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Mini Storage, Big Questions

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Mini Storage, Big Questions

The recent tragic fire at a self-storage facility in Ngau Tau Kok heralds a long overdue examination of how such facilities are run in Hong Kong.

May Chan Rhodes



Sr Vincent Ho Kui-yip, JP
Managing Director of Freevision, Immediate Past President of the HKIS and Chairman of the HKIS Building Policy Panel



Sr C K Lau
President of the HKIS, Chairman of the HKIS Land Policy Panel and an International Director of Jones Lang LaSalle



Sr Alnwick Chan Chi-hing
Executive Director and Head of Valuation and Professional Services at Knight Frank, and Council Member of HKIS's General Practice Division



Professor Chow Wan-ki, JP
Chair Professor of Architectural Science and Fire Engineering, and Head of Department at the Department of Building Services Engineering at The Hong Kong Polytechnic University



Older industrial buildings in Hong Kong that were completed before 1973 are not, at this moment, legally required to be fitted with sprinklers. (Photo: Thinkstock)

“Simply using old industrial buildings for non-industrial purposes is not in itself equal to ‘revitalisation’ under the current government policy. It is actually illegal.”

The Amoycan Industrial Centre fire began on June 21 and raged out of control for more than 80 hours, making it Hong Kong’s longest-burning fire in two decades while tragically claiming the lives of two firemen.

The blaze started in a mini-warehouse and self-storage facility located on the third floor of the old industrial building. The facility is one of about 500 in Hong Kong that serve more than 100,000 families, according to Self Storage Association Asia. Regulation remains an issue for these facilities, as there are no legal parameters for mini-storage centres in Hong Kong and no requirements regarding the locations of such facilities.

Professor Chow Wan-ki, JP, Chair Professor of Architectural Science and Fire Engineering, and Head of Department at the Department of Building Services Engineering at The Hong Kong Polytechnic University, says self-storage facilities need to step up their fire safety management.

Under the current practices, he explains, officers face a number of difficulties when carrying out fire safety inspections which make it harder to determine whether fire safety ordinances have been breached. On one hand, customers are not required to give owners a list of goods stored. On the other hand, operators may seek to maximise profits by subdividing units into poorly ventilated cubicles, where goods are piled to the ceiling to maximise storage.

This unfortunate combination makes mini-storage facilities vulnerable to ventilation-controlled fires, a more dangerous type of fire that occurs when there is not enough air to burn all the combustible materials completely. Subsequently, when oxygen enters the area, the fire flares up rapidly and releases a large amount of heat and smoke, making it difficult to control. The potential for high thermal radiation heat fluxes – which can reach over 100 kilowatts per square metre (kW/m²) after “flashover”, the near-simultaneous ignition of most of the directly exposed combustible

material in an enclosed area – and their possible effects on firefighters must be carefully monitored.

To make matters worse, the haphazard layout of many facilities includes small pathways with many twists and corners. When a fire occurs, it can be extremely difficult for those on site to make their way to the fire exits, particularly amid thick smoke. Convoluted interiors also exacerbate fire rescue efforts, as firemen struggle to locate the source in the maze of corridors.

Due to the lack of regulation in Hong Kong, self-storage facilities are scattered among industrial buildings of varying conditions. For example, industrial buildings completed before 1973, including the Amoycan Industrial Centre, were not required to be fitted with automatic sprinkler systems.

“Luckily, mini-warehouses are not usually full of people, unlike shopping malls or a subway station,” Chow says. “Otherwise, a fire on the premises could put many lives at risk.”

Sr Vincent Ho Kui-yip, JP, Managing Director of Freevision, Immediate Past President of the HKIS and Chairman of the HKIS Building Policy Panel, says the safety concerns faced by self-storage facilities highlight the bigger issue – multi-purpose venues in dated industrial buildings. He estimates that there are about 500 dated industrial buildings without modern fire safety facilities, out of which more than 300 have multiple purposes – ranging from dance or yoga studios and adventure game centres (that include fixtures such as trampolines and rock-climbing walls) to restaurants.

To complicate matters, many of these old industrial buildings suffer from sub-standard building management and maintenance due to “chaotic” multiple ownerships, Ho says. “These premises, which are sometimes neighbours to mini-warehouses, tend to attract crowds,” Ho says. “They are not closely monitored by relevant government departments in terms of fire safety, either.”

“Those who fail to observe the regulations should be faced with liabilities stipulated under their leases and the possible termination of the leases.”

Ho explains that the numbers of these premises mushroomed in the name of revitalising old industrial buildings, but this concept of “revitalisation” is fundamentally wrong. “Old industrial buildings need to undergo renovation to meet modern standards. Simply using the space for non-industrial purposes is not in itself equal to ‘revitalisation’ under the current government policy. It is actually illegal. It contravenes the Building Ordinance and land lease, and needs to be addressed by law enforcers.”

In the long term, Ho says, the government needs to decide how to regulate mini-storage facilities and how old industrial buildings are used. In the meantime, it needs to step up inspection of such facilities to ensure that fire safety regulations are not breached.

Sr C K Lau, President of the HKIS, Chairman of the HKIS Land Policy Panel and an International Director of Jones Lang LaSalle, says it is important to recognise the role of mini-storage facilities in greatly freeing up space at home and work and reducing the cost of storage.

He says the government could consider making it mandatory for these facilities to be equipped with automatic sprinklers. This could prompt them to migrate to more up-to-date buildings, and give incentives for old industrial buildings to undergo structural updates and install sprinkler systems.

While the government has announced the launch of a city-wide inspection of all mini-storage facilities, Lau suggests that landlords and mini-storage operators also pay more attention when drafting lease contracts to ensure compliance with fire safety regulations.

“Landlords can spell out the requirements for the mini-storage facility operators in observing fire safety regulations and the Buildings Ordinance,” Lau says. “The operators, in turn, should also spell out the responsibilities for their customers in observing such regulations. Those who fail to observe the regulations should be faced with liabilities stipulated under their leases and the possible termination of the leases. By ensuring this communication filters down to various stakeholders, it should raise their awareness of fire safety

and help ensure compliance on various levels.”

Sr Alnwick Chan Chi-hing, Executive Director and Head of Valuation and Professional Services at Knight Frank, and Council Member of HKIS’s General Practice Division, expects the industry to consolidate, as sizeable operators tend to offer better quality and safety standards. Volume is key to profitability in the business, Chan says, and larger operators are in a better position to move to a building with an automatic sprinkler system.

He suggests that the government considers interim licensing of the mini-storage industry, imposing minimum requirements for staff on site that are responsible for monitoring the facilities.

Chow takes this a step further, saying that industrial buildings should have a fire management plan, which includes maintenance, staff training, fire action plan and recommended actions. Different units in the building, for example, may need different fire safety hardware – both active protection systems and passive features of the building’s construction – and different requirements in managing fire load density and flammable goods. Both business and management staff should understand how to maintain evacuation routes and what to do when a fire occurs. They should also have a comprehensive understanding of how the building is regulated for fire safety and the possible fire risks.

Ho suggests that while the government reaches a policy decision on whether these facilities are allowed to operate in buildings without automatic fire sprinkler systems, building owners and managers should make themselves aware of their civil and legal responsibilities. They should also insure their properties, which will involve an audit of overall safety.

Meanwhile, Ho says, building surveyors can help to educate the public on generic design guidelines for mini-storage facilities, and the maintenance of hygiene and safety in industrial buildings. It is a good chance for surveyors and relevant professionals to step in and help building owners bring safety standards up to scratch.

The article is published courtesy of Classified Post.

「簡單將舊式工廈用於非工業用途，本身並不同於政府現有政策下的『活化』，實質是違法行為。」

迷你倉，大問題

近日牛頭角迷你倉發生嚴重火警，表明本港同類的獨立貯物設施長期缺乏監管。

May Chan Rhodes

6月21日，淘大工業村發生大火，火勢持續逾80小時才受到控制，成為本港二十年來燃燒時間最長的火警，亦令兩名消防員不幸殉職。

當時首先起火的是該棟舊工廈三樓的迷你倉及獨立貯物設施。亞洲迷你倉商會指，現時全港大約有500間迷你倉，超過10萬家庭使用。迷你倉的監管仍然是一大問題，因為本港目前並無規管迷你倉的特定法例，亦無規定該等貨倉的設立地點。

香港理工大學建築科學及消防工程講座教授、屋宇設備工程學系系主任周允基教授太平紳士表示，獨立貯物設施需要加強消防安全監管。

他指出，根據現行做法，消防處人員進行消防安全巡查時面臨種種困難，較難確定有關設施有否違反各項消防安全條例。一方面，租戶不一定必須向業主提供所儲存貨物的清單。另一方面，經營者可能會將單位分隔為多個通風不良的迷你倉，充分利用室內面積以賺取最大利潤，租戶一般會將貨物堆放至天花高度，以充分利用儲存空間。

上述各項因素使得迷你倉設施容易出現「通風控制燃燒」(ventilation-controlled fires)的情況，即現場空氣不足，導致易燃物料無法完全燃燒。其後當現場有氧氣進入，火勢會迅速蔓延，溫度上升並釋放大量濃煙，情況難以控制。「閃燃」過後，高溫輻射所產生的潛熱通量可超過每平方米100千瓦(kW/m²)，此時密閉空間內直接暴露於空氣中的大部分易燃物料已接近自燃點。在滅火工作中，必須密切監察此類情況對消防員可能存在的危險。

更為糟糕的是，許多迷你倉的佈局雜亂無章，通道狹窄，縱橫交錯。一旦發生火警，特別當在濃煙之中難以找到走火出口，在場人士極難逃生。迷你倉內部錯綜複雜的結構亦增加了滅火救援的難度，消防員在迷宮一樣的走廊中很難確定火源。

由於本港缺乏法例監管迷你倉，獨立貯物設施分佈於不同的工業大廈內，消防安全系統狀況參差不齊。例如暫時，1973年之前建成的工業大廈（包括淘大工業村）毋須安裝自動灑水系統。

周教授表示：「幸好迷你倉人不多，不像商場或地鐵站，否則發生火警可能造成不少人命傷亡。」

富匯公司董事總經理、香港測量師學會上任會長、香港測量師學會建築政策小組主席何鉅業測量師太平紳士表示，獨立貯物設施存在安全隱患，其實背後有著更嚴重的問題——位於舊式工廈的多用途場地。他估計，大約500幢舊式工廈並未安裝新型消防設施，其中超過300座提供多種用途，例如設有舞蹈或瑜伽練習室、冒險遊戲中心（包括彈床及攀岩壁等固定設施），甚至餐廳。

令問題更為複雜的是，許多舊式工廈存在業權分散的亂象，樓宇管理及維修未能合乎標準。何鉅業表示：「這些場地有時就在迷你倉旁邊，吸引大量公眾人流出入。有關政府部門對其消防安全的監管亦不足夠。」

何鉅業指出，有關場地以活化舊工廈的名義如雨後春筍般興起，而「活化」的概念根本上是錯誤的。「舊式工廈需要進行翻新，以合乎最新標準。簡單將有關空間用於非工業用途，本身並不同於政府現有政策下的『活化』，實質是違法行為，違反建築條例及地契，需要執法處理。」

