovations and alterations can add value. For those buildings of historical and cultural value, preservation and revitalisation can further reinforce the practice of sustainable development. During this session, I had the opportunity to exchange views with friends and fellow members in Shanghai through an enlightening discussion, after which I gained a better understanding of the current trends in Shanghai's property industry.

On 12 May, the Beijing Forum held a CPD event. We had two speakers that evening: Sr Jacob Lam, a fellow surveyor, and Ms Zhan Yong Hong, a practicing lawyer in China who explained the legal and practical perspectives of the problems encountered in project management, which arise from the twin contract practice commonly adopted in China. "Which contract shall take precedent? The legitimately registered contract (official) or the practically enforced contract (private)?" is an awkward question that industry practitioners frequently ask. Issues of legitimacy and the risks of

adopting this practice were also extensively discussed. This event received enthusiastic responses from the nearly 30 people in attendance. After the speech, the participants attended a dinner arranged by the Beijing Forum and engaged in further discussions with the speakers. This event provided a valuable opportunity for members to build close connections within the industry and foster a professional cohesion for surveyors from various disciplines in the region.

The Beijing Forum will organise more CPD events and site visits for our members in the second half of this year. The next event, the year's second CPD event on 16 July, was an experience-sharing session on the management of mixed-use, super tall developments. Mr Samuel So, Director of Super Tall Building Management Services Greater China and Property and Asset Management of JLL, will share his deep insights into the difficulties and techniques of managing super tall developments.

Fostering members' interest in our activities is not easy in Beijing, whose traffic is often a major problem that can discourage members from joining. It is not uncommon for them to take hours to commute from their offices to the event venues, particularly during rush hour. Nevertheless, the Beijing Forum will make every endeavour to arouse target members' interest in its activities by inviting experienced specialists and experts as speakers on carefully selected topics of common interest at suitable, convenient venues. It will continue to provide its fullest support for and quality services to our members who work in Beijing.

北京议会报告

主席胡煜琳测量师

转眼间，2015年已经过半，本人担任香港测量师会北京议会主席已经一年有余。

上半年，本人在上海参加了四月二十一日举行的非金融类资产管理讲座。讲座中，本人以翻新、改建及复修的视角向大家阐述了增加楼宇现有商业价值的另一种方式：增加物业的价值并非只有推倒重建一种选择，对既有建筑进行的全方位改造与调整，甚至保育、活化那些具有历史价值的老建筑也不失为一次符合可持续发展理念的新尝试。此次活动中，上海的同仁及会员朋友与我进行了热烈的互动与交流，我从中深受启发，获益匪浅，并且更加深刻地了解了上海业界的发展动态。

五月十二日，北京议会在北京举办了持续专业发展讲座。两位演讲者林清锦资深测量师和战永红律师从法律法规和实战两个层面为在场嘉宾深入浅出的解释了发展项目管理中的难点问题：备案合同与执行合同，谁说了算？这个问题在行业中由来已久，许多业内朋友也对此问题十分关心。为解答这些疑惑，演讲者介绍了现行制度下两种合同产生的根源及其法律保障与风险规避问题。本次活动内容深刻，反响热烈，共有三十余位学会成员及业界好友参加。会后，到场来宾共赴交流晚宴，并就该议题进行更加深入和热烈的讨论。此次活动深化了会员们的专业知识，提升了大家的专业技能，同时，为学会会员间的内部交流及其与业界同仁间的外部沟通搭建了宽广的平台。

下半年，北京议会打算增加举办 CPD 活动及现场参观等活动的频率。本年度第二场交流活动 -- 超高层综合体管理经验分享会已于七月十六日在北京举行。仲量联行大中华区超高层建筑管理营运总监苏永成先生亲自为我们解读超高层物业的管理难点和技巧。

在北京这样交通极其拥堵的城市，吸引会员们出席议会举办的活动并非一件容易的事情，会员朋友们为参加我们的活动在出行高峰时段花费数小时往返于办公室与活动场地的事情也屡见不鲜。但无论如何，我们北京议会将一如既往、克服困难，继续为会员朋友们悉心安排，准备共同关心的活动内容，邀请经验丰富的业内专家参与活动，挑选适合大家出行的活动场地。我们会继续尽心尽责、加倍努力，给与会员朋友坚实可靠的支持。



Community and Charity
Services Committee

Chairman: Sr Billy Wong



The Committee was formed in 2007 with the aims of promoting and encouraging members to volunteer their services to the community. It coordinates the nominations for the HKIS's "Caring Organisation Award," which is administered by The Hong Kong Council of Social Service. Since 2006, the HKIS has been designated a Caring Organisation. Committee meetings are held in April and June on a bi-monthly basis.

Project SPARKLE

Following the success of Project SPARKLE (Supporting Preteen Access to Resource, Knowledge, Love and Education) in recent years, the Committee jointly implemented its Mentorship Programme with the TWGH's Jockey Club Tin Shui Wai Integrated Services Centre again in 2015. First launched in 2010, Project SPARKLE is a mentorship programme that aims to create a harmonious and healthy environment to facilitate the better development of children in Tin Shui Wai.

In 2015, an orientation camp and an event, 「初夏3D探索之旅」, were held on 3 May and 12 July, respectively. Future activities are scheduled for 16 August, 11 October, and 13 December 2015. All results will be announced by December 2015.



1



2



3



4

1-2 Orientation Camp

3-4 「初夏3D探索之旅」



Dispute Resolution Committee

Chairman: Sr Daniel Ho

The Dispute Resolution Committee (DRC) currently has a total of 15 representatives from all six divisions. Up to July, the DRC has carried out the following key activities:

- Conducted bi-monthly/quarterly meetings to discuss the appointment of mediators and arbitrators and various relevant matters.
- Handled six applications for the appointment of an arbitrator and one application for the appointment of a mediator.
- Compiled a pro-bono mediation scheme tentatively scheduled for implementation during the 4Q of 2015. The scheme aims to promote our panel of mediators and provide an opportunity for the mediators to serve the community.
- Held discussions for preparing a response to the consultation document on the proposed security of payment ordinance.



HKIS/RICS Liaison Committee

Chairman: Sr Wong Bay

The HKIS/RICS Liaison Committee was re-established in January 2015 to foster a better relationship between the RICS and HKIS and to discuss issues of common interest.

Despite the termination of the Memorandum of Mutual Recognition of Membership (MMRM) between the HKIS and RICS on 2 January 2014, the Committee agreed to maintain dialogue and identify possible areas for cooperation between the two organisations.

In its last meeting held on 6 March, the Committee acknowledged that there were diverse views expressed by the Divisional representatives in areas for cooperation and possible channels of reciprocity. It was, however, agreed that individual Divisions could explore areas for cooperation or set up dialogues with their respective counterparts in the RICS.

On 27 April, the HKIS President, Sr Vincent Ho; Senior Vice President, Sr Edward Au; and I met with representatives of the RICS Hong Kong, including the Chairman, Sr Andrew Lee; Chairman of the RICS/HKIS Committee, Sr Dr Daniel Ho and Chairman of the APC & Membership Committee, Sr Charles Hung. We had a very fruitful discussion and exchanged views on various topical issues, including the possibility of re-establishing some form of reciprocity, joint conferences or CPD events, and joint research activities on topics of common interest with a view to issuing joint statements.

President Sr Vincent Ho and Chairman Sr Andrew Lee agreed to maintain high level close dialogue on any issue affecting the surveying profession in Hong Kong.



HKIS Annual Conference 2015 Organising Committee

Chairman: Sr Thomas Ho

To provide a unique platform for real estate and construction professionals, as well as industry stakeholders, to exchange views on Hong Kong's future, the HKIS arranges an annual conference to explore different issues and topics related to land, housing, buildings, and the construction industry. This year, the conference will be held on 12 September in the Ballroom of the JW Marriott Hong Kong. We have invited Mr Chan Mo-po, Paul, MH, JP, Secretary for Development of the Hong Kong Special Administrative Region, as our Guest of Honour. The conference's theme this year is "Development for a Smarter World City: Hong Kong" and nine prominent speakers, viz. 1) Sr Nicholas Brooke, SBS, JP; 2) Prof Rebecca Chiu Lai Har, JP; 3) Sr Lau Ping Cheung, SBS; 4) Mr Ling Kar Kan, JP; 5) Prof John Ng Cheuk Yee; 6) Mr Duncan Pescod, GBS, JP; 7) Mr Matthew Smith; 8) Sr David Tang Chi Fai; and 9) Sr Hon Tony Tse Wai Chuen, BBS, will come share their views and experiences with us.

The organising committee and Conference Secretariat are working hard to solicit sponsors and prepare the conference proceedings. Please mark down this important date and join us to share your views and thoughts with the speakers and fellow audience members.



HKIS Annual Dinner 2015 Organising Committee

Chairman: Sr Thomas Ho

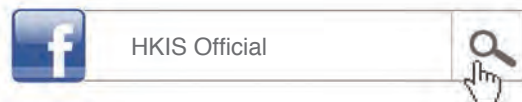
The HKIS Annual Dinner is one of the Institute's most significant annual events for surveyors, other professionals, practitioners, and government officials to gather together to share their views and visions for improving the surveying profession and construction industry. This year, the HKIS Annual Dinner will be held on 10 November in the Grand Ballroom of the Grand Hyatt Hong Kong. We are delighted that The Honourable Leung Chun-ying, GBM, GBS, JP, Chief Executive of the Hong Kong Special Administrative Region, has been confirmed as our Guest of Honour again.

The organising committee and Dinner Secretariat are working hard to solicit sponsors, prepare event booklets, and arrange a performance programme. Please mark down this important date and join us for a memorable and enjoyable evening.

We are on FACEBOOK now!
Official FACEBOOK PAGE of the HKIS

www.facebook.com/hkisofficial

Join us and click the 'like' button now!





Mainland Affairs Committee

Chairman: Sr Stephen Lai

The Mainland Affairs Committee was formed to consolidate each Division's requests on CEPA-related issues before raising them to the relevant Hong Kong and Mainland government bodies or officials and to encourage each Division to establish and maintain close dialogue with its Mainland counterpart. The Committee also explores collaborative opportunities with institutes and universities in China.

Mainland Forums

Two of the main duties of the Committee are to promote the surveying profession and enhance the HKIS's image in China. This year, the HKIS appointed the following members to chair the Mainland Forums:

Forum	Chairman	E-mail
Beijing	Sr YL Wu	YLUWu@swireproperties.com
Guangzhou	Sr Paul Cheung	paul.cheung@savills.com.cn
Shanghai	Sr Iris Lee	Iris.lee@cn.rlb.com

The Forums will arrange different CPD events and gatherings to enhance members' relationships with each other. Members can feel free to contact each forum Chairman directly.

CEPA Visit to Beijing

The Committee (formerly CEPA Committee) has arranged visits to Beijing since 2011 to maintain close dialogue with the relevant Mainland ministries and counterparts. The 2015 visit is tentatively scheduled for 6-9 September.



Project Management Committee

Chairman: Sr Samson Wong

In the first half of 2015, the PM Committee met twice during site visits. Attended by 28 members, the first meeting on 13 February was a study tour of two mega projects in Shenzhen. It was particularly meaningful to me to learn that Hong Kong surveyors contributed heavily to both projects. We were delighted to meet two fellow members, namely Sr CK Lau and Sr Peter Kok, who oversaw the construction of the Ping An Finance Centre and Shum Yip Upper Hills, respectively. During the tour, they unveiled their steering functions and contributions to the management of these two mega projects to our younger members.

The second site visit to a new commercial building, VPoint in Causeway Bay, occurred on 25 March. Sr Alex Wong, an HKIS Fellow, was the director of this project. His colleague, Mr Gavin Cheung, kindly introduced the project and conducted the tour. The visit was attended by 30 members.