何鉅業表示，長遠而言，政府需要決定迷你倉的監管方式以及舊工業大廈的用途。與此同時，政府需要加強巡查有關設施，確保其遵守消防安全規例。

香港測量師學會會長、香港測量師學會土地政策小組主席、仲量聯行國際董事劉振江測量師表示，迷你倉確實有其正面作用，可以節省家居及工作場地空間，同時降低儲存成本。

他表示，政府可以考慮強制規定相關設施安裝自動灑水裝置，從而促使迷你倉遷往較新型的大廈，同時鼓勵舊式工廈進行結構更新並安裝自動灑水系統。

「未能遵守規例的人士應根據租約承擔責任，甚至面臨解約。」



業務人員及管理人員應了解如何保持疏散通道暢通以及發生火警時應如何處理。
(相片提供：Thinkstock)

雖然政府已宣布展開全港迷你倉大巡查，劉振江建議業主及迷你倉經營者在擬訂租約時亦需多加留意，確保合乎消防安全規例。

劉振江表示：「業主可以要求迷你倉經營者遵守消防安全規例以及建築物條例。反過來，經營者亦應訂明客戶遵守有關規例的責任。未能遵守規例的人士應根據租約承擔責任，甚至面臨解約。透過向不同持份者傳達有關訊息，應該能提高其消防安全意識並有助於確保在各個層面遵守法例。」

萊坊執行董事兼估價及地產拓展顧問部主管、香港測量師學會產業測量組理事會成員陳致聲測量師預期迷你倉行業將面臨整合，因為大型經營者通常提供更優質及安全的服務。陳致聲表示，業務量是企業盈利的關鍵，大型經營者更有能力遷往裝有自動灑水系統的大廈。

他建議政府考慮為迷你倉行業頒發臨時牌照，設定現場設施監管人員的最低人數。

周允基教授進一步指出，工廠大廈應制訂消防安全管理計劃，訂明大廈保養、人員培訓、火警行動方案以及建議措施。例如，大廈內的不同用途單位可能需要不同的消防安全設備，包括主動防護系統以及大廈結構本身的固有特點，對於火災負荷密度以及易燃物品的管理亦有不同要求。業務人員及管理人員應了解如何保持疏散通道暢通，以及發生火警時應如何處理。他們亦應全面了解適用於大廈的消防安全規例及將會面對的火災風險。

何鉅業指出，政府應制訂政策說明是否允許在未安裝自動灑水系統的大廈內經營有關設施，而大廈業主及管理者應留意自身的民事責任及法律責任。他們亦應為物業購買保險，包括進行全面安全審核。

與此同時，何鉅業表示，建築測量師可以幫助教育公眾迷你倉的一般設計指引，以及維持工廠大廈衛生安全的事項。測量師及相關專業人員可以藉此機會運用其專業知識，幫助業主達致安全標準。

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上午 10:00am

播道書院 → 將軍澳海濱長廊 → 播道書院
Evangel College → Tseung Kwan O Waterfront Promenade → Evangel College

義跑 V-Run

3公里賽 上午 8:45am
3km Race

播道書院 → 將軍澳海濱公園 → 播道書院
Evangel College → Tseung Kwan O Waterfront Park → Evangel College

義跑 V-Run

10公里賽 上午 8:30am
10km Race

播道書院 → 香港單車館公園 → 將軍澳海濱長廊 → 將軍澳海濱公園 → 播道書院
Evangel College → Hong Kong Velodrome Park → Tseung Kwan O Waterfront Promenade → Tseung Kwan O Waterfront Park → Evangel College



Sr Lau Chun Kong

Surveyor can contribute to environmental protection in many areas including property development, property management and building repair and maintenance. In this month, we have discussed relevant topics with the Secretary for the Environment and voiced our opinions. Meanwhile, our ongoing branding campaign has been bearing fruit, with a number of articles by surveyors appearing in leading local publications.

Enhancing our living environment

This July was very hot with a mean temperature of 29.8°C. In recent years, various measures have been introduced in the development control process to promote sustainability and energy conservation. The Secretary for the Environment Mr Wong Kam-sing invited Sr Vincent Ho, Immediate Past President, and I for lunch to discuss how surveyors can contribute further towards environmental protection, in particular in the area of waste management. We touched upon various government initiatives, including the waiver of the land premium for construction of pedestrian footbridges over government land and district cooling measures in new development areas. We also talked about sea water cooling for buildings near the waterfront, waste management in buildings

including waste collection and recycling, and building features such as canopies which can provide protection to pedestrians from sunlight and rain. Members are most welcome to contribute further ideas to the government.

Proper use, repairs and maintenance of buildings help to promote health of occupiers and extend economic and physical life span of buildings. The Building Surveying Division has been advocating the set-up of a Building Repair and Maintenance Authority and an article on this was published in the *Hong Kong Economic Journal* (HKEJ) on 25 July. The BSD recommendations included preparing lists of building consultants and contractors, promoting quality services, and enhancing public awareness of the importance of building repair and maintenance through education and liaison with the industry.

The two recent fire incidents in industrial buildings reveal the need for regular surveillance and appropriate enforcement by government departments regarding compliance with government lease conditions, fire safety and building regulations. Good use of the existing space in many industrial buildings in Hong Kong is important and calls for the community to recognise the economic reality and also for the courage to remove constraints by means of government policy. The Industrial Revitalisation Policy ended in March this year had attracted 226 applications for wholesale conversion and many owners rushed to submit their applications before the expiry of the policy; statistics as at the end of March 2016 showed that 97 applications were under processing. It is worth considering the extension of this policy, for example for buildings in non-“I” zones whereby the physical condition of existing industrial buildings can be improved to make them safer for occupation. These buildings can then continue to contribute to the economic restructuring of Hong Kong.

Building closer ties with related government departments and organisations

Together with Senior Vice-President Sr Thomas Ho, Chairman of the Quantity Surveying Division (QSD), Sr Paul Wong and five senior members

in the QSD, we met with the Permanent Secretary for Development (Works), Ir Hon Chi-keung, and his colleagues to discuss various matters concerning construction professionals. These included the International Construction Measurement Standards, the newly established Project Cost Management Office, Independent Cost Consultants for public works projects, and the New Engineering Contracts. An article was published by the QSD on 12 July in the HKEJ advocating the use of independent cost consultants in public works projects.

We also met with the Hong Kong Trade Development Council to discuss inter alia promotion of the services of Professional Surveyors and surveyors' participation in the Belt and Road Initiative; and were invited to join the Institute of Construction Managers for lunch to discuss various issues related to the construction industry.

Branding campaign

For the HKIS's ongoing branding campaign, we are continuing our efforts to enhance our communication with the media and have met with editors and reporters of the two leading local financial newspapers, HKEJ and *Hong Kong Economic Times* (HKET). From May to July this year, the HKIS and our members have published altogether three articles in the HKEJ and six articles in HKET. These articles set out our views on different subjects and help to enhance public awareness of the expertise of professional surveyors.

President
Sr Lau Chun Kong

測量師可在房地產開發、物業管理、建築維修及保養等領域上促進環境保護並作出貢獻。我們本月就有關議題與環境局局長溝通並表達意見。與此同時，學會持續的品牌推廣活動有顯著成果，本會會員撰寫的多篇文章已刊登於兩份本港主流財經報章。

改善生活環境

今年7月非常炎熱，平均氣溫達29.8°C。近年來，發展管制程序已引入各種措施，以推動可持續發展及節約能源。環境局局長黃錦星先生邀請上任會長何鉅業測量師及本人共進午

餐，討論測量師如何在環境保護（特別是廢物管理方面）和能源節約方面發揮及提供更多意見。我們談及政府採取的不同措施，包括於政府土地興建行人天橋可免補地價，以及在新發展區內實施區域供冷系統方案。我們亦談及近海樓宇使用的海水製冷系統及樓宇廢物管理項目，包括廢物收集和循環再造等，以及可避免行人日晒雨淋的簷篷等建築設施。歡迎會員向政府提供進一步的建議。

妥善使用、維修和保養樓宇有助促進住戶健康，亦能延長樓宇的經濟及實際壽命。建築測量組一直向政府建議成立樓宇維修工程監管局，並於7月25日《信報財經新聞》撰文闡述有關觀點。建築測量組的建議包括制訂顧問和承辦商名單、促進優質服務，同時透過教育及與業界聯繫，讓公眾進一步認識樓宇維修及保養的重要性。

近日發生兩宗工廈大火，表明政府有需要定期監管及採取適當執法行動，以確保工業大廈合乎政府地契、消防安全規例及建築規例。善用本港眾多工業大廈的現有空間非常重要，社會各界需要認清實際的經濟狀況，而政府亦應制定相應政策以消除各種限制。於今年三月結束的「活化工廈措施」共收到226份要求整幢改裝的申請。許多業主在措施期限屆滿之前才匆忙提交申請，2016年三月底的統計數字顯示，仍有97宗申請正在處理。政府可以考慮延長有關措施，例如改善非工業地帶現有樓宇的狀況，為使用者的安全提供更好的保障。有關樓宇亦能夠繼續為香港經濟轉型作出貢獻。

與相關政府部門及機構建立更密切關係

本人早前與本會高級副會長何國鈞測量師、工料測量組主席黃國良測量師及該組五名資深專業會員與發展局常任秘書長（工務）韓志強工程師及其同事會面，討論建造業界相關議題，包括國際建築測量標準、新成立的項目成本管理辦事處、公共工程項目聘用獨立建造成本顧問，以及新工程合約之事宜。工料測量組於7月12日《信報財經新聞》撰文，倡議政府在基建和土木工程合約聘用獨立建造成本顧問。

我們亦曾與香港貿易發展局代表會面，討論推廣專業測量服務以及測量師參與「一帶一路」倡議事宜，並獲邀出席香港營造師學會舉行的午餐會，討論建造業相關各項議題。

品牌推廣活動

香港測量師學會持續進行品牌推廣活動，不斷努力加強與傳媒溝通，並與《信報財經新聞》及《香港經濟日報》兩份本港主流財經報章的編輯及記者會面，交流學會最新的發展。今年五月至七月，香港測量師學會及本會會員一共在《信報財經新聞》發表三篇文章以及在《香港經濟日報》發表六篇文章，闡述本會對多項議題的觀點，有助加深公眾對專業測量師專業水準的認識。

會長
劉振江測量師

Scales and Chords

Not only masters of measurements, surveyors can also have vibrant voices, dizzying dynamics and perfect pitch, reveal Sr Stephanie Au and Sr W C Vincent Lim.

Kit M Yip



Sr W C Vincent Lim (L) and Sr Stephanie Au (R) share their passion in music and singing.

Photo: SCMP and interviewees

*“We try out different themes every year, from integrating choral speaking with singing, composing new storylines for our musicals, using pieces from *Cats* and *Les Misérables*, to composing our own songs.”*

Sr Stephanie Au, Assistant Project Manager at building surveying consultant Freevision, has been a building surveyor for five years. She has been a musician, however, for much longer. Picking up her first instrument at the age of five, she later progressed to grade eight in piano and grade seven in violin. She was also a member of the acclaimed Good Hope School Choir during her primary and secondary years. A duet champion in the music festival held by the Hong Kong Schools Music and Speech Association (HKSMSA), she retained her passion for singing throughout her busiest academic years, even when preparing for public examinations and university entrance.

Despite Au's impressive portfolio, for her, music is not about certificates or competitions; it is about enjoyment and community involvement. While Christmas carolling a few years ago, she and her music-loving friends decided to found *Festive Chamber* – a choir that holds annual charity concerts for the needy, including the Single Parents Association and the Hereditary Breast Cancer Family Registry. The group, now a registered company, hopes to become a non-profit organisation to continue their philanthropic efforts.

“We aim to deliver a message of love and happiness through music, which is also what our name, *Festive Chamber*, suggests,” Au says. The choir of 60 members runs like a social enterprise. They sing carols at hotels during Christmas to subsidise the production costs of their annual charity concert, which is also supported by donors' contributions. All revenue generated from ticket sales for the annual concert goes directly to the beneficiary.

As an alto and concert producer, Au busies herself all year round with weekly rehearsals and coordination of activities. “We basically run everything on our own. To save handling fees, for instance, we do our own promotions

and ticketing without going through the city's collective ticketing system. The choir is conducted by our honorary adviser.”

In one of their many initiatives, *Festive Chamber* is invited to conduct extra-curricular singing sessions at a primary school in Tin Shui Wai by the Council of Social Service. “A member of our group, who is also a music teacher by profession, volunteers to bring joy to the kids through music,” Au says.

Apart from charity work, the mostly-female choir uses the group as an opportunity to experiment musically. “We try out different themes every year, from integrating choral speaking with singing, composing new storylines for our musicals, using pieces from *Cats* and *Les Misérables*, to composing our own songs.”

For Sr W C Vincent Lim, Deputy Project Manager in the Special Projects Department at Sun Hung Kai, the musical side of his life also started long before his decade-old surveying career. Little do Lim's colleagues know that their low-profile counterpart is a singer who once won the *South China Morning Post's* Student Musician of the Year award at age 17. Playing piano from the tender age of four, and joining the reputable school choir at St Paul's Co-educational College, Lim achieved advanced certificates in piano and singing. He was also a baritone solo champion and two-time scholarship recipient at the HKSMSA's music festival.

As a surveyor, he continues to sing as a co-founder of *I Cantanti*, a group of eight singers specialising in traditional a capella chamber singing. “*I Cantanti* means ‘the singers’ in Italian,” Lim says. “We do it for the enjoyment of music, with the hope that others enjoy it too.” With members coming from the surveying, legal, medical and musical professions, they make time to come together for rehearsals and performances despite their tight schedules.

LIFE ON ALL LEVELS

“We need to listen to each other’s voices, pay attention to timing, and note whether the chords blend harmoniously. It is all group work.”

“We are probably one of the few, if not the only, a capella group in Hong Kong with a focus on music from the baroque period to the classical period,” Lim says. “From Bach to Brahms, we mostly stick to classical music, since our strongest motivation is singing pieces we enjoy.” He adds that other a capella groups in the region mainly focus on jazz and pop, which appeal to a larger audience.

I Cantanti will be celebrating its 10th anniversary next year with a major performance. The group has already performed at many well-known classical music venues in the past decade, including City Hall and St John’s Cathedral.

Both Lim and Au believe that music aids their work as surveyors. “When we sing a capella, which is without accompanying music or a conductor, collaboration is key,” Lim says. “We need to listen to each other’s voices, pay attention to timing, and note whether the chords blend harmoniously. It is all group work. Far-fetched as it seems, this bears a resemblance to my job in project management and as a lead consultant; we need to collaborate with one another.”

Au believes that singing in public helps build self-confidence, which is essential not only during presentations and client meetings, but in her day-to-day consultancy work as a surveyor.

As such, despite their heavy workload, the two surveyors continue to make time for music. “We need music for relaxation, entertainment and work-life balance,” Lim says.



Festive Chamber’s Charity Concert 2015 - World of Love

Au explains that singing helped her study efforts. “I once stopped going to rehearsals when preparing for a surveyors’ professional examination, only to discover two months later that I could study and rest more effectively when I continued singing. I ended up resuming my practice and participating in a concert which took place just one week after the examination.” Needless to say, Au passed the examination with flying colours.

The singer-surveyors are thankful that their families and colleagues are supportive of their singing. “As the producer of charity concerts, I have to inform my friends, boss and colleagues about the concerts for fundraising purposes,” says Au, who will be preparing her choir’s upcoming concert at Baptist University to raise funds for the Faith in Love Foundation. “I am glad that my boss is most supportive, and that my hobby does not have any adverse effects on my career.”

The article is published courtesy of Classified Post.



Concert of I Cantanti 2009

「我們每年都會嘗試不同主題，包括融合集體朗誦與歌唱、為音樂劇編撰新故事，以及利用《貓》及《悲慘世界》的音樂創作歌曲等。」

音階與和弦

區琬靈和林蔚晴的故事讓我們明白，除了精通業務之外，測量師亦能夠擁有曼妙聲線、令人著迷的唱腔和完美音準。

Kit M Yip

富匯測量師有限公司助理項目經理區琬靈測量師是位建築測量師，從業已有五年，而她作為一名音樂人的資歷，卻遠不止五年。她自五歲開始學習第一種樂器，後來更考取鋼琴八級及小提琴七級證書。中小學期間，她加入久負盛名的香港德望學校合唱團，並榮獲香港學校音樂及朗誦協會音樂節二重唱冠軍。在學業最為繁忙的幾年，甚至是在準備公開考試和大學入學考試期間，區琬靈對歌唱的熱情絲毫未減。

儘管在音樂方面取得無數驕人成績，但對於區琬靈而言，音樂其實無關證書或比賽，更重要的是音樂帶來的歡樂和參與社區活動的機會。幾年前，在參與聖誕頌歌表演時，區琬靈和其他熱愛音樂的朋友決定共同組建「菁菁雅頌」合唱團 (Festive Chamber)。合唱團與香港單親協會、香港遺傳性乳癌家族資料庫等機構合作，舉辦年度慈善音樂會，為有需要人士籌款。目前，合唱團已成為註冊公司，冀藉此轉為非牟利機構，繼續為慈善出一份力。

區琬靈表示：「我們希望透過音樂傳達愛和幸福，而這也是『菁菁雅頌』這個名稱的涵義。」合唱團有 60 名成員，運作方式與社會企業類似。聖誕節期間，合唱團在酒店演唱聖誕頌歌，所得收入連同捐款人善款，皆用於舉辦年度慈善音樂會。音樂會的全部售票收入，均會直接捐予受惠機構。

作為女低音和音樂會監製，無論寒暑，區琬靈一直堅持進行每週排練和籌辦活動。她表示：「事無巨細，我們都親力親為，例如，為了節省手續費，我們沒有採用香港的統一售票系統，而是自行宣傳和售票。我們亦邀得我們的榮譽顧問擔任合唱團的指揮。」

合唱團活動眾多。例如，「菁菁雅頌」合唱團應香港社會服務聯會之邀，到天水圍某小學組織課餘歌唱活動。區琬靈說：「我們當中一名任職音樂教師的團員，義務去用音樂為小朋友們帶來歡樂。」

合唱團團員以女性居多。除慈善工作外，團員們還會在音樂方面進行各種嘗試。「我們每年都會嘗試不同主題，包括融合集體朗誦與歌唱、為音樂劇編撰新故事，以及利用《貓》及《悲慘世界》的音樂創作歌曲等。」

新鴻基地產特別發展部副項目經理林蔚晴測量師從業十年，而成為測量師之前，他早已與音樂結緣。林蔚晴為人低調，他的同事對他參與無伴奏合唱知之甚少。林蔚晴四歲便開始學彈鋼琴，及後加入

知名的聖保羅男女中學合唱團，17 歲時曾獲頒授《南華早報》「年度學生音樂家」(Student Musician of the Year) 獎項。林蔚晴持有鋼琴和歌唱方面的高級證書，亦曾奪得男中音獨唱冠軍，並兩度榮獲香港學校音樂及朗誦協會音樂節的獎學金。

成為測量師後，林蔚晴繼續投入其歌唱活動。他和友人共同成立的 I Cantanti 八人合唱團，主要進行傳統室內無伴奏合唱。林蔚晴說：「在意大利語中，I Cantanti 意為『歌手』。我們成立樂團，是為了享受音樂，同時亦希望其他人能夠藉此享受音樂帶來的歡樂。」樂團成員來自測量、法律、醫療及音樂等各行各業，大家都努力在百忙之中抽暇一起排練和表演。

林蔚晴表示：「我們主要演唱巴洛克時期至古典時期的樂曲，這在香港的無伴奏合唱團中並不多見，我們可能是唯一一個。從巴赫到布拉姆斯，我們專注於古典音樂，因為演唱自己喜歡的作品是我們的最大動力。」他補充道，香港的其他無伴奏合唱團大多演唱更受大眾歡迎的爵士樂和流行樂。

明年，I Cantanti 將舉辦一場重要表演，慶賀樂團成立十週年。自成立以來，樂團曾在多個知名的古典音樂場館演出，包括香港大會堂及聖約翰座堂等。

林蔚晴和區琬靈一致認為，音樂對他們的測量工作有所幫助。林蔚晴表示：「在無伴奏合唱過程中，沒有伴奏或指揮，配合是關鍵。我們需要聆聽其他人的聲音，注意掌握節奏，同時留意和弦是否和諧融合。這一切都離不開團隊合作。雖然看似牽強，但這其實和我的工作有相似之處。作為項目經理和首席顧問，與多方合作自然必不可少。」

區琬靈認為，公開演唱有助增強自信，這對做簡報、與客戶會面，乃至日常的測量諮詢工作，都大有裨益。

儘管工作繁忙，但兩位測量師都會盡量安排時間唱歌。林蔚晴說：「我們需要音樂來幫助我們放鬆、娛樂並達致工作生活平衡」。

區琬靈表示，唱歌對她的學業亦有助益。「我曾經因為準備測量師專業考試而缺席排練，但兩個月後我便發現，如果繼續唱歌，我的學習和休息效率會更高。最後，我恢復練習，並參加了考試後一周舉辦的音樂會。」當然，區琬靈在考試中取得了優異成績。

同時身為歌手的兩位測量師，對家人和同事的支持心存感激。區琬靈正在籌備合唱團即將在浸會大學舉辦的音樂會，為「相信愛基金」籌款。她說：「我是慈善音樂會的監製，為籌集更多善款，我必須向朋友、老闆和同事宣傳這場音樂會。感謝老闆的鼎力支持，亦很慶幸我的愛好並未為自己的職業帶來任何不利影響。」