深圳福田區 平安金融中心 及 深業上城

Ping An Finance Centre 平安金融中心

Our fellow BS, Sr CK Lau, is the project consultant who advised the developer of the Ping An Finance Centre 平安金融中心 during its planning and development stages. As Sr Lau said:

The design of Ping An Finance Centre embraces both challenges. Not only is it an office tower stretching upwards to its permissible extreme, but it is also a "transit-integrated tall building" that would occupy a major transportation hub in the increasingly-connected mega-city of Hong Kong-Shenzhen-Guangzhou, which is home to 43 million people and produces one-third of China's trade value. In commissioning KPF and Thornton Tomasetti, the project's owner Ping An Life Insurance requested a tower whose

form and structure would symbolise its image and title “Ping An” combines the Chinese characters for peace and safety while also evoking the “pioneering spirit” of Shenzhen. The client’s requirement for an efficient and functional design led to a gradual streamlining of the tower’s shape to improve performance on all fronts.

The construction management team demonstrated how the form of the tower was achieved in terms of architectural and structural design and how these processes worked in tandem to achieve a super-tall tower that is not only beautiful, but efficient and sustainable. Ping An Finance Centre was envisioned as a landmark structure for Shenzhen’s central business district and, thus, has reached a height of 660 metres. This skyscraper is scheduled for completion by 2016.

Our site is located between two main parks in the centre of Shenzhen – Lianhua Mountain Park and Bijia Mountain Park – and surrounded by three main roads in the east, west, and south. We chose “connection and composition” as the leading ideas in the planning with the goal of building connections in the space and realising the combination of various functions in time. First, we re-interpreted the “sight corridor” in the original planning conditions into a “green corridor” connecting the two mountains. The roof terrace of the shopping mall was then converted into open space. Two ecological pedestrian and cycling paths were implemented. The bridges, together with the new elevated park and existing parks, form a continuous tapestry of green that intersects with the city at the site’s centre.

The development features two newly-completed residential twin towers, each of which has a link bridge on the 49/F that doubles as a clubhouse and outdoor swimming pool. Under construction are two landmark office towers, a ballroom pavilion, a shopping mall, a six-star hotel, and an enlivened podium providing a variety of retail experiences including high-end boutiques, a department store, and a small-scale shopping village.



Shum Yip Upper Hills, Shenzhen 深業上城

We began this visit with an interesting 3D video in a specially designed sales centre and then a project briefing by Sr Peter Kok, the Deputy General Manager of Shum Yip Land Company, Ltd. Sr Kok is a GP surveyor by profession. He shared with us how the master plan of Shum Yip Upper Hills was developed. He pointed out that an overall re-thinking of the transportation’s function, form, and other architectural factors, together with the city’s grid and environment, were the critical success factors for this site:

VPoint – Commercial Development on Tung Lung Street, Causeway Bay

The third project, “VPoint,” is a 29-storey commercial building with an area of 12,457 square metres in the vibrant heart of Causeway Bay. As pointed out by the project manager during the visit, “It was designed as a landmark Ginza-type commercial tower. Breaking away from the usual monolithic appearance of a high-rise building, the architect designed the 29-storey building based on the shapes and qualities of precious gems to evoke emotional inspiration and distinguish it from the conventional towers in Hong Kong.” The important role of the building surveyor as a project manager throughout a project’s feasibility, design, tendering, and construction management stages was well-exhibited by VPoint and understood by the attendees.

I thank all members who joined these special study tours and hope that they will stimulate new thoughts for and insights into effective project management. I am very grateful to Sr CK Lau, Sr Peter Kok, and Sr Alex Wong, whose advice and involvement made these tours possible. I must also thank Sr Nathan Lee, Alice Lui, and Donna Yu, whose coordination with the different parties greatly facilitated the success of each tour.



Research Committee

Chairman: Sr Prof Eddie Hui, MH

The Research Committee initiates and devises research projects for the General Council’s consideration. The Committee also vets research proposals from the Divisions and recommends the best ones to the Executive Committee for its formal approval. By July 2015, two research projects had been approved. They are “Professional Guide to Building Inspections - Volume 2: Pre-1980 Commercial Buildings in Hong Kong” and “Studies on the Hong Kong Cadastral Survey System Performance by a Multi-Criteria Structured Assessment Model”.

The 2014 HKIS Outstanding Final Year Dissertation Awards Presentation Ceremony was held on 19 June (in conjunction with the HKIS Diploma Presentation to newly-qualified members). The 2015 Awards ceremony is currently being organised. The nominated dissertations/theses will be assessed by appointed assessors. All results will be announced by December 2015.

DISCUSSION FORUM ON PROPOSED AMENDMENTS TO THE HKIS CONSTITUTION & BYE-LAWS

Date : Friday, 14 August 2015

Time : 7.00-8.30 pm

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

For registration and details of the proposed amendments, please visit the HKIS website at www.hkis.org.hk.

List of Committees and Members 2015

Administration Committee (Jan 2015 - Jan 2016)

Name	Division
Sr Thomas Ho (Chairman)	
Sr Rebecca Lo	BSD
Sr Eugina Fok	GPD
Sr Paddy Ng	LSD
Sr Chan Yue Chun	LSD
Sr Ben Chong	PDD
Sr Dr Cyrus Mok	PDD
Sr Charles Hung	PFMD
Sr K L Wong	QSD
Sr Tzena Wong	QSD
Sr Cher Lau	YSG

BIM Committee (Jan 2015 - Jan 2016)

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Sr YY Yip	BSD
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Sr Chong Pui Wah John	LSD
Sr Wong Bay	PDD
Sr Eureka Cheng	PDD
S Jonathan Lee	PFMD
Sr Sunny Choi	QSD
Sr Lam Yen Ling	QSD coopted
Sr Joe Wu	QSD coopted

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Sr Jason Law	BSD
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Sr Dr Tony Leung	PDD
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Sr Rebecca Mau	PFMD
Sr Rebecca Lee	PFMD
Sr Tzena Wong	QSD
Sr Christina Wong	QSD
Sr Joe Wu	QSD
Sr Frank Poon	YSG
Sr Gigi Mok	YSG

Dispute Resolution Committee (Jan 2015 - Jan 2016)

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Sr Margaret Chan	BSD
Sr Louie Chan	GPD
Sr Marvin Chau	LSD
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Sr Edmond Yew	PDD
Sr T T Cheung	PFMD
Sr Lam Kwok Wing	PFMD
Sr Honby Chan	QSD
Sr Gregory Tung	QSD
Sr Avan Fan	QSD coopted
Sr Gilbert Kwok	QSD coopted
Sr Antony Man	QSD coopted
Sr Colin Wong	YSG
Sr Billy Mak	YSG

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Sr Honby Chan	PFMD
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Sr Tzena Wong	QSD coopted
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Sr Dr Tony Leung	PDD
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Sr Keith Yim	QSD
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Sr Raymond Chan	PDD
Sr Wong Bay	PDD

The HKIS Dissertation / Thesis Award 2014 Executive Summary of Winning Papers

“AGENT-BASED MODELING OF CROWD DYNAMICS IN RAIL TRANSIT SYSTEMS”

**Awardee: Liu Shaobo (PhD Category)
City University of Hong Kong**

Huge volume of passenger flow in mass transit rail system in Hong Kong has aroused people's concern on the quality and safety of passengers' travelling experiences. Designers and operators need new technologies to assist to make decisions and strategies to keep crowding at an acceptable level. This involves comprehensive analyses of passenger flow characteristics and crowding situations of metro stations for planning of train operation, crew and facility management, revamping of existing stations and construction of new facilities. Under some extreme situations such as fire, rail accidents or terrorist attacks, the performance of the station facilities and evacuation plans should also be studied. This dissertation aims at developing a microscopic computer simulation-based model to study the crowd dynamics-related problems in metro system. Such model can be adopted to assess the crowding problems caused by the passenger flow in metro stations and

understanding the impact factors on emergency evacuation from rail tunnels, with the help of necessary field studies.

The computer model is established on the basis of an agent-based approach which can model the movement characteristics of each individual (an agent). The model has adopted an improved utility maximisation approach for modeling pedestrian locomotion. Together with a strategic level map navigation module which enables it to capture real building design layout files and an Artificial Neural Network based pedestrian route choice sub-model, the model was implemented in a C++ programme, and is named as “*CityFlow*”. It is capable of modeling crowd flow dynamics and behaviors in complex building environment such as metro stations, tunnels or shopping malls. The model can also be extended for modeling emergency evacuation scenarios by considering human behavior under emergency. Model details have been published in world renowned science citation index listed journals including the IEEE Transactions on Intelligent Transportation Systems, Transportation Research C, Journal of Transportation Engineering (ASCE) and etc. Furthermore, comparisons between the simulation outputs of *CityFlow* and typical grid-based models, such as cellular automation models, show that they resemble with each other in terms of flow patterns and phase transitions, but minor differences exist when quantitative characteristics or special environment such as a tunnel is considered. Tunnel evacuation process has also been studied with the focus of investigating the influences of the tunnel geometry. Those studies show that the *CityFlow* is helpful in analysing crowd dynamics under emergency for evacuation planning and risk evaluation. The model has been calibrated and validated by performing parameter sensitivity analyses and comparing the results of the numerical experiments with real world data including field data collected in Hong Kong metro stations.

Power-knowledge in District-based Planning: The Case of Urban Regeneration in Kowloon City District

**Awardee: Yeung Kin Ho Kenneth (MSc Category)
University of Hong Kong**

The growing desire in recent years for transparency and greater public involvement in the city's governance prompted the Hong Kong Special Administrative Region (HKSAR) Government to introduce broad-based public engagement (PE) procedures to its institutional framework. In 2011, the new Urban Renewal Strategy (URS) endorsed a "People First, District-based, Public Participatory" approach to strengthen urban renewal at the district level. Subsequently, on the same year the pilot District Urban Renewal Forum (DURF) was established in Kowloon City (KC) as an advisory platform to better understand the concerns, needs, and aspirations of the people living there and their community.

With an aim to linking theory to practice, this dissertation studies the changes in Hong Kong's urban regeneration strategy with reference to Foucault's concept of "governmentality," which focused on how contemporary structures are developed to govern society. Foucault argued that knowledge is power and vice versa, but, in actuality, it is difficult to determine where power truly resides in the planning process. Knowing this power-knowledge nexus is important for understanding the value given to the different

types of knowledge input (i.e., place knowledge, local knowledge, and professional knowledge) documented in the planning study (PS), social impact assessments (SIA), and PE reports of the KC DURF.

My research findings suggested that the DURF programme set off unprecedented change in the introduction of broad-based engagement procedures to carry out urban regeneration. However, continuing concerns of incompatible land uses in Hung Hom (funeral homes intermixed with residential buildings) and To Kwa Wan (vehicle repair workshops intermixed with residential buildings) have suggested the inability of the DURF to solve district-based problems and improve the quality of life for key stakeholders.

Despite efforts to promote a people-centred model, this analysis revealed that power in the DURF planning process came from two main sources: the existing power structures of the KC DURF within Hong Kong's current top-down institutional framework and authorised knowledge (i.e., situated knowledge derived from the dialogues generated by engagement activities). The rigid bureaucratic guidelines for public engagement were likely a form of governmentality introduced by the government to control its citizens. While this dissertation identified various constraints and, to a minor extent, the opportunities of the pilot DURF, future studies could examine the direction the DURF is headed and assess if there is a need to introduce the programme to other districts. The lessons learned from this experimental DURF project could potentially help strengthen the value of lay knowledge in order to achieve a more balanced perspective in future planning decisions.