本文由《Classified Post》撰文。



區琬靈測量師 (左) 和林蔚晴測量師 (右) 同樣熱愛音樂和合唱藝術。

「我們需要聆聽其他人的聲音，注意掌握節奏，同時留意和弦是否和諧融合。這一切都離不開團隊合作。」

7月23日天津活动报告

7月23日，由北京议会主席胡煜琳测量师策划组织的天津周大福金融中心工地的参观活动和天津恒隆广场的参观活动顺利结束。学会会长刘振江测量师、内地事务委员会主席赖旭辉测量师和副会长郭岳忠测量师特地从香港过来出席了此次的会员活动。

7月23日清早，在北京集合出发的会员们都准时的按照约定时间到达集合地点，不到7点，人员就已集合完毕，我们乘坐大巴车准时出发开往天津周大福金融中心工地与天津报名的会员汇合。一路上非常顺利，我们在计划的时间到达了周大福金融中心工地，开始了我们此次活动的第一站。

参观施工工地前，中建八局的相关负责人首先在会议室为我们做了有关周大福金融中心项目的介绍，从工程概况及进展、项目管理目标和总承包管理三部分进行讲解，并且分别从总承包管理思路、组织架构、管理流程、大计划管理、技术创新、深化设计创新、质量管理创新、绿色施工创新、全专业安全垂直管理考核体系、全专业整体考核和BIM应用管理平台等方面全方位的介绍项目的情况，让我们充分的了解到项目很多创新性的显著特点。

我们到场的会员都感受颇多，到场的会员也跟中建八局的相关的负责人就此探讨了许多问题，气氛活跃融洽。进入工地参观前，学会会长代表香港测量师学会向中建八局接待的负责人赠送了锦旗和小纪念品以表感谢，最后到场所有人员合影留念。



1. 中建八局天津公司总经理助理、周大福生产经理刘鹏 (左)
 2. 中建八局周大福项目技术副总工冯鸿斌 (左)
 3. 新世界发展有限公司高级项目经理方炳森测量师 (左)



进入工地现场后，中建八局的几位负责人员也全程陪同并讲解施工现场的具体情况。

参观完毕后，我们乘车来到了市中心的恒隆广场午餐，午餐的时间虽然有限，但整个氛围轻松友好，像是友人的聚会一般的愉悦。



午餐完毕后，我们来到了恒隆办公区的会议室，由两位负责人为我们介绍了恒隆广场的构架、地理位置、建造特点、运营模式等，及后带领大家参观了恒隆广场几个特别的区域。整个参观结束后，会长代表学会向恒隆负责人颁发纪念品和锦旗。



4. 恒隆地产有限公司助理董事张启华测量师 (右)
 5. 恒隆地产副总经理朱天博 (右)



在两个参观活动结束后，大家乘车沿途导览天津市内的一些地标建筑并大概介绍了历史前沿和建筑特点，我们亦感谢李德铭测量师和高源女士沿途的讲解。



6. 李德铭测量师 (右)
 7. 高源女士 (右)

下午五点半左右，这次天津的参观活动圆满结束，与天津的会员就此道别，其他在京会员随学会安排的大巴车一同返京。

The HKIS Scholarship Presentation Ceremony

The HKIS Scholarship was first launched in 1988 to acknowledge the undergraduate students in the final years of their HKIS-accredited courses for their outstanding academic performances in the previous academic years.

The HKIS organised the first Presentation Ceremony for the scholarship in the Surveyors Learning Centre on 14 July. The President, Sr C K Lau, and Chairman of the Board of Education, Sr Dr Lawrence Poon, JP, presented 46 awards to the scholarship winners from four academic institutions: the City University of Hong Kong, the Hong Kong Polytechnic University, the University of Hong Kong, and the Hong Kong Institute of Vocational Education.

Students who received a first prize were awarded HK\$5,000 cash plus HKIS Coupons worth HK\$3,000. Second prize winners were awarded HKIS Coupons worth HK\$3,000. Congratulations to all the awardees!



1. Sr Victor Ng, the PDD Honorary Secretary, emcees the Presentation Ceremony
2. Speech by HKIS President, Sr C K Lau
3. Speech by the Chairman of the Board of Education, Sr Dr Lawrence Poon, JP
4. Group photo of the awardees and teaching staff from City University of Hong Kong and HKIS representatives
5. Group photo of the awardees and teaching staff from the Hong Kong Polytechnic University and HKIS representatives
6. Group photo of the awardees and teaching staff from the University of Hong Kong and HKIS representatives
7. Group photo of the awardees and teaching staff from the Hong Kong Institute of Vocational Education and HKIS representatives
8. A big group photo of all awardees, teaching staff, and HKIS representatives

HKIS Members Honoured by the HKSAR Government

Our sincere congratulations go to the following members who were recently honoured or appointed Justices of the Peace by the HKSAR Government in recognition of their significant contributions and dedicated public and community service to Hong Kong.

Silver Bauhinia Star (SBS) 銀紫荊星章



Congratulations to HKIS Past President (1986-1987), Sr Daniel LAM Chun (林濬測量師), BBS, JP, who was honoured with a Silver Bauhinia Star (SBS). Sr LAM was awarded for his long and distinguished public and community service, in particular his dedication and significant contributions to the work of the Urban Renewal Authority in regenerating dilapidated areas, promoting building rehabilitation, and launching large-scale redevelopment projects. Sr LAM is from the Building Surveying Division and Property and Facility Management Division.

Chief Executive's Commendation for Community Service 行政長官社區服務獎狀



Sr Nelson CHENG Wai-hung 鄭偉雄測量師
Quantity Surveying Division

Justice of the Peace (JP) 太平紳士

Sr CHAN Wing-kin 陳永堅測量師
Quantity Surveying Division

Sr CHEUNG Tat-tong 張達棠測量師
(2004-2005 HKIS Past President)
Quantity Surveying Division and
Property and Facility Management Division

Sr HO Kui-yip 何鉅業測量師
(2014-2015 HKIS Past President)
Building Surveying Division

Sr Rita LAI 黎傳昕測量師
General Practice Division

Sr LAU Ping-cheung, SBS
劉炳章測量師、銀紫荊星章
(1996-1997 HKIS Past President)
Quantity Surveying Division

Sr NG Kwok-wai 吳國偉測量師
Land Surveying Division

Sr YU Tak-cheung 余德祥測量師
Building Surveying Division and
Property and Facility Management Division

HKIS Wikipedia Page Available Now

The Wikipedia page of The Hong Kong Institute of Surveyors has now been enriched and updated with new content. Information, including the Institute's history, timeline of events, milestones, introduction to the organisation, its six divisions, membership, reciprocal/mutual recognition agreements, membership in international organisations, and list of past presidents, is now available. The Wikipedia page serves as a good platform for enhancing the Institute's visibility to the public and provides easy access to information on the HKIS.

Members may visit the page at: <https://zh.wikipedia.org/wiki/%E9%A6%99%E6%B8%AF%E6%B8%AC%E9%87%8F%E5%B8%AB%E5%AD%B8%E6%9C%83>.

OBITUARY

The HKIS is sad to learn that one of its members, Sr FONG Siu Wai (方少偉), passed away in July 2016 at the age of 61. Sr Fong was elected a Fellow of the Building Surveying Division in 1996 and served as the HKIS Honorary Secretary for the 1995-1996 term.

We wish to convey our deepest sympathies and condolences to Sr Fong's family.

Interim Reports from HKIS Committees/ Forums/Policy Panels



Administration Committee

Chairman: Sr Dick Kwok

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

The Committee held its last meeting on 16 May, during which it discussed and endorsed several staff benefits. It also reviewed the current utilisation of the HKIS Library and proposed reallocation of space, so as to have a comfortable area for meeting purposes.



BIM Committee

Chairman: Sr Dr Paul Ho

The BIM Committee has held two meetings in the past months. It found that the QSD, BSD, and LSD have been the most active in the

use of BIM, whereas other divisions are still at the beginning stages of its employment. All divisions should promote the relevant use of BIM to their members. The Committee also agreed to organise a half-day BIM forum by the end of this year and each division should invite a suitable speaker to discuss the BIM applications in its surveying discipline.



Building Policy Panel

Chairman: Sr Vincent Ho, JP

The Building Policy Panel is tasked with coordinating and consolidating the expertise of the Institute's members to provide professional input in respect of building-related government policies and practices for the long term development of Hong Kong. The Panel comprises representatives of the Institute's various divisions who are experienced in building-related practices and works under the following terms of reference:

1. To review and comment on those government building policies, procedures, and laws that may affect the practice of HKIS members.
2. To recommend, on behalf of the Institute, to the government changes to the concerned building policies, procedures, and laws.
3. To coordinate the actions of each division in soliciting views for (1) & (2) above.
4. To liaise with the Institute's Land Policy Panel and Housing Policy Panels on matters related to (1) & (2) above.

The Panel has formulated the following short term tasks that have attracted greatest immediate concern of members:

1. To convey the HKIS's request to the Buildings Department (BD) to restore the previous policy and practice of discounting the genuine aboveground car parks from GFA calculation under the Buildings Ordinance in

order to avoid environmentally undesirable and energy-consuming underground car parks in new developments.

2. To consolidate our members' experiences in heritage building revitalisation and adaptive reuse, as well as to provide advice on the opportunities for further changes and improvements to the government's approval policy and design standards for these special building projects.
3. To suggest to the BD the initiation of a consultancy study on the provisions of access for inspection and maintenance of buildings with a view to improving their overall safety levels from a life cycle perspective.
4. To suggest that the Housing Authority set up a new committee to oversee building maintenance issues for public housing stock and/or to invite a professional building surveyor to join its Building Committee to advise on future building maintenance considerations in public or subsidised housing designs.

Following the recent Court of Final Appeal decision on the need of ownership proof in support of general building plan submissions to the Building Authority, the Panel believes that the government should formulate a practical policy to facilitate genuine plan submissions if a substantial portion of ownership is already available, so as to not unduly prolong and delay the urban redevelopment and regeneration process. The Panel is now drafting a submission to the government to initiate the move.

The Panel is also concerned about the recent building safety incidents, which have aroused significant public concern and awareness on the need for effective building safety measures in Hong Kong. The Panel will coordinate and work in collaboration with the relevant divisions to formulate the necessary proposals and advise the government on how to handle these issues.

Members' views and suggestions on any building policy-related issue are most welcome.



Community and Charity Services Committee

Chairman: Sr Billy Wong

The Committee was formed in 2007 with the aim of promoting and encouraging members to volunteer their services to the community. It coordinates, on behalf of the HKIS, the nominations for the "Caring Organisation Award" given by The Hong Kong Council of Social Service.

Conferment of the 10 Years-Plus Caring Organisation Logo

The HKIS has been awarded a 10 Years-Plus Caring Organisation Logo in recognition of its commitment to the community and concern for its employees and the environment over the past decade. President Sr C K Lau attended The Caring Company Scheme Award Presentation Ceremony on 10 May.



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 2016. First launched in 2010, Project SPARKLE is



a mentorship programme that aims to create a harmonious and healthy environment to facilitate the development of children who live in Tin Shui Wai.

The Committee already organised an induction event on 17 April, 「小白鷺一日遊」 on 29 May and 「元朗錦田圍村文化體驗日」 on 17 July. Future activities have been arranged for 21 August, 16 October, and 11 December 2016.



Dispute Resolution Committee

Chairman: Sr Daniel Ho

The Dispute Resolution Committee (DRC) currently has a total of 15 representatives from all six Divisions and Young Surveyors Group. Through July, the DRC has carried out the following key activities:

- Conducted quarterly meetings to discuss the appointment of mediators and arbitrators and various relevant matters.
- Handled an application for the appointment of an arbitrator and two applications for the appointment of a mediator.
- In response to the coming Security of Payment ordinance, held an adjudicator training course in April with 45 candidates and conducted an examination for admission into the panel of HKIS adjudicators in July.
- Implemented the mediation pro bono scheme.



Editorial Board

Chairman: Sr Billy Wong

The Editorial Board serves members under the General Council and consists of representatives from the six Divisions and Young Surveyors Group. The Board's primary role is to oversee the production of the Institute's publications including, but not limited to, the monthly newsletter, *Surveyors Times*, and the HKIS Directory & Annual Report.

The new format and content of *Surveyors Times* has been well-received since its revamp in April 2015. The Board will continue to enrich its content with more topical and informative stories on social issues that are related to surveying and the Institute's latest developments. Starting with this issue, a new column, "Life on All Levels," has been launched to showcase surveyors' achievements and contributions outside the surveying profession. The Members' Corner column has been re-opened for members' submissions. Members are encouraged to contribute articles to share their views on current topics and future trends, implications of new technologies and recent court decisions, the highlights of the new practice notes, etc. For enquiries and to make submissions, please e-mail: steditor@hkis.org.hk.



Finance Committee

Chairman: Sr Dr Lesly LAM

The members of the Finance Committee are the Honorary Treasurer and all divisional Honorary Treasurers. In view of the possible financial burden on the Institute, the Committee has conducted meetings more frequently this year.

An action plan for improving the Institute's financial position is being devised, as advised by the President and Strategic Planning Committee. Its goals include ways to:

- (1) reduce the Institute's overall expenditures;
- (2) increase revenue; and
- (3) explore more sources of revenue.

We hope that the initiatives addressed in the action plan can help generate more revenue for the Institute.

To cope with inflation and manpower increases and to cater to more members and the increased activities, the Finance Committee has been instructed to study the possibility of adjusting the Institute's annual subscription. The estimated inflation rate has been about ten percent since the last adjustment in 2014. But before making any concrete decision, the Committee shall provide more information for consideration by the divisions and General Council, followed by consultations.

The HKIS's overall financial position is considered healthy with accumulated funds of over \$14 million dollars. The General Council is mindful of this financial position and will explore all means to improve it, as shown in the action plan. It will continue to ensure that the HKIS is well-placed financially to face future challenges. The Institute will continue to take prudent measures to maintain a balanced account in the long term and study the possibility of generating additional revenue.

I am delighted to have the opportunity to serve the HKIS and its members. I also wish to express my sincere thanks to all Office Bearers, members of the General Council, and the Secretariat staff for their unfailing support and assistance to me.



HKIS Annual Conference 2016 Organising Committee

Chairman: Sr Dick Kwok

The HKIS Annual Conference is a significant event for our surveyors and provides a unique platform for real estate and construction professionals and industry stakeholders to exchange views.

This year, the conference will be held on 10 September in the Ballroom of the JW Marriott Hong Kong. We have invited Mr Paul M P Chan, GBS, MH, JP, Secretary for Development of the Hong Kong Special Administrative Region, as our Guest of Honour for this event. The conference theme this year is "Kowloon East – Building our Future Model City". The conference will examine the relationships between surveyors and smart city concepts. Using Kowloon East as a proving ground to develop a smart city, we will analyse the application of technologies to everyday community life and the latest innovations in surveying and the built environment.

Many well-accomplished presenters from academia, the government, and the private sector will be present to offer diverse perspectives from both local and overseas markets. We are also pleased to confirm the attendance of an overseas speaker from the Singapore Land Authority who works on diverse geospatial-related subjects.

The organising committee and Conference Secretariat are working hard to solicit sponsors and prepare for the conference. Please mark down this important date and join us to share your views with the speakers and fellow audience members. For more details, please refer to the promotional flyer.



HKIS Annual Dinner 2016 Organising Committee

Chairman: Sr Dick Kwok

The HKIS Annual Dinner is one of the Institute's most significant annual events for surveyors, other professionals, practitioners, and government officials to gather to share their views and visions for improving the surveying profession and construction industry. This year, the dinner will be held on 24 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, will attend as our Guest of Honour. He appeals to the community, especially the business sector, to provide more internship opportunities to secondary school students. We are pleased to announce that Mr Leung has reserved a table at the dinner and entertain invited grassroots students, as well as provide them with an excellent opportunity to broaden their horizons.

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.



HKIS/RICS Liaison Committee

Chairman: Sr Wong Bay

The HKIS/RICS Liaison Committee was formed for the purpose of fostering a better relationship between the HKIS and RICS to discuss issues of common interest.

At the first meeting of the Committee held on 22 February, the Divisions were encouraged to keep up dialogue and take proactive steps to approach their counterparts; develop a better relationship with RICS through joint CPD and social events; and consider as appropriate the aspirations and future of the new generation by exploring mutual recognitions.

The Land Surveying Division (LSD) have taken the first steps to explore re-establishing mutual recognition. A working group has been formed to study and make recommendations on the policy of mutual recognition between the HKIS LSD and the RICS Geomatics Professional Group. The outcome of discussions for a possible reciprocity recognition are expected in the coming months.

On 11 March, the HKIS President, Sr C K Lau, Senior Vice-President, Sr Thomas Ho and Vice-President, Sr Dick Kwok, welcomed a visit by the President of RICS, Mr Martin Bruhl, RICS HK Board Chairman, Mr Andrew Lee and the management team of RICS. There were fruitful discussions between the institutions including a consensus to re-establish some form of mutual recognition and a common goal towards working for the benefit of the younger generation.

Informal contacts were maintained between high level officials of both institutes during the past months. It has also been noted that the General Practice Division have undertaken some studies to explore a better relationship and reciprocity arrangements between the GP practitioners in the two institutes.



HKIS/SPRA Liaison Group

Chairman: Sr Dr Lawrence Poon, JP

The Liaison Group was established between the HKIS and the Sales of First-hand Residential

Properties Authority (SRPA) as a formal channel to discuss various issues that may be encountered by both parties.

Mr Philip Chan, new Director of the SPRA, assumed his post on 24 May. He attended a luncheon with the HKIS President, Sr C K Lau; GPD Chairman, Sr K K Chiu; and Chairman of the HKIS/SPRA Liaison Group, Sr Dr Lawrence Poon, on 30 May. Mr Chan promised to maintain a close working relationship with the HKIS through the HKIS/SPRA Liaison Group and agreed that meetings could be arranged whenever either side had matters to discuss. In this regard, members of the Liaison Group were requested to raise any particular issue for discussion with the SPRA. Mr Chan also agreed that the SPRA could run a CPD on its works for HKIS members.



Housing Policy Panel

Chairman: Sr C K Chan

In pursuit of the subject of the Elderly Housing Policy, a discussion forum was held on 17 June in the SLC. Senior Vice-President Sr Thomas Ho opened the forum by remarking on the imminent concern of the rapidly-aging population in terms of housing. This was echoed by all four guest speakers: Ms Bella Luk, Executive Director of Helping Hand; Sr Marco Wu, GBS, Chairman of the Hong Kong Housing Society (HKHS); the Hon Sr Tony Tse, BBS; and Ms Ada Fung, JP, Deputy Director (Development & Construction) of the Housing Department. Below is a bullet point summary of the discussion:

Current Situation

Among Hong Kong's residents:

- 1,130,000 were over 65 years old in 2015.
- 2,120,000 will be over 65 years old in 2031.

- 73,600 elderly care home places are currently available.
- The Government's policy is "Aging in Place as the Core, Institutional Care as the Backup".
- Hong Kong's institutionalisation rate is 6.8%, the highest worldwide.

Proposals

- Include provision standards for elderly facilities in the Hong Kong Planning Standards and Guidelines.
- Set up a centralised authority to deal with aging issues. Currently, they are spread across various bureaus and treated as a social welfare service.
- Launch a pilot scheme land sale that requires a portion of the units that would be built on it to be of an elderly-friendly design.
- Facilitate the renovation of existing housing stock to make it elderly-friendly.
- For elderly-friendly designs, past HKHS and Housing Authority projects would serve as good references.

Prior to the forum, the Panel visited the HKHS's Tanner Hill and Cheerful Court residences on 28 May. The former is a non-subsidised elderly housing scheme for which the Government charged a full land premium, but allows the HKHS autonomy to determine its rents and fees. The latter is a Senior Citizen Residences Scheme for which the Government charged a nominal land premium, but retains authority over its rent and fees.

The two projects are good demonstrations of elderly-friendly designs that serve different income groups.

The Panel will further pursue the subject and compile a paper with recommendations to the Government on the Elderly Housing Policy.



Discussion Forum on 17 June 2016



Visit to the HKHS's Tanner Hill and Cheerful Court Residence



IT Committee

Chairman: Sr Joseph Chong

The terms of reference of the IT Committee are as follows:

- To advise on matters relating to IT
- To oversee the HKIS website
- Structure of the Committee
 - One Chairman
 - Committee members (preferably at least one representative from each division)
 - The chairman may co-opt members into the committee
 - The terms of the chairman and committee members are two years

In the last six months, the IT committee has held monthly meetings to review two main issues: webmail and website revamp.

For webmail, the committee studied various options to increase the mailbox size for HKIS office staff and office bearers.

The existing HKIS website was launched in 2010. It is time to design a better website for better communication between members. The Committee issued tenders to some website design vendors in early July 2016 and intends to analyse the received proposals by early August. Afterwards, it will make recommendations to the General Council regarding the next step for revamping the HKIS website.

For the new website, the Committee foresees the following improvements:

- Fine-tuned and streamlined CPD registration and attendance processes: event registration through instant online payments, auto-confirmation e-mails, attendance-taking, real-time attendance reports
- A mobile and responsive website that entices people to access it because it will have a design that supports multiple devices.
- A layout that promotes the HKIS brand
- Improved social media sharing capabilities
- More user-friendly and flexible Content Management System to facilitate easier content updating
- A more secure system
- HTML5 support with animation



Land Boundary Committee

Chairman: Sr Leung Shou Chun

The Land Boundary Committee was formed in April 2016. It reports directly to the HKIS's General Council as the successor to the Land Surveying Division's former Land Boundary Advisory Committee. This new unit consists of members from the LSD, GPD, BSD, and YSG. Its terms of reference are, in brief, to establish policies with regard to the HKIS's land boundary professional service and recommend to

legislators and others the ways to improve land boundary surveys for the public's benefit.

The Committee held its first meeting on 23 June. Whilst members agreed that their work would be multifarious, they also noted that the most important issue was to urge the Government to amend the Land Survey Ordinance. The objective is to establish a Land Boundary Authority and mechanism to sanction modern boundary surveys so that they could gain the necessary legal status. Committee members prepared a working plan for achieving this objective, which would include gathering support from all stakeholders and then contacting the Government to convince it to amend the ordinance.