The First Guangdong – Hong Kong – Macau Mediation Forum on “Mediation on Cross-Border Commercial Disputes and the Legal System in Free Trade Zone”

The First Guangdong – Hong Kong – Macau Mediation Forum on “Mediation on Cross-Border Commercial Disputes and the Legal System in Free Trade Zone” was held at the Novotel Shenzhen Bauhinia Hotel on 29 June. This forum was jointly organised by the South China International Economic and Trade Arbitration Commission (Shenzhen Court of International Arbitration); the Guangdong, Hong Kong and Macau Mediation Alliance; and the Joint Mediation Helpline Office. Over 200 representatives from the business sector, arbitration and mediation organisations, universities, courts, and lawyers participated in this forum. Its aims were to comprehensively promote Hong Kong mediation to Mainland and overseas professionals and business entities and to develop and promote awareness amongst businesses and professionals involved in the Mainland market of who conducts (or may conduct) commercial transactions or has dealings and operations in Hong Kong.

The HKIS was invited to join this forum. The Vice President, Sr Thomas Ho delivered a talk on “The Characteristics and Superiority of Mediation in Hong Kong” and explained in detail the mediation system in Hong Kong, which covered mediation style, agreements, rules, processes, preparations, and skills, as well as matters

to note during mediation, confidentiality and liability issues, and the superiority of mediation in Hong Kong. The Mainland participants were especially interested in Hong Kong’s mediation style and processes.

第一屆粵港澳商事調解論壇「跨境商事調解與自貿區法治環境」研討會

由華南國際經濟貿易仲裁委員會（深圳國際仲裁院），粵港澳商事調解聯盟及香港聯合調解專線辦事處合辦的第一屆粵港澳商事調解論壇「跨境商事調解與自貿區法治環境」研討會於6月29日在深圳博林諾富特酒店舉辦。此研討會有超過二百位來自國內、香港及澳門的商業機構、仲裁及調解機構、大學及法院代表及律師參與，其主旨是推廣香港的調解模式及技巧到內地及海外的商業機構及提高香港及國內商業機構及專業人士對處理商業糾紛的認知。

香港測量師學會應邀作為其中一個課題「香港調解的特點與優勢」作主題演講。本會副會長何國鈞測量師代表本會出席是次研討會就香港調解的規則、流程、準備、調解會議主持技巧、調解雙方應注意的事項、保密性及責任以及香港的調解優勢等作出詳盡的解說。國內的與會者對香港的調解模式都甚感興趣。



Discussion Forum on the Proposed Security of Payment Legislation

The Development Bureau recently launched an open consultation on the proposed Security of Payment Legislation on its website (www.devb.gov.hk/sop). The period of consultation is three months from 1 June to 31 August.

This proposed legislation will have a profound effect on payment arrangements between contracting parties along the whole supply chain of building and construction works from contracting parties to professional services and suppliers. Apart from the contract's conventional requirements, payers and payees will also be required to observe the statutory duty when administering it, particularly when arranging payments.

A discussion forum was arranged on 20 July in the Surveyors Learning Centre for HKIS members to share and exchange views on the proposed legislation. The forum was attended by the President, Sr Vincent HO; Legislative Council Member, Sr Hon Tony TSE; office bearers; division chairs; General Council Members; and over 30 other senior members. It started with an introduction by Sr Vincent HO and Sr Hon Tony TSE and a detailed explanation of the proposed legislation by Sr Dr Paul HO, followed by an open discussion among all participants.

As senior members shared their experiences and expertise, participants were able to better understand the implications of this proposed legislation. To convey their comments on this proposed legislation to the government both collectively and individually, members are encouraged to send their views to the

Development Bureau. The completed response form can be sent to:

- 1) the HKIS Secretariat at info@hkis.org.hk; or
- 2) the Hon Tony Tse Wai Chuen, Legislative Councillor (Architectural, Surveying and Planning) at info@tonytsewaichuen.com; or
- 3) the Development Bureau (as per contact details provided in the response form).

If you select No.3 above, we would appreciate it if you could inform the HKIS and the Hon Tony Tse that you have sent the form directly to the Development Bureau.

The consultation document and response form can be downloaded at the following links from the Development Bureau's website:

Consultation Document:

http://www.devb.gov.hk/filemanager/en/content_880/SOPL_Consultation_Document.pdf

Response Form for Consultation:

http://www.devb.gov.hk/filemanager/en/content_880/Response_Form_for_Consultation_eform.pdf



HKIS Annual Conference 2015

Development for a Smarter World City: Hong Kong

ABOUT

Hong Kong is a well-developed city, yet potentials can still be found in many areas, one of them being innovation. To transform Hong Kong into a true smart world city, we have to look into more than just expanding employment opportunities, but to enhance the industry's competitiveness and growth in long-run in the face of the competition from other major global cities. The conference aims to provide a platform for stakeholders and industry talents to discuss and explore the possibilities and solutions into the city's newest development and future.

Date and Venue

Date : 12th September 2015 (Saturday)
Time : 9:00 – 17:00
Venue : Ballroom, JW Marriott Hong Kong,
Pacific Place, 88 Queensway,
Hong Kong

Registration Fee

Member of HKIS & Supporting Organisations

HK\$1,600

Non-member

HK\$1,900

Student

HK\$200 -*Full Day

HK\$100 -*Half Day

* Lunch is not included

Time	Program/Topic	Speaker
08:30 – 09:00	Registration	
09:00 – 09:10	Welcome Speech Sr Vincent HO Kui Yip President The Hong Kong Institute of Surveyors	
09:10 – 09:40	Opening Keynote Speech Mr Paul CHAN Mo Po, MH, JP Secretary for Development, Development Bureau HKSAR Government	
09:40 – 09:45	Souvenir Presentation to Guest-of-Honor	
09:45 – 10:10	Coffee Break	
10:10 – 10:40	Hong Kong Smart City Challenge Sr Hon Tony TSE Wai Chuen, BBS Member, Legislative Council (Architectural, Surveying and Planning) & Past President, The Hong Kong Institute of Surveyors	
10:40 – 11:10	Hong Kong: An Economically Smarter World City Sr LAU Ping Cheung, SBS Past President The Hong Kong Institute of Surveyors	
11:10 – 11:40	Building Hong Kong as a Smarter City – The MTR Story Sr David TANG Chi Fai Property Director MTR Corporation Limited	
11:40 – 11:50	Q & A Moderator: Sr Spencer KWAN Director Key Alliance Limited Project & Contract Management	
11:50 – 11:55	Souvenir Presentation to Speakers and Moderator	
11:55 – 12:00	Souvenir Presentation to Sponsors	
12:00 – 13:00	Lunch	
13:00 – 13:30	Planned Smart and Planning Smarter Mr LING Kar Kan, JP Director of Planning, Planning Department HKSAR Government	

Time	Program/Topic	Speaker
13:30 – 14:00	The Digitisation of Business Mr Matthew SMITH Global Head of Market Development, Internet of Things Cisco Systems Inc.	
14:00 – 14:30	Hong Kong as Asia's world city: how livable? Prof Rebecca CHIU Lai Har, JP Head of Department Department of Urban Planning and Design The University of Hong Kong	
14:30 – 14:40	Q & A Moderator: Sr Jeffrey WONG Deputy Senior Director, Deputy Head of Hong Kong Office Leasing Savills (Hong Kong) Limited	
14:40 – 14:45	Souvenir Presentation to Speakers and Moderator	
14:45 – 15:00	Coffee Break	
15:00 – 15:30	Experiencing a Smart West Kowloon Cultural District Mr Duncan PESCOD, GBS, JP Chief Executive Officer West Kowloon Cultural District Authority	
15:30 – 16:00	Green and Smart Prof John NG Cheuk Yee Chairperson, BEAM Society Limited & Director & Chairman of GLC, Hong Kong Green Building Council	
16:00 – 16:30	A Reality Check-Where does Hong Kong really rank and what should be our priorities going forward Sr Nicholas Brooke, SBS, JP, PPRICS, FHKIS Member, Strategic Development Commission & Chairman, Harbourfront Commission	
16:30 – 16:40	Q & A Moderator: Sr Prof Eddie HUI Chi Man, MH Professor Department of Building and Real Estate The Hong Kong Polytechnic University	
16:40 – 16:45	Souvenir Presentation to Speakers and Moderator	
16:45 – 16:50	Closing Remarks Sr Thomas HO Kwok Kwan Chairman Annual Conference Organising Committee The Hong Kong Institute of Surveyors	
16:50	End of Conference	

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Bronze Sponsors



HKIS Annual Conference 2015

Development for a Smarter World City: Hong Kong

Date: 12th September 2015 (Saturday)
 Time: 9:00 – 17:00
 Venue: Ballroom, JW Marriott Hong Kong, Pacific Place, 88 Queensway, Hong Kong
To: Conference Secretariat – Creative Consulting Group Inc. Limited
 Attn: Ms Joanne Hui / Ms Crystal Lee Tel: +852 3159 2900 Fax: +852 2372 0490
 Email: joanne.hui@creativegp.com / crystal.lee@creativegp.com
 Website: http://www.hkis.org.hk
 Event Code: CPD/HKIS/2015081

REGISTRATION FORM

Registrant Details

Surname: _____ Other Names: _____
 Company: _____
 Position: _____
 Postal Address: _____

 Tel: _____ Fax: _____
 Email: _____ (For sending confirmation only)

Registration Fee

Member of HKIS & Supporting Organisations (HK\$1,600/head)

For HKIS member:

Grade of HKIS membership*: F , M , AM , P , S

HKIS membership no.: _____

Division of HKIS: BS , GP , LS , PD , PFM , QS

Non-member (HK\$1,900/head)

Student (HK\$200/head – Full day; HK\$100/head – Half day) *Lunch is not included

For Supporting Organisation:

Please specify: _____

Payment Methods

1. By Cheque

I enclose a cheque / bank draft payable to "Surveyors Services Ltd".

Cheque no. _____ Amount _____

Addressed to: *Conference Secretariat – Creative Consulting Group Inc. Limited
 Room 1106 -08, C.C.Wu Building, 302-08 Hennessy Road, Wanchai, Hong Kong
 Attention : Ms Joanne Hui / Ms Crystal Lee*

2. By Credit Card

Please charge my **HKIS & Shanghai Commercial Bank Limited** Co-brand Credit Card (Master Card / Visa Card)

Please charge my **American Express** Credit Card as follows:

Payment Instruction for HKIS Event Ref.: [_____]

To: Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my Credit Card account as follows:

Cardholder Name: _____ HKIS No. _____

Card No [_____]

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

Approved by: _____ Date: _____

Supporting Organisations:



Remarks

- Official language is English.
- The organiser reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes 2 tea breaks and a lunch, **except student rate**.



Building Surveying Division
Sr Andrew Kung BSD Council Chairman

Education Bureau-Business-School Partnership Programme (EdB BSPP) 2015

This year's EdB BSPP programme was inaugurated on 24 June. A career talk was held on the same date for introduction of surveying professions by the representatives of our six divisions. The target audience is secondary school students. Our vice chairman Sr Kenny Tse represented Building Surveying Division to share his professional life as a building surveyor.

Another career talk for introducing building surveying will be held soon. Upon brain storming in the council meeting, we selected "Decoding Building, the versatile Building Doctor" as the title. The reason for this title's selection was that everyone encounters illness throughout his/her life, which is why we need the advice and care of a medical doctor lest we disregard our health. A building is just like the human body and also undergoes a life cycle from conception to design, construction, operation, and finally demolition. Building surveyors are essentially building doctors who look after buildings at different stages of their lives.

Communications Meeting amongst the ArchSD, PBSCA, and HKIS BSD

On 10 July, our Vice Chairman, Sr Daniel Chang; Hon Treasurer, Sr Tang Chi Wang; and Sr Daniel Pong met with the senior managers of the Architectural Services Department and representatives of the Professional Building Surveying Consultants Association of Hong Kong (PBSCA). This was a bi-annual communications meeting established to provide a platform for direct interaction and information exchange on relevant building surveying issues.

The items discussed during this meeting included building safety inspections, collaboration on professional practice enhancement, research & development in the building surveying practice, etc.

RTHK Programme

I attended a RTHK programme called "晨光大學" on 16 July and introduced all six divisions of the HKIS and their core services. In addition, I informed the programme manager on how building surveyors can help citizens in various aspects of their daily lives, including purchasing flats, identifying unauthorised building works in older buildings and village houses, avoiding common mistakes when decorating domestic flats, water seepage, etc. This information session was part of the HKIS's "Brand Enhancement Programme," which was initiated and kickstarted this year to promote the services of surveyors to the general public.



Building Information Modelling (BIM)

BIM is a new tool that will definitely change (or has already changed) the work of building professionals, no matter they are ready or not! Although the initial investment in BIM was substantial, especially for alteration and addition projects, its popularity will eventually bring costs down and the advantages associated with a BIM-influenced project will become well-recognised by clients.

In order to keep the knowledge of building surveyors abreast with that of other building professionals, the BSD has planned a series of custom-made BIM CPD/trainings this year. I encourage all building surveyors to acquire more knowledge of their trade by reading related articles/technical journals in their spare time.

New Technologies that May Help Building Surveyors

Technological advancements have provided new software and equipment that can assist the work of building surveyors. These include handheld infrared scanners, aerial photography, 3D printing, cameras with software for capturing flat layouts and dimensions, etc. In order to enhance our skills in and knowledge of these new technologies, I urge you to contact me if you have any new idea or information, as I will form a working group to plan for our future needs. Please e-mail me at bsd.chairman@gmail.com if you are interested and willing to share your thoughts.

本年度教育局商校合作計劃於 6 月 24 日正式展開。同日舉行了一個職業講座，分別由學會六個專業組別代表介紹測量專業，對象為中學生。建築測量組由副主席謝志堅測量師在講座上分享建築測量師的日常工作。

另一個有關建築測量的專題講座亦將會舉行，經建築測量組各理事討論後決定主題為「全方位樓宇醫生」。今次選擇此主題之原因是因為每一個人都會經歷生、老、病、死，無論我們的身體狀況如何，我們都需要得到醫生不同程度的幫助和照顧。建築物和人一樣也會經歷生、老、病、死，建築測量師又被稱為樓宇醫生，在建築物的不同階段作出特殊的貢獻。

建築測量組與香港專業建築測量顧問公會的代表於 7 月 10 日與建築署高層管理人員會面，這半年一度的會面為各方提供了一個直接交流及交換資訊的平台，是次會面討論了樓宇安全檢驗、改善各專業之間的合作以及建築測量工作的研究與發展。

就學會今年展開向公眾推廣測量師服務的計劃，本人於 7 月 16 日出席了香港電台「晨光大學」的節目，介紹了學會六個專業組別的核心服務，並在節目中講解了建築測量師如何在日常生活中幫助市民，例如在買賣物業、辨認在舊樓及村屋的僭建物、避免在裝修家居時常發生的錯誤及在漏水等方面。

建築訊息模擬工具定會（或已經）改變各建築專業的工作模式，雖然它需要較大金額的初期投資，但它的普及性最終能幫助減低開支，並將會廣受客戶的認同。為此，今年建築測量組為會員度身設計一系列關於建築訊息模擬的持續專業發展項目及培訓，亦鼓勵各會員在空餘時間多閱讀與建築專業有關的文章及期刊以吸取更多知識。

科技發展提供了新的軟件及儀器包括手攜紅外線掃描器、高空攝影、3D 印刷、刻畫單位間格及尺寸的相機連軟件等。建築測量組正籌組工作小組計劃將來在這方面的發展需要，如你有任何新建議及資訊可供分享，請與本人聯絡。



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

建築測量組 Building Surveying Division

Building Surveyors Conference 2015

Building Surveying with no Boundary

About the Conference

The Building Surveyors Conference 2015 with the theme of "Building Surveying with no Boundary" aims to explore new opportunities and solutions by triggering discussion which is not limited to the building surveyors' core business, but also geographical boundaries. The Conference focuses on inviting speakers and experts from both inside and outside Building Surveying field to share their formula for success and generate a truly inter-disciplinary discussion to explore new perspectives on the multi-disciplinary factors that combine to make Hong Kong a leading world city.

Guest of Honour

Sr HUI Siu Wai, JP

Director of Buildings
Buildings Department, HKSAR Government

*TBC

Speakers

Sr Dr Eric CHAN Kui Sing

Director of Corporate Affairs
The Hong Kong Institute of
Facility Management

Sr Chris CHEUNG Chi Keung

Mall Operation Director
Sun Fook Kong Group

Sr Wallace LAI Pak Wei

Director
Fruit Design & Build Ltd

Sr Dr Lesly LAM Lik Shan

Chairman of Real Estate Research
Committee
Y. Elites

Sr Dr LEUNG Tony Ka Tung[#]

Chairman
TL Property Consultants International Ltd.

Sr Prof James Kenneth PONG Kam Keung

Company Secretary
Sundart Holdings Limited

Sr Hon Tony TSE Wai Chuen, BBS

Legislative Council member
(Architectural, Surveying and Planning)
HKSAR Government

*Speakers are listed alphabetically

[#]The speech will be conducted in Cantonese.



**SAVE
THE
DATE**

Date: 17th October 2015 (Saturday)

Time: 9:00am - 5:00pm

Venue: 1/F, Grand Ballroom I & II,
Crowne Plaza Hong Kong
Kowloon East



Registration Fee

Early Bird Rate (HKIS Member)	HK\$1,200
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Early Bird Rate (Non-member)	HK\$1,400
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*(Early Bird Register on or before 31st August 2015)

Standard Rate (HKIS Member)	HK\$1,380
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Standard Rate (Non-member)	HK\$1,680
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Remarks:

- Official language is in English.
- The organiser reserves the right to cancel or reschedule the Conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes two coffee breaks and a lunch.

Enquiries

Conference Secretariat

Ms Sharon LI / Ms Tiffany WONG

Tel: +852 3159 2937 / +852 3159 2932

Email: sharon.li@creativegp.com /

tiffany.wong@creativegp.com

HKIS Building Surveyors Conference 2015

Building Surveying with no Boundary

Date: 17th October 2015 (Saturday)
Time: 9:00am - 5:00pm
Venue: 1/F, Grand Ballroom I & II, Crowne Plaza Hong Kong Kowloon East

To: Conference Secretariat – Creative Consulting Group Inc. Limited
Attention: Ms Sharon LI / Ms Tiffany WONG Fax: 2372 0490
Event Code: CPD/BS/2015090

REGISTRATION FORM

Surname: _____ Other Names: _____

Company: _____

Position: _____

Postal Address: _____

Tel: _____ Fax: _____

Email: _____ (For sending confirmation only)

Registration Fee

*Early Bird Registration (HKIS Member) (HK\$1,200/head)

HKIS membership no: _____

*Early Bird Registration (Non-member) (HK\$1,400/head)

*Registration on or before 31st August 2015

Standard Registration (HKIS Member)(HK\$1,380/head)

HKIS membership no: _____

Standard Registration (Non-member)(HK\$1,680/head)

Payment Methods

1. By Cheque

I enclose a cheque / bank draft payable to "Surveyors Services Ltd".

Cheque no. _____ Amount _____

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Room1106-08, C.C.Wu Building, 302-308 Hennessy Road, Wanchai, HK
Attention : Ms Sharon LI / Ms Tiffany WONG

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Please charge my American Express Credit Card as follows:

Payment Instruction for HKIS Event Ref.: [_____]

To: Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my Credit Card account as follows:

Cardholder Name: _____ HKIS No.: _____

Card No.: [| | | | | | | | | | | | | | | | | | | | |]

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Conference Secretariat
Ms Sharon LI / Ms Tiffany WONG
Tel: +852 3159 2937 / +852 3159 2932
E-mail: sharon.li@creativegcp.com / tiffany.wong@creativegcp.com

Remarks

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- Registration fee includes two coffee breaks and a lunch.



General Practice Division
Sr Joseph Ho GPD Council Chairman

Report on the CPD Panel's Land Supply Discussion Forum

The Land Supply Discussion Forum, a CPD event jointly organised with the Land Policy Panel, was successfully held on 6 July. The Hon Paul Chan, Secretary of Development, and the HKIS President, Sr Vincent Ho, gave opening speeches. Three guest speakers – Sr PC Lau, currently a member of the Lantau Development Authority Committee and our Past President, Sr Victor So, Chairman of the Urban Renewal Authority and Sr Hon Tony Tse, a LegCo member and representative of the Architecture, Surveying and Planning Constituency, also our Past President– gave presentations and their views on various land supply issues. The Land Policy Panel Chairman, Sr CK Lau, and Housing Policy Panel Chairman, Sr CK Chan, gave presentations on land administration and planning issues, respectively. Sr Tony Chan, Vice Chairman of the Land Policy Panel, moderated the forum. About 100 members and non-members attended this event and their responses to it were positive.



1



2

- 1 Forum
- 2 From left: Sr Harry Chan, Sr Joseph Ho, Sr CK Lau, Sr PC Lau, Sr Tony Chan, the Hon Paul Chan, Sr Vincent Ho, Sr Victor So, Sr Hon Tony Tse, Mr Eric Ma and Sr CK Chan

Appointment Mechanism of an Independent Expert for Business Valuation

The Institute recently received an enquiry on the appointment of an independent expert in accordance with a deed of agreement to determine the fair price for transferring an investment holding company's shares in Hong Kong, the underlying asset of which is real property in Hong Kong. It was noted that the current appointment mechanism by the HKIS President does not cover business valuation. The GPD Chairman advised that such valuations would be better handled by HKIS GP surveyors who themselves or through their teams have business valuation experience and knowledge. The HKIS Executive Committee (ExCom) agreed to allow the GPD Chairman to invite GP firms that list on the HKIS website to submit their interests and identify the appropriate ways (including qualifications, experience, and selection) to recommend qualified independent experts for the HKIS President to appoint.

On 9 July, an invitation e-mail intended to gauge their interest in attending a briefing session was sent to representatives of the GP firms that listed on the HKIS website. Subsequently, 14 GP firms responded and representatives from seven of them attended the briefing session later that day. During the briefing session, the GPD Chairman informed the attendees of the background of the case and requested them to provide the following required information to the HKIS Secretariat for further handling:

1. the name of the responsible HKIS GPD Corporate Member of the GP firm with a brief summary of his/her experience, or
2. the name of the qualified joint valuer and his/her qualifications in conducting business valuation (for instance, Registered Business Valuer registered with the Hong Kong Business Valuation Forum) if the responsible HKIS GPD Corporate Member does not possess the relevant business valuation experience; and
3. two recent business valuation engagements with the name of the instructing party, purpose of the valuation, and date of the report.

By the conclusion of the submission process on 16 July, nine GP firms had shown interest and provided the required information to qualify them for the case. After a drawing by the HKIS Secretariat, a list of GP firms for this particular case sequenced 1 to 9 was formed and the HKIS President recently appointed an independent expert in order starting with 1.

Report of the Housing Policy Panel

The Housing Policy Panel Chairman, Sr CK Chan, represented the HKIS at the Development Panel public hearing on the Civil Servant Co-operative Building Society (CBS) held by the Legislative Council on 16 July 2015. He reported in summary about his observation of the CBS IO presentation as follows.