Until now, the Committee had not achieved any substantial results, but is now drafting pamphlets, questionnaires, press releases, and the like in hopes of being able to report something better and more concrete in the future.



Land Policy Panel

Chairman: Sr C K Lau

The Land Policy Panel monitors and evaluates the government's strategies and action plans concerning land supply and the utilisation of land resources. It advises the government on its proposals and suggests ways to streamline or facilitate the land supply process. It supports the HKIS in its meetings with government departments on land supply issues and in other relevant actions such as research and the publication of reports.

The Panel has 21 members (including the Chairman) from all six HKIS divisions. It held three meetings during the first half of 2016 on 24 February, 25 April, and 21 June.

The Panel advocates making the most effective and beneficial use of privately-owned land in Hong Kong. Sr Tony Chan, Vice Chairman of the Panel, together with Sr K K Chiu, GPD Chairman, jointly published an article in the *Hong Kong Economic Journal* on 8 June to advocate for the re-establishment of the Lands Department's Modification Section. Subsequent discussions were held with Mr Paul Chan, Secretary of Development, and his colleagues on the Development Bureau. Follow-up actions will be taken together with the Bureau.

The Panel plans to commission a study to review the effectiveness of the current town planning application system with a focus on: (1) a rezoning request under S12A; (2) an application under s.16 or 17; (3) applications involving "brownfield sites"; and (4) CDA applications. Subject to the availability of funding, this study will be conducted by an external planning consultant. The Panel expects the research findings and recommendations to be completed and finalised by the second half of this year.

What will happen to leases that will expire by 2047? Will mortgages still be available for such leases as this lease expiry date draws near? These have been hot topics in the media lately. During a CNY gathering with the Director of Lands and her colleagues in February, Sr Edmond Yew, a Panel member, raised concern over lease renewals. In this connection, Sr Francis Ng, former Deputy Director of Lands, has been invited to discuss 'Land Tenure Arrangements – Past and Present', with Panel members on 25 July.

Sr Tony Wan, the HKIS representative in the Land Sub-committee of the Land and Development Advisory Committee, provides regular updates to the Panel on the work/discussions of the Sub-committee. Recent discussions included simplifying building plan processing, the self-certification mechanism in respect of tree-related submissions, the revitalisation of industrial buildings, projections

made outside lot boundaries, the new standard natural terrain clause, draft practice notes on applications for waivers to test laboratory use in part(s) of or entire existing industrial buildings, footbridges in Kowloon East, etc.



Mainland Affairs Committee

Chairman: Sr Stephen Lai

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

Mainland Forums

One of the main duties of the Committee is to promote the surveying profession and enhance the HKIS's image in China. This year, the HKIS has appointed the following members as Chairmen and Vice Chairmen of the Mainland Forums.

Forum	Chairman	Vice Chairman
Beijing	Sr Y L Wu	Sr Alice Law
Shanghai	Sr Iris Lee	Sr Martin Leung
Guangzhou	Sr Paul Cheung	Sr Edgar Li

The Forums will arrange different kinds of CPD events and gatherings to enhance the HKIS's relationship with its members, who may refer to individual reports on the Mainland Forums hereafter.

CPD and Site Visit to Chengdu

The Committee, in collaboration with the three Mainland Forums, organised a CPD event and site visit to Chengdu from 19-20 April and met with members there. Prominent speakers presented topics on the development project of Sino-Ocean Taikoo Li Chengdu, the research of the Top 50 tenants in 2015, and the Sichuan-Europe Strategic Cooperation under the Belt and Road Initiative. Members also visited Chengdu IFS, Tian Fu New Area Planning Exhibition Hall, and the Science City Planning Exhibition Hall. A members' gathering was also arranged. For details, please refer to the April issue of *Surveyors Times*.



Visits to Beijing and Shanghai

The Committee has arranged annual visits to Beijing since 2011 to maintain close dialogue with the relevant Mainland ministries and counterparts. The 2016 visit occurred from 12-15 June. For a detailed report on it, members may refer to the June issue of *Surveyors Times*.

Establishment of Mainland Membership

In 2014, the HKIS Executive Committee supported the proposal to establish a new category of Mainland membership. A Task Force under the Mainland Affairs Committee



was set up to further study this proposal. The Task Force recommended to the HKIS General Council the creation of a new category of “Affiliates” to attract mid-level managers in established and upcoming building and real estate industries to major Mainland cities. A Members’ Forum will be arranged sometime during the third quarter of 2016.



Beijing Forum

Chairman: Sr Y L Wu

At this six-month juncture, which has arrived quickly, I want to take this opportunity to summarise the works of the Beijing Forum for the first half of 2016.

Earlier this year, the Institute appointed Sr Alice Law as the Vice Chairman of its Beijing Forum. Her appointment aimed to strengthen ties between the Forum and its members stationed in Beijing and enhance their communication. They can also expect more and better events will be organised for them.

The Beijing Forum launched an HKIS chat group on WeChat in early March to facilitate a more

convenient and effective way for the Institute to disseminate its news to members and friends in related industries. With this new platform, the HKIS has high hopes on strengthening its internal and external communications.

On 6 April, the Forum invited JLL’s Regional Director, Mr Sam Zhu, to give an overview on the Hong Kong stock market; the requirements for the valuation of property interests for listing companies under the Main Board Listing Rules; the valuation required for references by accounting principles; and other related valuation services, as needed by the stock market. Throughout his brief, concise, and vivid explanation, Sam gave the participants valuable insights into and reflections on this important topic.

From 19-20 April, led by the HKIS Mainland Affairs Committee, the Beijing, Guangzhou, and Shanghai Forums organised a site visit to and CPD event in Chengdu. Specifically, the Beijing Forum coordinated the site visit to Sino-Ocean Taikoo Li Chengdu. This was the first time the Mainland forums jointly held a CPD event in China. The HKIS expects holding more similar events to strengthen the ties between Hong Kong and Mainland surveyors.

On 13 May, the Forum invited Professor Ma Nan, the research leader of the North China Institute of Science and Technology’s Cost Engineering and Real Estate Research Institute, to give a talk on China’s present cost engineering industry. He expounded his views on the external threats and internal issues that the country’s cost engineering consultancy industry faced and how the 13th Five-Year Plan will guide it for the next decade, during which it hopes to achieve a breakthrough. At the end of his talk, Prof Ma concluded that due to new circumstances in China, the industry has been undergoing a period of innovation and there is a chance for businesses to flourish, presenting huge opportunities for cost engineers (quantity surveyors), but also unprecedented challenges.

To stand a chance at succeeding in the future, cost engineers (quantity surveyors) must keep abreast of changes by continuously learning and developing new skills.

From 13-16 June, HKIS delegates conducted CEPA visits to Beijing and Shanghai. I was honoured to have been one of the members to visit Shanghai. Aside from meeting senior officials from the Central Government, the delegation visited the offices of several professional bodies. In addition, I visited the project site of Xuhui Binjiang (West Bund). The trip benefited me quite a lot and I look forward to seeing the Beijing Forum play a bigger role in the future by strengthening the ties between Hong Kong and China.

北京议会

主席：胡煜琳测量师

转瞬间，二零一六年已过去了一半，我想藉此机会向各位会员汇报一下北京议会在这半年的工作进展。

年初，学会委任了罗绮华测量师为北京议会的副主席，她的上任，加强了在京会员之间的联系和交流，同时能够帮助我们今后组织更多精采优质的活动。

为使讯息更加便捷、有效地传达给学会会员与关注学会的业界朋友，3月初，北京议会首次在微信平台开设了香港测量师学会官方公众号，希望能够以此加强学会对内、对外的沟通和联系。

4月6日，北京议会邀请了仲量联行华北区资深董事朱宝全先生为我会会员介绍了香港股票市场的概况，并就香港股市的上市规则要求及其法定评估、会计参巧用途评估和其他与上市相关的估值服务等问题进行了精辟生动、深入浅出的讲解，此次讲座也为参与者们提供了关于该问题的宝贵经验与借鉴。

4月19日至20日，北京议会联同广州及上海议会在香港测量师学会内地事务委员会牵头下，在北京议会就相关工作的协调、联系、安排下，成功地举办了参观成都远洋太古里活动。这也是内地各议会首次一起在内地联合举办持续专业发展活动，我们期望将来能组织更多同类型活动，以加强香港和内地各省市执业测量师之间的相互交流。

5月13日，北京议会邀请了华北科技学院造价与房地产研究所系主任、工程造价与房地产研究所所长马楠教授为会员们开展了别开生面的讲座。讲座中，马教授深刻剖析了当前中国造价咨询行业面临的外部挑战和内在问题，并结合十三五发展规划指引指出了行业在未来十年的突破之路。他在总结时提出，在新形势下的中国造价业孕育著大改革和大发展，呈现出前所未有的繁荣与生机，为造价管理人员（工料测量师）创造了巨大机遇，同时也带来了前所未有的挑战。造价管理人员（工料测量师）需不断学习，才能在今后的从业活动中，运筹帷幄，决胜千里。

6月13日至16日，香港测量师学会代表团前往北京和上海进行CEPA参观访问活动，期间，本人也有幸随同代表团共赴上海参与访问。本次访问除与部份中央政府高级官员进行会晤外，代表团也与多个跟测量行业相关的政府机关和专业团体进行了会面，并在上海参观了徐汇滨江（上海西岸）的发展项目现场。通过此次参观访问，本人获益良多，同时也期望北京议会能为学会在扩大和加强香港及内地连系方面作出更多的贡献。



广州议会

主席：张子涛测量师

香港测量师学会广州议会于2015年4月正式成立，本人很荣幸担任广州议会主席一年有馀。

2015年7月1日，本人代表学会上任会长何钜业测量师参加香港特别行政区驻粤经济贸易办事处在广州举行的“香港特别行政区成立十八周年纪念酒会”。

2015年9月19日，广州议会组织二十多名精英会员，参观广州周大福金融中心及中国自贸区开发与物业市场发展系列讲座。周大福金融中心（东塔）作为广州第一高楼，位于广州珠江新城核心地段，兴建总高度为530米，共有116层。新世界发展有限公司广州周大福金融中心项目主管刘健华先生热情地向会员们介绍项目的办公大楼、商场、酒店、服务式住宅及园林花园设计和管理理念。其中办公大楼及商场部分，是由开发商集团旗下公司K11以艺术、人文和自然三大核心元素概念管理。此项目荣获亚太区房地产奖2013的“Best Commercial High-rise Development China”大奖及“Mixed-use Development China”优异奖，成绩骄人。当天

下午，第一太平戴维斯华南区市场研究部主管何凌先生受广州议会邀请，作《中国四大自贸区开发与物业市场发展调研分析报告》分享。何先生从区域定位、经济和交通条件、企业进驻情况及物业市场发展等方面向与会人士解析了中国四大自贸区的发展。通过一系列数据的综合对比分析，广东自贸区的发展前景最被投资者看好，尤其是前海片区，成熟的交通规划，一系列面向港商的优惠政策，将推动其进一步领跑其它自贸区。