All CBS IO representatives objected to the government's proposal of 26 May. They considered the premium for removing the

alienation restriction too high and to have deviated from the pre-1997 method of assessment. They asked the government to review why there were 11 successful redevelopment cases before 1997 and none since. They queried the government's assumption/assertion that only one-third of market land value was paid by the CBS because it was well-documented that the premium paid was set at half of the lot's upset price.

In addition, they considered it unfair for the government to impose development restrictions on the dissolution of the CBS, as the original lease did not have such restrictions and the premiums they paid were based on that. The government had overcharged for relaxing the development potential, thus discouraging developers from acquiring CBS sites to redevelop. They requested the government to revise Cap.545 to make it applicable to CBS sites. They preferred that the URA take over the redevelopment of CBS sites, as many of them were dilapidated and had no lift.

For the views of the HKIS, please find a copy of the HKIS submission at http://www.hkis.org.hk/en/newsroom_views_sub.php?id=51 for reference.

Promotion of IP Valuation

For the past three years, I have worked hard to promote our GP capabilities in intellectual property (IP) valuation. Last year, after negotiations and with the kind assistance of the Sr Hon Tony Tse and members of the ExCom, I successfully obtained an agreement from the Trade Development Council (TDC) to provide a free exhibition booth to HKIS members who offered IP valuations in Hong Kong to promote

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

their businesses at the BIP Asia Forum from 4-5 December 2014. After going through some administrative procedures, we finally secured eight two-hour time slots for seven interested GP firms to use the HKIS booth. Over 70 inquiries were received during the promotional period.

This year, the TDC proposed to provide the HKIS with a promotion booth for HKIS GP firms who provide IP valuations in Hong Kong and want to promote their businesses during the upcoming BIP Asia Forum from 3-4 December. The GPD Council and ExCom agreed to have the GPD Chairman invite GP firms that listed on the HKIS website to express their interest and use the booth appropriately.

On 17 July, an invitation e-mail intended to gauge interest in their attendance at a briefing session was sent to representatives of GP firms that listed on the HKIS website. Subsequent to the invitation, 11 GP firms responded with interest and representatives from 11 GP firms attended a briefing session on 23 July. During the briefing session, the GPD Chairman provided the attendees with details of the promotion booth and requested that all interested parties to express their interest in joining this promotion booth and to share the costs by 31 July.

Further details on the promotion booth arrangement and the BIP Asia Forum 2015 will be announced in a future issue of Surveyors Times. Alternatively, one may contact the HKIS Secretariat at margaret@hkis.org.hk.

CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2015			
AUG 27	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
SEP 12	HKIS Annual Conference 2015	HKIS	JW Marriott Hong Kong
SEP 24	HKIS General Council Meeting	HKIS	Board Room, HKIS
SEP 24	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
OCT 17	BSD Annual Conference	HKIS	Crowne Plaza HK Kowloon East
OCT 22	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
NOV 10	HKIS Annual Dinner 2015	HKIS	Grand Hyatt Hong Kong
NOV 14	QSD & AIQS Joint Conference	HKIS & AIQS	VTC Auditorium of Hong Kong Design Institute
NOV 26	HKIS General Council Meeting	HKIS	Board Room, HKIS
NOV 26	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
DEC 11	HKIS Annual General Meeting	HKIS	SLC, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS Secretariat on 2526 3679. Board Room, HKIS = Board Room, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SLC, HKIS = Surveyors Learning Centre, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.



Land Surveying Division
Sr Dr Lesly Lam LSD Council Chairman

Commission 7 during the FIG Working Week 2015

Reported by Sr Dr Conrad TANG

A full report of the FIG Working Week 2015 was published in the June issue of Surveyors Times. A further note on Commission 7 is highlighted below.

The Commission of the Cadastre and Land Administration of the International Federation of Surveyors (Commission 7) always attracts land surveyors and general practicing surveyors from around the world. Commission 7 continues to promote land tenure improvements and application projects in the developing world. Yet, there are research and development issues in cadastres that are not limited to the developing world.

The HKIS has supported a research project that assesses all individual cadastral surveying systems. The intermediate research results were presented to the audience of Commission 7 during the FIG Working Week. On 20 May, Sr Dr Conrad Tang and Haodong Zhang presented a paper, "The Development of a Performance Assessment Model for Cadastral Survey Systems," which introduced the framework from the technical, economic, legal, and institutional aspects of a cadastral survey system and highlighted the importance of coordinating the HKIS and FIG Commission 7 to implement that evaluation model. Sr Dr Conrad Tang concluded that a "Fit-for-Purpose" cadastral survey system is a significant component for sound land administration.

Studies on the Hong Kong Cadastral Survey System's Performance by a Multi-Criteria Structured Assessment Model

The project aims to check how well the Hong Kong cadastral survey system fits the needs of society. Through a comparison of service providers and other land stakeholders' opinions on the system's performance, the established model intends to reach a mutual understanding on the cadastral survey system and shed light on areas for improvement. This study is coordinated by the Land Surveying Division, HKIS, and supported by The Hong Kong Polytechnic University.

As such, we want to appeal to all members to support this online questionnaire.

Questionnaire on A Multi-Criteria Performance Assessment Model for Hong Kong Cadastral Survey System

latest update: <July 17, 2015>

* Required



Data Privacy

By default, your judgments will be anonymously processed and presented in groups.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



1 HKIS Delegates from left to right: Conrad Tang, Simon Kwok, Edward Au, & Bessie Liu

LSD Contact Points

If you have any view on the work of the Council, please feel free to send it to the Hon Secretary at lsd@hks.org.hk or to me at lesly.lam@gmail.com. We shall keep you in close contact with the Council and seek your views and support for a better LSD.



Planning & Development Division

Sr Dr Tony Leung PDD Council Chairman

Our Division organised a CPD event from 7-9 PM on 15 June in the Surveyors Learning Centre. The topic was “Sustainability and Green Building – Part 1 (Application and Project Experience and Sharing)” and the speakers were Sr Wong Bay, our Past President, and Sr Ben Chong, our Division Hon Secretary. About 100 participants attended this event and the results were very encouraging.



- 1 Sr Dr Tony Leung presents a souvenir to Sr Wong Bay
梁家棟博士測量師致送紀念品給黃比測量師
- 2 Sr Dr Tony Leung presents a souvenir to Sr Ben Chong
梁家棟博士測量師致送紀念品給莊永康測量師

A site visit to the Zero Carbon Building (ZCB) of the CIC was held from 9:45-11:30 AM on 27 June. About 40 participants joined this visit, which was hosted by Mr Yu Wai-wai, Chairman of the ZCB, and Dr Guiyi Li, Director of the ZCB. Mr Yu also briefed us on the ZCB's foundation process, mission, and concept. The visit was very enlightening and extremely useful and the feedback from members was very encouraging.



- 3 Sr Dr Tony Leung presents souvenir to Mr Yu Wai-wai,
Chairman of ZCB
梁家棟博士測量師致送紀念品給零碳天地主席余惠偉先生
- 4 Group Photo 大合照
- 5 Group Photo 大合照

Another CPD talk on ‘Planning applications and appeals in Hong Kong with particular reference to the concepts of “planning intention,” “procedural justice,” and the “public interest”’ was held from 7-8:30 PM on 15 July in the Surveyors Learning Centre. The speaker was Professor Lawrence Lai Wai-chung. Prof Lai worked as a town planner for the Hong Kong Government before joining the University of Hong Kong as a lecturer in 1989. He is currently a Professor in the Department of Real Estate & Construction in the Faculty of Architecture, the University of Hong Kong; a Fellow of the HKIS; a Fellow of the Royal Institution of

Chartered Surveyors; a Member of the Royal Australian Planning Institute; and a Member of the Hong Kong Institute of Planners. About 100 participants attended this event and the results were very encouraging.



6



7

6 Our Council Members and the guest speaker
理事會成員與主講嘉賓

7 Sr Edwin Tsang presents a souvenir to Prof Lai
曾正麟測量師致送紀念品給黎教授

另一項「持續專業發展課程」演講亦於 2015 年 7 月 15 日晚上 7 時至 8 時 30 在測量師研習中心舉辦，題目為「特別參照“規劃意向”、“公義程序”及“公眾利益”等概念的規劃申請及上訴」。主講嘉賓是黎偉聰教授測量師。黎教授於 1989 年加入香港大學為講師前，曾在香港政府擔任城市規劃師。他目前在香港大學房地產和建築學院的建築系擔任教授。他是香港測量師學會資深會員、英國皇家特許測量師學會資深會員、澳洲皇家規劃學會會員和香港規劃師學會會員。約有 100 人出席這個「持續專業發展課程」演講，結果令人鼓舞。

提醒大家，我們的周年晚宴將於 2015 年 9 月 4 日晚上 6 時 30 分至 9 時 30 分在銅鑼灣世貿中心會舉行，而周年會議將於 2015 年 10 月 10 日早上 9 時至中午 12 時 30 分在測量師研習中心舉行，歡迎所有會員參加這兩個興奮兼難忘的周年活動。

Please remember that our Annual Dinner will be held from 6:30-9:30 PM on 4 September on the 38/F, World Trade Centre Club, Causeway Bay, and our Annual Conference will be held from 9 AM to 12:30 PM on 10 October in the Surveyors Learning Centre. All members are welcome to join these exciting and unforgettable events.

我們已於 2015 年 6 月 15 日晚上 7 時至 9 時在測量師研習中心舉辦「持續專業發展課程」演講，題目為「可持續發展和綠色建築 - 第 1 部分（應用和項目經驗分享）」，主講嘉賓分別為香港測量師學會前會長黃比測量師及規劃及發展組理事會義務秘書莊永康測量師。約有 100 人出席這個「持續專業發展課程」演講，結果令人鼓舞。

我們亦於 2015 年 6 月 27 日早上 9 時 45 分至 11 時 30 分到零碳天地實地考察。約有 40 位會員參加。考察過程中，零碳天地主席余惠偉先生及總監李貴義博士均陪伴著我們參觀。余惠偉先生還給我們講解零碳天地的成立過程、任務及理念。會員的反應令人鼓舞，今次的考察十分有啟發性及實用性。



Property & Facility Management Division
Sr Dr Edmond Cheng PFMD Council Chairman

Update on the Progress of the Property Management Services Bill

The Home Affairs Department (HAD) submitted a paper to the Legislative Council Panel on Home Affairs on 6 December 2013. As a result, a Property Management Services Bill (hereafter the Bill), which calls for property management companies (PMCs) that provide property management services to be subject to mandatory licencing, has been proposed.

However, PMCs that provide only stand-alone (e.g. cleaning and security) services will be excluded. Owners' corporations, other owners' organisations, and individual owners who manage their own properties will also be excluded. A single-tier licencing system will be introduced for PMCs, which will be required to comply with certain criteria and codes of conduct.

A two-tier licencing regime will also be introduced for property management practitioners (PMPs). It was originally proposed that a first tier licence be required to fulfill the licencing criteria in terms of academic or professional qualifications, amount of work experience, and a pass in the fitness and propriety test. The qualifications for a second tier PMP would, accordingly, be lower. For example, the completion of specific diploma/sub-degree course on property management would suffice for a lower tier licence.

In order to gauge members' views on the Bill before the second reading debate, committee stage, and third reading resume, the major stakeholders of the industry – the CIHAPB, HKAPMC, HKIFM, HKIH, HKIS PFMD, HMRB, and RICS – jointly organised a forum on 7 June 2014 to gain members' feedback on the Bill.

The Bills Committee on the Property Management Services Bill recently conducted its first meeting since 11 June 2014 and

the latest progress on the proposed licencing requirements for Tier 1 PMPs was specified in Paragraph 2 under LC Paper No.CB(2)1788/14-15(02), dated June 2015.

Members can visit <http://www.legco.gov.hk> to obtain more information on the licencing criteria for Tier 1 PMPs.