2016年4月19至20日，广州议会成功协助举办成都参观活动及测量专业发展系列讲座。19日下午，组织会员参观成都远洋太古里商业房产项目与保护文物建筑，并分别邀请太古地产董事兼总经理韩置博士作《成都远洋太古里营运管理经验》分享，郝琳博士作《文物建筑保护》主题分享。晚宴交流中，通过轻松愉快的氛围，向前往参加活动的会员们公布内地议会接下来的年度活动计划和一系列测量专业发展设想。20日上午，会员们首先前往参观成都国际金融中心和成都城市综合体，并与仲量联行市场研究部主管马伟业先生、成都董事总经理谢凌女士、华西区董事总经理乔裕生先生，第一太平戴维斯中国西部市场研究及项目开发部经理王文吉女士一同就成都和西安写字楼市场发展展开深入交流。会后，会员与一众业界人士共进午餐，延续上午的参观活动和主题进行更加深入和热烈的交流。下午，会员前往成都的天府新区，实地考察成都科学城和西部博览城项目。

下半年，广州议会将在原有的基础上，充分了解会员们的专业发展需求，继续提供最前沿资讯，开展多项专业活动，包括组织会员考察调研广东自由贸易试验区（前海、横琴、南沙），前往广东省内知名标杆项目参观，拜访相关政府部门，与业界专业团体交流等。



上海议会

主席：李佩华测量师

香港测量师学会上海议会于2007年设立，负责联系在上海及华东区的会员，举办持续专业发展项目及会员聚会，加强与内地会员的沟通。于2016年度，学会理事会亦委任了梁傲文测量师为上海议会副主席。于上半年，议会举办了两个活动。

上海 2040 城市总体规划发展战略讲座

2016年3月12日上海议会邀请了上海市城市规划设计研究院发展研究中心主任石崧博士与在沪会员进行午餐交流会探索有关话题。石博士主要从“转型、脉络、战略”三大主题进行讲解，通过多个实用的数据说明上海目前的状况及未来发展的目标，让各人更具体地了解面向2040年之规划方向。

是次活动更是首次由5个香港组织共同举办、由本会上海议会及香港建筑师学会主办，香港大学、香港中文大学及香港理工大学之上海校友会协办，出席人数接近60人，各方均希望日后可以有更多互相交流知识的机会，增强港人在沪的凝聚力。

考察世茂佘山深坑酒店

2016年6月4日，上海议会组织了参观活动，到上海市佘山之世茂「深坑酒店」考察。作为世界上第一个建在废石坑里的五星级酒店，早在2013年开工当年，深坑酒店就被入选拍摄美国国家地理频道《伟大工程巡礼》系列纪录片。活动当日深坑酒店项目总监、设计方案创始人、总承包方项目经理以及设计院副总工程师为大家分别介绍了项目的各项特色、创举以及建筑难点等。

讲座结束后参观者一行30多人前往工地现场实地考察，并且非常荣幸地参观了从未对外开放的酒店客房样板间，其设计利用了周边环境资源，充分展现了酒店所处旧矿场的特色。

Members Welfare Committee

Chairman: Sr Jason Chan

The Members Welfare Committee was formed to identify members' needs and recommend and implement welfare services plans for members.

The Committee successfully held its first drinks gathering on 31 May with over 130 members in attendance. A survey on members' preferences for the next members' gathering and future members' privileges was conducted. Based on the survey results, the committee will organise another networking event this year.

Some new discount offers for members have been added to their privileges, which include wine shopping, custom-made suits and ladies wear, room accommodations, serviced apartments, and newspaper subscription trials. The Committee will continue to liaise with different merchants and source more privileges for members. For more details, please refer to the Members' privileges section in *Surveyors Times* and the HKIS website.



Project Management Committee

Chairman: Sr Samson Wong

The Project Management Committee held its first meeting on 2 February in the presence of a majority of the members nominated by each division. Sr Samson Wong and Sr Tzena Wong were elected the Chairman and Vice-Chairlady, respectively. Sr Joanmi Li also kindly agreed to take up the secretary role.

The priority issues that the Committee identified for this year are as follows:

1. Formulate an HKIS Branding Strategy on Project Management (PM) expertise to meet local and Mainland market requirements;
2. Establish a data bank for PM surveyors and potential customers;
3. Publish promotional leaflets and update the HKIS website to reflect PM branding;
4. Organise more CPD events and seminars in conjunction with each division and university in Hong Kong to promote good PM practices; and
5. Conduct experience-sharing meetings with members on their involvement in the project management field and need for support from the Institute

In this context, the Committee will conduct another survey in July to collect information on

the current situation of HKIS members who work in the project management field, so as to enable the Institute to identify their needs and formulate a strategic direction to sustain the PM specialty.

During the second meeting on 15 April, the Committee discussed its unique knowledge of land, property, and construction, as well as the various proven PM skills. It agreed to further explore the pros and cons of employing a suitable consultant to assist all relevant divisions to jointly promote the PM brand. The first step is to collect each division's promotional materials and determine how to compile an easy-to-understand combined leaflet.

Members from the different divisions also exchanged their views on using UAS and 3D spatial analysis technology in project management. The general responses were positive and a seminar was proposed for August. On the other hand, a planned luncheon on the PM of the Central Police Station Conservation Project was, unfortunately, postponed because of the recent incident of the collapse of a wall at the former Central Police Station.



Public and Social Affairs Committee

Chairman: Sr Thomas Ho

This Committee was formed to identify those public and social affairs that may enhance the HKIS's public image and/or improve its public relations.

The Committee held its first meeting on 29 March and second meeting on 31 May. The third meeting will be held on 1 August 2016. The Committee agreed to join the "Work Experience Movement 2016/2017," organised by the Business School Partnership Programme of the Education Bureau (EB), as a co-organiser. I want to appeal to our corporate members and

their companies to participate as supporting organisations to provide work experience opportunities to secondary school students, so as to inspire more students to studying surveying and join the surveying profession in the future. A cross-division career talk will be held in the HKIS Surveyors Learning Centre on 19 October 2016, and six designated seminars for students on special topics of the divisional works from each division will be arranged on weekdays during October to November. All activities will be conducted jointly with the EB.



A 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 24 June 2015

To promote the HKIS's public image, the HKIS joined the "Appreciate Hong Kong" campaign and formed a committee early this year to organise "Touring Central with Surveyors 2016". Its kickoff ceremony was held on 12 March with the Secretary for Development, Mr Paul Chan Mo-po, GBS, MH, JP, and the HKIS President, Sr Lau Chun-kong present to officiate it. A total of 23 tours comprising over 270 participants were organised for March and April. The event was widely reported in different media.

In the long term, such a continuous project should be conducted annually to promote and raise the HKIS's image. Suggestions from members on the types of project to be conducted are welcomed.

The Committee will continue to keep an eye on

the most important issues of relevance to the surveying profession and recommend to the General Council/Executive Committee which of them to implement.



Appreciate Hong Kong – Touring Central with Surveyors 2016



Research Committee

Chairman: Sr Prof Eddie Hui, MH

The Research Committee initiates and devises research projects for the General Council's consideration. It also vets research proposals from the Divisions and recommends the best ones to the Executive Committee for its formal approval. The Committee last met on 17 February.

The 2015 HKIS Outstanding Dissertation / Thesis Awards Presentation Ceremony was held on 30 May in conjunction with the HKIS Diploma Presentation to newly-qualified members. Executive summaries of the winning papers have been published since the June issue of *Surveyors Times*. Currently, the 2016 Awards ceremony is being organised. The nominated dissertations/theses will be assessed and all results will be announced by December 2016.



Sports and Recreation Committee

Chairman: Sr Dr Lesly Lam

The Sports and Recreation Committee includes all captains of the various HKIS sports and recreation teams.

The HKIS Dragon Boat Team achieved superb results during the Tuen Ng Festival at the Stanley International Dragonboat Championship 2016 and won the championship at the Joint Professionals Dragonboat Competition 2016.

The Joint Professional Singing Competition cum RSCP Annual Dinner was successfully held on Saturday, 14 May, at 7 PM at Run Run Shaw Hall, Hong Kong Academy of Medicine Jockey Club Building, 99 Wong Chuk Hang Road, Aberdeen. On a rotational basis, the HKIS hosted the event this year. Participants included various sports team captains and members who came to share in the fun.

The final game of the Joint Professional Basketball Tournament was successfully held on Saturday, 27 February, at Sun Yat Sen Memorial Park Sports Centre. The HKIS team worked hard for the whole season and finished in the top three amongst teams of accountants, architects, barristers, dentists, doctors, and lawyers.

The Joint Professional Badminton Tournament was successfully held on Sunday, 21 February, at South Island School (50 Nam Fung Road, Aberdeen). The HKIS team worked hard and had a good chance to finish in the top three amongst teams of accountants, architects, barristers, dentists, doctors, and lawyers.

Many HKIS members participated in The Hong Kong Standard Chartered Marathon 2016. They enjoyed every moment while saying “Hi” and “加油” to each other during each race. The results are being collected for the Joint Professionals 10-km, Half-Marathon, and Marathon Competitions.

The HKIS Band, SIR, was cordially invited to perform at the Charisound Charity Concert for Médecins Sans Frontières (MSF) on Wednesday, 30 December 2015, at Queen Elizabeth Stadium. Over 1,000 participants enjoyed a wonderful night with renowned professional singers and bands from the various professional institutes. It is nice to know that over \$200,000 in donations were raised.

The Joint Professional Volleyball Competition – Men’s Competition was held on Sunday, 13 December 2015, from 3-9 PM at Pui Ching Primary School Sport Centre. The HKIS Men’s Team achieved a 2nd Runner-up finish.

To enhance communication and friendship among surveyors, a “Surveyors Cup” Soccer Competition was held on Sunday, 29 November 2015, at Ma Tau Wai Soccer Pitch. The HKIS Soccer Team won the championship.



Standing Committee on Code of Measuring Practice

Chairman: Sr Dr Lawrence Poon, JP

The Standing Committee on Code of Measuring Practice was formed to provide advice to the President on the interpretation of the Code of Measuring Practice and its supplement(s) and review it when necessary.

A working group on the revision of the Code of Measuring Practice has been formed. It has prepared the first draft of the revision on residential properties and aims to finalise the said revision by the end of 2016.



Strategic Planning Committee

Chairman: Sr Thomas Ho

The Strategic Planning Committee was formed to review the direction and goals of the Institute,

develop the Institute's strategic direction, and submit recommendations to the General Council for implementation.

The Committee, comprising representatives from the Divisions and Young Surveyors Group (YSG), held its meetings on 6 April and 11 July. As the future of the profession, younger members are highly encouraged to actively participate in the Institute's long-term planning and development. YSG has agreed to identify some strategic issues that it finds important and recommend them to the Committee for its consideration.

The HKIS Secretariat, meeting and training facilities are currently housed in leased office premises. It has faced rising rents over the past 30 years and has considered in the long term acquiring its own permanent premises. The Committee will study the feasibility of owning permanent premises for either the Secretariat and/or the Learning Centre, and consider how the purchase can be funded. Suggestions have included donations and contributions from members with a proposed concessionary scheme (e.g. a reduced annual membership subscription) to reimburse members for their contributions. The Committee will explore the options available and consult with members on the procurement of the premises. The Committee will also explore other means of generating income and suggest procedures on expenditure control for consideration by the Finance Committee.