Visit to Macau University

Assisted by Sr Kays Wong and Sr Daniel Hui, a technical site visit was arranged on 18 April to the new campus of the University of Macau (UM) in Hengqin and some heritage properties in Macau. Over 40 members joined this visit. Mr Gordon Song Kit Lo, Director of UM's Campus Development, gave an informative briefing on the details of UM and the campus parameters, which were 1.08 square kilometres with a gross floor area of 960,000 square metres. UM's construction cost was MOP10200 million. After the presentation, Mr Song led us on visits of the Library block and around the campus.

After the visit, we gathered for lunch at 小飛象, which was famous for its Portuguese dishes. Following lunch, we visited three heritage properties: Dr Sun Yat-sen Memorial House, 葉挺故居, and 仁愛堂婆仔屋. Members were surprised that the properties were well-maintained despite being old.

Thank you, Sr Raymond WK Chan, for briefing us on the history of these properties and allowing us to see them from a different perspective.





Quantity Surveying Division
Sr Paul Wong QSD Council Chairman

Promotion of the Quantity Surveying Profession

The QSD always plays an active role in promoting the surveying profession to the general public. Every year, it makes a number of secondary school visits and hosts other forums to introduce general surveying and quantity surveying to students. After these talks, it hopes that some of those students will be more interested in the surveying profession and will study surveying at Hong Kong's universities or the IVE before finally becoming members of the Institute.

Further to the two secondary school visits in December 2014 and January 2015, the QSD made two secondary school visits on 22 May and 26 June and gave a career talk to secondary school students on 24 June.

i) Our Lady of Rosary College

On 22 May, Sr Raymond Kong (QSD Honorary Secretary), Sr Steven Tang (QSD Council Member and Promotion Sub-committee Chairman), Sr Tzena Wong (QSD Council Member), Sr Tiffany Chan (QSD Council Member), and I visited Our Lady of Rosary College to deliver a career talk. It was the QSD's first time visiting a girls' school knowing the growing number of female surveyors in Hong Kong. About 70 Form 5 students and ten teachers attended this talk. We introduced the background of the Institute, the roles of its six surveying professions followed by more details about QS, job opportunities and routes to HKIS membership.

Similar to past visits, we conducted a quiz on the surveying profession to break the ice after our talk and offered prizes (QSD flash drives) to



those who could answer them correctly. Some of the more enthusiastic students practically jumped up from their seats to answer the questions and impressed us with the accuracy of their answers. The School was delighted with our visit and wanted to invite us to deliver similar career talks in the future.

ii) Hong Kong Baptist University Affiliated School Wong Kam Fai Secondary and Primary School

Three QSD Council Members – Sr Sunny Choi, Sr Tzena Wong, and Sr Tiffany Chan – along with Co-opt Member, Sr Eric Ting, and I visited Hong Kong Baptist University Affiliated School Wong Kam Fai Secondary and Primary School to deliver a talk to about 160 Form 3 students on 26 June. After the introduction by Sr Tiffany Chan, I introduced the background of the Institute, the roles of its six surveying professions followed by more details about QS, job opportunities, and routes to HKIS membership. Sr Sunny Choi delivered a speech on “Construction for Better Living” and Sr Tzena Wong and Sr Tiffany Chan shared their experiences with obtaining their professional surveying qualifications.

The last part of the talk was the interactive quiz session. Sr Tzena Wong chaired this activity with help from Sr Eric Ting and other QSD members.



iii) Career Talk to Secondary School Students

Another fruitful and successful career talk (《把握未來大方向 探視專業測量前景》測量師行業就業講座) was held in collaboration with the Education Bureau on the morning of 24 June.

The HKIS introduced all six surveying divisions to an audience of about 150 students from more than 15 secondary schools. Sr Raymond Kam (Board of Education Chairman and QSD Vice Chairman) and Sr Tiffany Chan (QSD Council Member) represented the QSD at the talk.

During the quiz session, small HKIS souvenirs were awarded to those students who answered the questions correctly.

The three-hour event saw joyful interaction between the surveyors and students.



Diploma Presentation to Qualified QSD Members

The HKIS Diploma Presentation cum Dissertation Awards Presentation was held in the Ballroom of the Royal Plaza Hotel on 19 June.

During the presentation, the HKIS President, Sr Vincent Ho, and I presented diplomas to 70 newly-qualified QSD members (one fellow member, 66 members, and three associate members).

Congratulations to all newly-qualified members for their achievements. Their growth will definitely strengthen the quantity surveying profession in the future.

Visit by the ChongQing Construction Cost Association

The Councillor of the ChongQing Construction Cost Association (CCCA) (重慶市工程造價管理協會), Ms Jia Hui Yan, visited the Institute on the morning of 19 June 2015. She was accompanied by a group of ten delegates.

The meeting was organised by the Chartered Institution of Civil Engineering Surveyors (ICES) (Hong Kong Region). Its Chairperson, Ms Miranda Lui, and two delegates also visited the Institute to meet with the CCCA representatives. I attended this meeting along with Sr Thomas Ho (HKIS Vice President and Past QSD Chairman) and Sr Antony Man (Past QSD Chairman).

During the meeting, all three groups shared their experiences with the development of quantity surveying/cost engineering. The QSD briefed its guests on the route to HKIS membership and the quantity surveying market in Hong Kong. The QSD will consider the possibility of future collaboration with the CCCA.



Visit to the Architectural Services Department Quantity Surveyors Association

Sr Thomas Ho (HKIS Vice President and Past QSD Chairman), Sr Keith Yim (Immediate Past QSD Chairman), Sr Raymond Kong (QSD Honorary Secretary), Sr Amelia Fok (QSD Honorary Treasurer), Sr Antony Man (Past QSD Chairman), and I met with representatives of the Architectural Services Department Quantity Surveyors Association (ArchSDQSA) on 25 June. We were received by the ArchSDQSA's Sr Wong Chi Lok (Chairman), Sr Rachel Yu (Vice Chairperson), and four other members.

During the meeting, the discussion focused on the areas of NEC3 Contracts, independent cost consultants, maintenance contracts, the ArchSD's coming project volume, BIM studies and applications, and the implications of the Security of Payment Legislation. The QSD also informed the ArchSDQSA about the launch of the HKIS QSD's Facebook page, on which QSD events would be regularly uploaded for members' information.

After the meeting, we had an opportunity to meet with the Assistant Director (QS) of the ArchSD, Sr Sheron Li, to discuss collaboration between the QSD and ArchSDQSA. The QSD appealed for more support and participation in QSD affairs from the ArchSDQSA.



Security of Payment Legislation Forum for Stakeholders (by Invitation)

The Development Bureau recently launched an open consultation on the proposed Security of Payment Legislation, which is available on its website: www.devb.gov.hk/sop. The period of consultation is three months from 1 June to 31 August.

The proposed legislation will have a profound effect on the payment arrangements between contracting parties along the whole supply chain of building and construction works from contracting parties to professional services and suppliers. Apart from the conventional requirements of the contract, payers and payees will be required to observe the statutory duty when administering contracts, in particular when dealing with payment arrangements.

In order to provide a platform for stakeholders (contract administrators), namely architects and quantity surveyors, to share and exchange views on the said proposed legislation, the QSD arranged a Security of Payment Legislation forum for them in the Surveyors Learning Centre on 2 July. It was attended by Legislative Councillor, Sr Hon Tony Tse Wai-Chuen, BBS, and about 70 architects and quantity surveyors from the HKIA, HKIS, ICES and ACQS.

At the beginning of the forum, I delivered an opening speech, which was followed by a speech by Sr Tony Tse. Our Past QSD Chairman, Sr Dr Paul Ho, briefed the attendees on the background and major clauses of the consultation documents, as he was one of the members of the HKSAR Government Development Bureau Working Group who worked on the Security of Payment Legislation for the Construction Industry. Our Vice Chairman, Sr Raymond Kam, moderated the forum.

Another forum for HKIS members on this legislation was held in the Surveyors Learning

Centre on 20 July. During this forum, our Past QSD Chairman, Sr Dr Paul Ho, briefed members, while our Vice President and QSD Past Chairman, Sr Thomas Ho, moderated the event.



I expect these two forums to better prepare stakeholders to formulate their concerns, comments, and opinions on the proposed legislation and submit them to the Development Bureau both collectively and individually by 31 August.

International Construction Measurement Standards (ICMS) Coalition

The International Construction Measurement Standards (ICMS) Coalition was established by non-profit organisations representing professionals in over 140 countries. Collectively, the group aims to create overarching international standards that will harmonise costs, classifications, and measurement definitions in order to enhance comparability, consistency, statistics, and the benchmarking of capital projects.

Over 30 professional bodies from around the world met from 15-17 June at the International Monetary Fund (IMF) headquarters in Washington, DC to launch a major initiative that seeks to create international standards in construction measurement for the quantity surveying and cost engineering professions. Our Past QSD Chairman, Sr Dr Paul Ho, represented the Institute at this initiation meeting.

During the meeting, some of the attending organisations signed a declaration to join the Coalition. In this connection, the QSD discussed and proposed that the Institute join the Coalition. This was approved by the Executive Council and General Council, which stated that:

1. the Institute shall join the ICMS Coalition and the President will sign the declaration document on its behalf and
2. Sr TT Cheung shall be nominated as the Institute's Trustee for a term of two years with effect from 1 July 2015.

In early July, the Coalition was formally launched and will continue to grow as more professional organisations come forward to align themselves with its high-level principles. Corporations, contractors, and key government stakeholders are also encouraged to contribute to and adopt the new international framework in their capital markets.

In early July, the Institute also received two papers (namely the Role Description and Work Plan) in respect of the setup of the ICMS Standard Setting Committee (SCC). After reviewing the papers, the QSD proposed that the Institute apply to become a member of the ICMS SCC and nominated Sr KC Tang to represent the HKIS in the organisation. These two proposals were endorsed by the Executive Committee.



Over 30 organisations participated in the ICMS Coalition meeting at IMF HQ in Washington, DC

Social Event – Porcelarts Course

Porcelarts has been a big hit in Japan for quite some time. It is a portmanteau of the words “porcelain” and “art”. The QSD Social and Welfare Sub-committee organised a porcelarts course, its second social event of the year, at an art and design workshop in Causeway Bay on 18 July. Two classes were organised to accommodate members.

Thirty-three QSD members, including Sr Thomas Ho (HKIS Vice President and QSD Past Chairman), Sr Paul Wong (QSD Chairman), Sr Raymond Kong (QSD Honorary Secretary), and Sr Amelia Fok (QSD Honorary Treasurer and QSD Social and Welfare Sub-committee Chairlady), participated in the porcelarts course. At the beginning of each class, members chose either a mug or a plate. They proceeded to create their own designs and transferred them to the porcelain through a sheet of transfer paper. With laughs and chats, our members joyfully completed their personal and unique creations in two hours.

The main purpose of organising social events for members is to allow them to meet new friends and socialise with other members in a casual atmosphere. It was wonderful to see all members enjoy the course by being able to produce their own porcelain designs by the end of it.



HKIS and AIQS Joint Conference: How QS will succeed in Tomorrow’s World

After more than four months of hard work, the Joint Conference Organising Committee (OC) has confirmed more details of the HKIS and AIQS Joint Conference scheduled for 14 November:

Date: 14 November 2015 (Saturday)

Time: 9 AM to 5 PM

Venue: VTC Auditorium, HKDI and IVE (Lee Wai Lee), 3 King Ling Road, Tseung Kwan O, New Territories (Tiu Keng Leng MTR Station A2 Exit)

Fee: Early Bird (before 11 September 2015): HK\$450 HKIS or AIQS Member: HK\$550 Non-member: HK\$700

CPD/Divisional PQSL Hours: 6 Hours

I am pleased to announce that Prof Anthony Cheung Bing Leung, GBS, JP, Secretary for Transport and Housing Bureau, HKSAR, will be the Guest of Honour at the conference. As of today, the OC has secured four overseas and four local speakers on the topics of international costing, BIM, life cycle costing, risk management, BEAM, maintenance contracts, future roles of QS, and dispute resolution. More details on the conference are available at the HKIS website: http://www.hkis.org.hk/hkis/general/broadcast/hkis_aiqconf2015.pdf.

Members are encouraged to register for the conference as soon as possible (i.e., by 11 September) to take advantage of the attractive early bird rate.

Please refer to the flyer on next page for details

HKIS and AIQS Joint Conference

How QS will succeed in Tomorrow's World

14th November 2015 (Saturday), 9:00 – 17:00

VTC Auditorium, Hong Kong Design Institute, Tseung Kwan O,
3 King Ling Road, Tseung Kwan O, N.T., Hong Kong

Register

REGISTRATION FEE

Early Bird* (before 11th Sept 2015)	HK\$450
HKIS or AIQS Member*	HK\$550
Non-member*	HK\$700

*lunch is not included

ABOUT

"How QS will succeed in Tomorrow's world" is the theme of 2015 conference. Continuously learning new knowledge and absorbing others' experience are essential elements of obtaining success. Given that Hong Kong is the region's leader of Surveying Industry and becomes capable to provide services with international standards, both local and international experience and wisdom are valuable to Hong Kong to desire further success. To put the theme into practice, HKIS unprecedented inviting AIQS, a national professional organization, jointly organize conference this year to provide local and international latest industry information to surveying experts. Aim of the conference is to explore future opportunities for professional development of quantity surveying. Worldwide surveying industry leaders were invited as speakers to share their precious knowledge and experience to help attendants equipping necessary skills, strengthening competency, and overwhelming challenges to facilitate industry development.

ENQUIRIES:

Conference Secretariat Ms Joanne Hui / Ms Sharon Li
Tel: +852 3159 2900 Fax: +852 23720490
Email: joanne.hui@creativegp.com / sharon.li@creativegp.com

GUEST OF HONOUR

Prof Anthony Cheung Bing Leung, GBS, JP
Secretary for Transport and Housing
Transport and Housing Bureau, HKSARG

SPEAKERS

[Internationally Costing]

Dr Rick BEST – Australia
Centre for Comparative Construction Research
Faculty of Society and Design, Bond University,
Gold Coast, Australia

[BIM]

Mr Justin CHIU Cheuk Wah
Lecturer
Hong Kong Institute of Vocational Education

[Life Cycle Costing]

Mr Nigel HOWARD – Australia
Principal
Clarity Environment

[Risk Management]

Dr Alexia NALEWAIK – America
Principal Consultant
QS Requin Corporation

[BEAM]

Mr SO Kai Ming
2nd Vice Chairperson
BEAM Society Limited

[Maintenance Contract]

Sr TANG Ki Cheung
Director
K C Tang Consultants Ltd.

[Future Role of QS]

Ms TAY Wan Ding – Singapore
Quantity Surveyor
Rider Levett Bucknall LLP

[Dispute Resolution]

Dr Ir Christopher TO Wing
Executive Director
Construction Industry Council

Supporting Organizations:



HKIS and AIQS Joint Conference

How QS will succeed in Tomorrow's World

Date: 14th November 2015 (Saturday)
Time: 9:00 – 17:00
Venue: VTC Auditorium, Hong Kong Design Institute, Tseung Kwan O
3 King Ling Road, Tseung Kwan O, N.T., Hong Kong

To: Conference Secretariat – Creative Consulting Group Inc. Limited
Attn: Ms Joanne Hui/Ms Sharon Li Fax: +852 23720490
Event Code: QSD/CPD/2015100

REGISTRATION FORM

Registrant Details

Surname: _____ Other Names: _____
Company: _____
Position: _____
Postal Address: _____
Tel: _____ Fax: _____
Email: _____ (For sending confirmation only)

Registration Fee

- Early Bird* (HK\$450/head) – Registration before 11th Sept 2015 (Friday)
 Standard* (HKIS or AIQS Member) (HK\$550/head)
 HKIS membership no.: _____
 AIQS membership no.: _____
 Standard* (Non-member) (HK\$700/head)

*Lunch is not included

Payment Method

1. By Cheque

- I enclose a cheque/bank draft payable to “**Surveyors Services Ltd**”.

Cheque No. _____ Amount HK\$ _____

Addressed to: *Conference Secretariat – Creative Consulting Group Inc. Limited
Room 1106 -08, C C Wu Building, 302-08 Hennessy Road, Wanchai, HK
Attention: Ms Joanne Hui/Ms Sharon Li*

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Ms Joanne Hui/Ms Sharon Li
Tel: +852 3159 2900
Fax: +852 2372 0490
E-mail: joanne.hui@creativegp.com/sharon.li@creativegp.com

Remarks

- Official language is English.
- The organiser reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes two coffee breaks.



Young Surveyors Group

Sr Rex Ying YSG Committee Chairman

One of our largest events, YSG Study Tour is coming! We are also organising an interesting mobile phone case class this summer in addition to overseas visits and seminars. Please pay attention to our Facebook page and the HKIS website for the latest updates.

Events Highlight

2015 YCPG Youth Forum Succession to Success: Developing the Next Generation of Leaders

邁向成功之路：培育新一代領袖

The annual forum organised by the Young Coalition Professional Group (YCPG) was successfully held on 4 July at Run Run Shaw Hall, The Hong Kong Academy of Medicine. Over 500 young professionals attended the event. Every year, our Chief Executive, Mr CY Leung, attends the forum and shares with our young professionals, as well as answers their questions. This was the third year that the YCPG organised this forum. This time it tried to incorporate the use of an “apps” to collect attendees’ views on the five questions below and discuss the responses with the CE during the Q&A session in order to encourage more participation from attendees.

- 你覺得現時年輕專業人士有足夠的上流機會嗎？
- 你認為政府有投放足夠的資源支持年輕專業人士嗎？
- 在未來 5 年，你會到香港以外的地方發展自己的事業嗎？

- 你認為政改方案被否決之後，對我們年青專業人士長遠發展會否受到影響？
- 你相信在未來的 20 年香港會繼續成為國際金融中心嗎？

During the Panel Discussion for the Planning & Development Sector, Mr Eric Ma, Under Secretary for Development; Sr Marco Wu, Chairman of the Hong Kong Housing Society; and Sr Tony Tse, Member of the Legislative Council advised us on the key personalities young professionals should adopt to become successful and the importance of corporate communications among stakeholders of the industry. They also shared their views on housing policies and infrastructure developments.

Thanks go to our President, Sr Vincent Ho, and Vice President, Thomas Ho, for also coming to support us. I should give special thanks to our Vice Chairman, Sr Joanmi Li, and Lizzy To for their hard work over the past half year in organising this complex event. Thanks also go to our Immediate Past Chairman, Sr Kason Cheung; the Hon Treasurer, Sr Chris Mook; Frank Poon and Gigi Wong for volunteering as helpers for the day.



Technical Visit to the Qinghai-Tibet Railway

Lizzy, Joanmi, fellow YSG Committee Member Winnie, and I visited Qinghai and Tibet in mid-July. While enjoying the beautiful scenery, we took the opportunity to visit traditional buildings in Tibet and conduct sharing sessions with surveying professionals based there. We visited the 西藏自治區科學技術協會, the Qinghai-Tibet Railway Station, Potala Palace, and Jkhang Temple in Lhasa. We also met with construction professionals in Qinghai and learn from them Tibet people's philosophy behind the traditional architectures there.



Coming Soon

Visits

Another visit to the District Cooling System (DCS) at the Kai Tak Development is scheduled for 1 August. To further promote energy efficiency and conservation, the government is implementing a DCS at the Kai Tak Development to supply chilled water for centralised air conditioning to buildings in its new development area. The DCS is the first project of its kind to be implemented by the government in Hong Kong. Please refer to the HKIS webpage for more information.

Social Events

YSG is organising a “My Mobile Garden Workshop” on 22 August. You can learn how to make a unique mobile phone case with pressed flowers inside. There are only 20 places available, so don't miss the opportunity.

YSG Study Tour 2015

The YSG Study Tour 2015 (Qingdao) is now open for registration. Qingdao is a major coastal city and economic centre in Northeast China. During the five-day tour, we will visit various places including the local planning and development government bodies, private developments, and even some scenic attractions to gain a better understanding of Qingdao's development. We will also meet with our professional counterparts there.

We Need You

For the continued success of YSG, it needs your support, ideas, advice, and active participation.

If you are interested in joining us or have any enquiry, kindly e-mail us at ysg@hkis.org.hk. You are also welcome to attend our monthly regular meetings. The YSG Committee has fixed the remainder of the 2015 meeting schedule as follows:

12 August, 9 September, 14 October
11 November, (AGM – to be confirmed)

Find us on Facebook at <http://www.facebook.com/HKISYSG> for our latest events and developments.

YSG STUDY TOUR 2015
Cheers!

Event Code : CPD/YSG/2015106
Destination : Qingdao (青島)
Event Date : 15 to 19 Oct 2015 (Revised)
CPD Hours : 10
Fee : HKD 3699
Quota : 30 (Priority given to YSG members)
Deadline : 05 Aug 2015
Organiser : Young Surveyors Group

Highlights :
Visiting Government Bodies @青島
Private Developments @青島
German Architectures @青島

REGISTRATION:
Please complete the CPD Reservation Form and the Declaration Form (issuing via email announcement) and return together with the payment to the HKIS Office. For more details, please contact Ms. Donna Yu at 2526 3679 or email to cpd@hkis.org.hk

Fresh Beer @青島

Reported by Sr Billy So and Sr William Poon, QSD
CPD Sub-Committee Members

Visit to Factory of Precast Concrete Elements, Steel Moulds, Starfon™, GRC and GRG in Huizhou

The QSD CPD Sub-Committee organised a site visit to a factory of precast concrete elements, steel moulds, Starfon™, GRC (glass fiber reinforced cement) and GRG (glass fiber reinforced gypsum) in Huizhou operated by Yau Lee Wah Concrete Precast Products Company Limited (hereafter referred to “Yau Lee Wah”) on 27 June. The factory is located in Huiyang District in Huizhou and has an area of 155,000 square metres. It has established various large-scale production lines that are equipped with innovative manufacturing systems and facilities.

Over 30 members took part in this factory visit. The welcome speech and introductory presentation were given by Mr Gary Wong, General Manager of Yau Lee Wah. He briefed our members about the precast concrete elements, steel moulds, Starfon™, GRC and GRG products and the operation of the factory. Then he mentioned the great demand for precast concrete elements for both public and private buildings due to an adequate number of repetitive and standardised units being adopted. For private jobs, bonus GFA can be awarded by using precast concrete elements. Moreover, as Mr Wong emphasised, the merit of introducing precast concrete elements incorporating

advanced technological fabrication can greatly improve the time and quality of construction.

The fabrication process of the precast concrete elements we saw was divided into eight steps. They were the assembly of mould, mould cleaning and preparation, fixing rebars and cast-in items, final inspections before casting, concreting, curing, demoulding, and transfer to a storage yard. Normally, the laying of tiles is carried out in a factory so that the in-situ wet trade can be minimised.

Members were highly impressed by the innovative and advanced technology for fabricating precast concrete elements as well as associated products by a systematic process line. The QSD would like to thank Mr Wong for spending valuable time to arrange such a memorable visit and sharing his knowledge and experiences with our members.



- 1 Introductory presentation by Mr Gary Wong (General Manager of Yau Lee Wah)
- 2 Sr Billy So presents a souvenir to Mr Gary Wong
- 3 Visiting the factory by golf carts
- 4 Group photo



Sr Dr Lesly Lam
Sports and Recreation Committee Chairman

For those members who are interested in joining the various sports teams and interest groups managed by the Sports and Recreation Committee, please contact the Chairman or Donna YU at cpd@hkis.org.hk/2526 3679 to register.

The recruitment of players is always open to all qualified members, probationers, and student members. We look forward to seeing you.

Enjoyment of Sailing - The HKIS Sailing Team

Captains: Vienna PANG/Joseph WONG






Beyond the monthly dinghy trainings held since last year, we conducted a fun day by sailing around Hong Kong Island at the beginning of the Year of the Goat on Saturday, 7 March. This was followed by a summer regatta on Sunday, 18 July. Sailing fun days and monthly trainings are open to all interested members. The next fun day will be announced soon. All are welcome, so please stay tuned.













HKIS CPD/PQSL EVENTS SUMMARY

1 AUG - 25 NOV
2015

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
01 Aug 2015	2015083	Site Visit to District Cooling System at Kai Tak Development (FULL)	Tommy Lo	YSG	2.5	To be determined by respective Division	
01 Aug 2015 & 08 Aug 2015	2015111	QSD BIM Series 2015 (7): Building Information Modeling (BIM) Training Course for Quantity Surveyors [Class 3] (FULL) (Same as 2015096 - Class 1 on 4 & 11 July 2015)	Experienced Members of HKIS and HKIBIM	QSD	12	✓	12
03 Aug 2015	20150160	QSD PQSL Series 2015 – Walkthrough the Standard Form of Building Contract Clause by Clause – Part 8 New	K C Tang	QSD	-	✓	2
05 Aug 2015	2015071AB	GPD APC Revision Programme for 2015 Part I Assessment - Planning and Development New	Edward Au	GPD	1.5	✓	1.5
05 Aug 2015	2015071AC	GPD APC Revision Programme for 2015 Part I Assessment - Land Acquisition and Resumption New	Edward Au	GPD	1.5	✓	1.5
06 Aug 2015	2015115	Green Property Management Series I	Gary Yeung, Alan Wong	PFMD	1.5	✓	1.5
08 Aug 2015	2015071AD	GPD APC Revision Programme for 2015 Part I Assessment - Estate Agency and Property Management New	Louie Chan	GPD	3	✓	3
08 Aug 2015	2015084	Site Visit to HKEx Data Centre, Hong Kong Exchanges & Clearing Limited (RESCHEDULED FROM 13 JUNE 2015)	Patrick Pan	YSG	3	To be determined by respective Division	
10 Aug 2015	2015071AE	GPD APC Revision Programme for 2015 Part I Assessment - Valuation New	TC Wong	GPD	2	✓	2
11 Aug 2015	2015040	Walkthrough Clauses of Employees' Compensation Insurance Policy and Contractors' All Risks Insurance Policy (FULL) (Same as 2015014)	John Lam, Nathan Cheung	QSD	1.5	✓	1.5

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
13 Aug 2015	2015099D	BSD PQSL Series 2015 - Structural Consideration for A&A and Conversion Works	James Chan	BSD/PFMD	1.5	✓	1.5
13 Aug 2015	2015118	PM Knowledge Sharing Luncheon August 2015 - 'From grey to green' - A green deck in Hung Hom for social innovation (Organised by PM Committee) 	Alex C W Lui	HKIS	1	To be determined by respective Division	
15 Aug 2015	2015071AF1	GPD APC Revision Programme for 2015 Part I Assessment - Asset Management 	Joseph Ho	GPD	1.5	✓	1.5
15 Aug 2015	2015071AF2	GPD APC Revision Programme for 2015 Part I Assessment - Business Valuation 	Joseph Ho	GPD	1.5	✓	1.5
15 Aug 2015	2015109	Visit to Cathay Pacific City (FULL)	Representatives from Cathay Pacific City	QSD	1.5	✓	1.5
15 Aug 2015 & 22 Aug 2015	2015112	QSD BIM Series 2015 (8): Building Information Modeling (BIM) Training Course for Quantity Surveyors [Class 4] (FULL) (Same as 201596 - Class 1 on 4 & 11 July 2015)	Experienced Members of HKIS and HKIBIM	QSD	12	✓	12
17 Aug 2015	2015071AG	GPD APC Revision Programme for 2015 Part I Assessment - Rating Valuation 	Anita Ng	GPD	2.5	✓	2.5
18 Aug 2015	2015095	Practical Considerations in Estimating the Foundation Cost in Hong Kong (FULL)	Steve Ko	QSD	1.5	✓	1.5
19 Aug 2015	2015099E	BSD PQSL Series 2015 - Building Diagnosis and Maintenance	Peter S K Wong	BSD	1.5	✓	1.5
20 Aug 2015	2015121	The Technical and Contractual Matters of Bored Piling Works (CPD in Macau) 	Wallace Yeung	QSD	1.5	✓	1.5
20 Aug 2015	2015099F	BSD PQSL Series 2015 - Project Management from BS Perspective. Case Study on a Prestigious Low-rise Residential Development	James Kenneth Pong	BSD	1.5	✓	1.5

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
21 Aug 2015	2015122	How to conduct valuation/appraisal in the US 	M. Lance Coyle	GPD	1.5	✓	1.5
25 Aug 2015	2015098	Frequent Problems Encountered by QS in MEP Works (FULL)	Raymond Kam	QSD	1.5	✓	1.5
26 Aug 2015	2015123	The Trial Process in the Courtroom 	Louie Chan	GPD	2	✓	2
27 Aug 2015	2015099G	BSD PQSL Series 2015 - The Importance of MBIS/MMWS on the Existing Building Control in HK	Patrick H Tsui	BSD	1.5	✓	1.5
28 Aug 2015	2015119	企業融資和資產估值的關係 	潘啟才	GPD	1.5	✓	1.5
31 Aug 2015	2015016P	QSD PQSL Series 2015 – Walkthrough the Standard Form of Building Contract Clause by Clause – Part 9 	K C Tang	QSD	-	✓	2
01 Sep 2015	2015107	Review of the Application of Cost-Benefit Analysis	Ellen Lau	QSD	1.5	✓	1.5
02 Sep 2015	2015099H	BSD PQSL Series 2015 - Design Considerations for Conversion Works - Discussion on Past Papers of Practical Task	Junkers Lam	BSD	1.5	✓	1.5
08 Sep 2015	2015094	"FSD's Statutory Plan Processing Mechanism and Criteria on Approval of Plans." (FULL)	K M Wan	BSD	1.5	✓	1.5
09 Sep 2015	2015016N	QSD PQSL Series 2015 – Loss and Expenses	H Y Wan, Tony Kwok	QSD	-	✓	2
15 Sep 2015	2015116	Quality Property and Facility Management Award 2014 - Grand Award Experience Sharing	Representatives from Manhattan Hill, Citibank Plaza & Metroplaza	PFMD	1.5	✓	1.5
24 Sep 2015	2015114	Legal Aspects of Building Management in Hong Kong 	David Fenn	GPD	1.5	✓	1.5
25 Sep 2015	2015125	Development of Small Hotels in Hong Kong 	Anthony Chan	YSG	1.5	To be determined by respective Division	

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
05 Oct 2015	2015016Q	QSD PQSL Series 2015 – Payment Valuation and Post-Contract Cost Monitoring 	Antony Man	QSD	-	✓	2
06 Oct 2015	2015113	職業道德與道德責任	岑偉文	QSD	1.5	✓	1.5
08 Oct 2015	2015117	Green Property Management Series II	Charles Hung, Mark Cameron & Vincent Cheng	PFMD	1.5	✓	1.5
14 Oct 2015	2015124	Experience Sharing to the Use and Price of Steel Sheet Piles in Hong Kong and Macau  (CPD in Macau)	Falko Zueck	QSD	1.5	✓	1.5
15-19 Oct 2015	2015106	YSG STUDY TOUR 2015 	YSG Representatives	YSG	10	To be determined by respective Division	
23 Oct 2015	2015102	The Blood and Tears of a QS in Thailand	K F Lo	QSD	1.5	✓	1.5
14 Nov 2015	2015100	HKIS and AIQS Joint Conference – How QS will succeed in Tomorrow's World 	-	QSD	6	✓	6
25 Nov 2015	2015110	QSD BIM Series 2015 (9) – Will BIM replace QS? (to be delivered in Cantonese, same as 2015070 which was delivered in English)	Sunny Choi	QSD	1.5	✓	1.5

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

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

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

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

Please use the STANDARD RESERVATION FORM overleaf for registration. For enquiries, please email cpdreg@hkis.org.hk or call the Secretariat on 2526 3679.

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



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MEMBERS' PRIVILEGES

會員優惠

GASOLINE

CALTEX STARCARD

From 1 April 2015, HKIS members and also their family members, who have never applied Star Card OR StarCard holders who had no transaction record in the past six months, can enjoy an attractive discount of HK\$2.20 per litre in gasoline and HK\$4.20 per litre in diesel purchase everyday. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment on **2851 3297** or **2116 5407**.

ESSO FLEET CARD

From 1 August 2015, the discount for petrol offered to successful HKIS member applicants is HK\$2.10 per litre and the discount for diesel offered to successful HKIS member applicants is HK\$4.00 per litre. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 August 2015, the discount of petrol offered to successful HKIS member applicants is HK\$1.70 per litre for consumption exceeding 40 litres per monthly period; otherwise, the discount is HK\$1.40 per litre. Payment is first fully paid by cash or credit card at Esso Service Stations; rebate will be credited to customer's bank account. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 July 2014, the discount is HK\$1.70 per litre gasoline for all successful application of the Shell Card.

For enquiries please call Mr Alex Au of Kingsway Concept Ltd. on **2541 1828**.

OTHERS

15% OFF SAVING FROM HYATT.COM RATE

Enjoy 15% discount from our Hyatt.com rate by booking Grand Hyatt Hong Kong's newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter your unique corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS member card is required to be presented upon check-in. Offer lasts until 29 December 2015, subject to availability.

36%/34% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by Union Hospital at a privilege offer of HK\$3,080 for male and HK\$3,990 for female. Plan inclusive of physical examination and medical history; medical report with comment and two doctors consultations; 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/ ultrasound breast. Privilege lasts until 31 December 2015.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170**.

20% OFF FOOTBALL SHIRT

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

15% OFF DOWN JACKET

Upon presenting original HKIS member cards, members will enjoy a 15% discount on all items provided at Chateau Chaleur in Central. For details of the shop, please refer to www.chateauchaleur.com.

10% OFF OPERA TICKETS

Opera Hong Kong is the first opera company to have been established in Hong Kong. The company was formed in July 2003 as a non-profit-making charitable organisation. As a caring organisation, the HKIS is working with Opera Hong Kong to promote performing arts in Hong Kong. Members can usually enjoy a 10% discount on Opera Hong Kong programmes by simply showing your membership card at URBTIX outlets. For details of the programmes, please go to www.operahongkong.org.

18% OFF 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 13 January 2015 and last until 14 December 2015. Reservations are required and your membership card must be presented when you arrive at the restaurant. For promotion details, please refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

10% OFF CHORAL CONCERT TICKETS

The Hong Kong Bach Choir is one of Hong Kong's longest-established and finest choirs. From a small group of 15 music lovers gathered for a single performance in 1969, the Choir has developed into a year-round, multi-national ensemble of more than 80 members. The HK 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 HKIS can enjoy a 10% on HK Bach Choir programmes by showing your membership card at URBTIX outlets. For more information, please visit <http://www.bachchoir.org.hk>

10% OFF BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (Excepted Sales Items) at Cosmos Books Ltd upon presentation of original HKIS member cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2015

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.