To improve communications with members, the Committee will review the current communications channels and suggest improvements to the communications system.

A legal review of the current system for handling complaints against members and the disciplinary procedures will be carried out. Amendments to the Constitution, Bye-Laws, and Rules of Conduct are expected to be advanced to enhance the disciplinary mechanism.

For the member list of Committees, Forums and Policy Panels (January 2016-January 2017), please visit http://www.hkis.org.hk/en/hkis_council_2.php.

Council Members Reaching Out

3 July	Prize Presentation Ceremony for the HKSAR Outstanding Student Selection Organised by the Yuen Long Junior Chamber	Sr Thomas Ho
4 July	Reception to prepare for the celebration of the 20 th Anniversary of the Establishment of the Hong Kong Special Administrative Region of the People's Republic of China Hosted by Mrs Carrie Lam Cheng Yuet-ngor, GBS, JP, Chief Secretary for Administration	Sr Thomas Ho
7 July	Lo Pan Patron's Day cum Annual Dinner of the Hong Kong Construction Industry Employees General Union	Sr Thomas Ho
8 July	Construction Industry Council Lo Pan Patron's Day cum Annual Dinner	Sr C K Lau
14 July	Monthly Thursday Luncheon Organised by the Executive Council Secretariat	Sr C K Lau
16 July	Inauguration Ceremony of the Building Safety Pioneer Programme Organised by the Buildings Department	Sr Thomas Ho

19 July	City Impression@Hidden Land Resources Opening Ceremony Co-organised by the Planning and Civil Engineering and Development Departments	Sr Thomas Ho
22 July	Lunch Meeting with the Hong Kong Institute of Construction Managers	Sr C K Lau Sr Thomas Ho Sr Dick Kwok Sr Billy Wong Sr Kenny Tse Sr Raymond Kam
23 July	Society Link Gathering on "Rail Gen 2.0" Organised by the MTR Corporation Limited	Sr Jennifer Chow Sr Gigi Mok Sr Rock Man

29 July	Opening Ceremony of the Department of Urban Planning and Design Degree Show of the Master of Urban Design, Master of Science (Urban Planning), and BA (Urban Studies) Programmes Organised by the University of Hong Kong	Sr Thomas Ho
30 July	QPFMA 2016 Finalists Presentation to the Jury Panel cum CPD Conference	Sr C K Lau

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The HKIS Outstanding Dissertation/ Thesis Awards 2015 Executive Summary of Winning Papers

AN EMPIRICAL STUDY OF THE GREEN LABEL PREMIUM IN HIGH-RISE RESIDENTIAL BUILDINGS

**Undergraduates Category – Grand Prize and
Top Award (PFM)**

Awardee: SIU Chun Man

The University of Hong Kong

Over the past two decades, there has been increasing concern over “sustainability” and “greenness” both in Hong Kong and internationally. It has been argued by some researchers that the premium for green office buildings was mainly due to marketing and the image effect because of the importance of corporate social responsibility (CSR) to a company’s image (Eichholtz, Kok and Quigley 2010). Yet, there have been very few studies on the green building premium in a residential market where CSR is irrelevant. This dissertation examines whether green residential buildings in Hong Kong can command higher prices. Its aim is to answer the question of whether or not people are still willing to pay a premium for green buildings in the absence of the image and marketing effect. If such a premium exists, what are the possible driving forces behind it?

The empirical analysis of this study was based on 28,000 transaction records from 21 HK-BEAM-certified residential developments and 27 control developments. The results suggested that HK-BEAM-certified residential units sold at a premium initially (13%) and their prices also appreciated faster in subsequent years (0.27% p.a. than non-BEAM-certified buildings), resulting in greater premiums over time. This suggested that an HK-BEAM certification has a long lasting value enhancement effect on the value of a building. In the absence of CSR, such a premium suggests that there are tangible benefits associated with an HK-BEAM certification, which may be related to energy efficiency or other green features valued by tenants.

My empirical results suggested that the green premium was higher for larger units by 3.15-9.3%. Assuming that owners of larger units were financially better off to begin with, the results confirmed the findings by Zarnikau (2003), who found that financially better off households were more willing to pay for green efficiency.

Using the ratings of HK-BEAM as proxies for green performance, the green buildings were divided into lower and higher-rated buildings. The model showed that the green buildings with higher ratings commanded a higher premium than those with lower ratings by about 10%, which was not the case for office buildings in other studies. In other words, green performance per se was one of the driving forces of price premium for residential buildings. The author argued that since the HK-BEAM certification can reveal more information on the quality of the buildings that was not directly observable, their prices were likely to be less volatile. Based on the transaction records, the author constructed housing price indices for both HK-BEAM-certified and non-HK-BEAM-certified buildings. These indices showed that not only were HK-BEAM-certified building prices less volatile, they also enjoyed higher average returns. This result also suggested that the observed lower volatility

was not due to a trade-off between risk and return.

The findings in this study should contribute to our understanding of the function of green labels in signalling the performance of green buildings and how they are priced on the market. As the green building premium is an indicator of a buyer's willingness to pay for a more environmentally-friendly property, a continuous monitoring of the changes to the green building premium over time would be useful for both practitioners and policymakers.

EVALUATION OF THE EFFECTIVENESS OF THE MANDATORY BUILDING INSPECTION SCHEME'S (MBIS) IMPLEMENTATION ON BUILDING INSPECTION AND MAINTENANCE

Undergraduates Category - Top Award (BS)

Awardee: LI Po Yi

The Hong Kong Polytechnic University

Building neglect and dilapidation have long been serious concerns in Hong Kong. Although different maintenance schemes have been implemented in the past, they were short-term measures and the root causes of these problems still exist. To address them, the Mandatory Building Inspection Scheme (MBIS) was proposed and fully implemented in June 2012. This study examines the scheme under different aspects to evaluate its effectiveness in addressing Hong Kong's building inspection and maintenance problems.

First, the controversy over whether or not the implemented scheme can effectively counter

the problems was examined. By reviewing the literature related to the problems of building maintenance in Hong Kong and government press releases, the author obtained an overview of private buildings in Hong Kong and determined the critical factors that have led to building neglect and dilapidation. Through examining the nature and content of the MBIS, the author found that it was designed to address the major causes of the problems. The results obtained concurred with the factors given by professionals interviewed by the author on what caused these problems, which suggested that there were adequate measures and support provided under the scheme. Thus, the scheme was theoretically effective.

Second, the current operation was reviewed in order to evaluate its effectiveness from a practical perspective. The author adopted a statistical approach and conducted a prospective analysis to evaluate the MBIS's effectiveness in addressing current and possible future maintenance problems. Through a series of analyses and evaluations, the author concluded that the MBIS can address such problems successfully. For example, the prioritisation of buildings and trend of selecting them under the scheme can effectively compel building owners to execute their duties of maintaining their old and dilapidated facilities in sound condition. In addition, the scheme should be a long-term measure for addressing the problems practically. For example, it facilitates the formation of owners' corporations, which help owners coordinate their maintenance works.

In conclusion, the MBIS has been effective in addressing current building inspection and maintenance problems in both theoretical and practical aspects. In order to further enhance its effectiveness, the author recommends that the government introduce an enforceable policy by establishing a sinking fund for property owners to rely on for their future maintenance needs, as well as a support centre to provide financial and technical advice to building owners in need.

Kowloon East

Building our Future Model City

10th September 2016 (Sat)
9:00 – 16:30

Ballroom, JW Marriott Hong Kong,
Pacific Place, 88 Queensway, Hong Kong

Advances in technology continuously lead to growth and development for our economy and society in Hong Kong. In Kowloon East, there is an endless pursuit to progress as a model city, and become Hong Kong's next premiere district. This conference will examine the relationships between surveyors and smart city concepts. Using Kowloon East as a proving ground for developing a smart city, the application of technologies to everyday community life, latest innovations in surveying and built environment will be reviewed.



Guest of Honour



Mr Paul MP CHAN, GBS, MH, JP

Secretary for Development,
Development Bureau,
HKSAR Government

Speakers and Topics

Creating Wealth and Sharing Happiness – Envisioning Kowloon East

Mr Donald CHOI

Managing Director,
Nan Fung Development Limited



Developing a Smart City through Collaboration

Ms Bernadette LINN, JP

Director of Lands,
Lands Department,
HKSAR Government



Mapping Singapore in 3D

Dr Victor KHOO

Deputy Director,
Land Survey Division, Regulatory
Cluster, Singapore Land Authority



Can the market alone make Kowloon East a smart city?

Sr Augustine WONG Ho Ming

Executive Director,
Henderson Land Development
Company Limited



Kowloon East as a future Model City? - A Planning Perspective

Mr LING Kar Kan, JP and Mr C K YIP

Director of Planning and District
Planning Officer/Kowloon,
Planning Department,
HKSAR Government



Adoption of Smart & Green Initiatives in the Development of the Anderson Road Quarry Site

Mr WONG Wai Man, JP

Project Manager (New Territories East),
Civil Engineering and Development
Department, HKSAR Government



* According to alphabetical order

* More speakers will be added to the conference programme upon confirmation of their participation

Registration Fee

HK\$1,600 /head

Member of HKIS &
Supporting Organisations

HK\$1,900 /head

Non-member

HK\$200 /head - *Full Day

HK\$100 /head - *Half Day

Full-time student

* lunch is not included

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HKIS Annual Conference 2016

Kowloon East -

Building our Future Model City

Date: 10th September 2016 (Sat)
 Time: 9:00 – 16:30
 Venue: Ballroom, JW Marriott Hong Kong, Pacific Place, 88 Queensway, Hong Kong
 To: **Conference Secretariat – Creative Consulting Group Inc. Limited**
 Attn: Ms Joanne Hui / Mr Colin Ho Tel: +852 3159 2900 Fax: +852 2372 0490
 Email: joanne.hui@creativegp.com / colin.ho@creativegp.com
 Website: http://www.hkis.org.hk

Event Code: CPD/HKIS/2016118

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Registrant Details

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Company: _____

Position: _____

Postal Address: _____

Tel: _____ Fax: _____

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Attention : Ms Joanne Hui / Mr Colin Ho*

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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 Daniel Chang BSD Council Chairman

PGBC Seminar on Landscaped Roofs

The Professional Green Building Council (PGBC) seminar titled, "All You Need to Know about Landscaped Roofs," was conducted successfully on the morning of 9 July at the Diocesan Girls' School. Over 100 participants from different backgrounds such as professional, education, and media attended. The speakers delivered very informative and practical presentations to address the issues of green roof planning, design, maintenance, and costing. Our Past Chairman, Sr David Chan, presented a topic on "Pre-inspection desk study, site inspection and aspects of ongoing maintenance management of green roofs". David shared his observations on the green roof feasibility report and techniques to use when performing site inspections.



Repair and Maintenance Advisory Committee, in July 2015. The objectives of the proposed body were to establish standards and practices for the building maintenance sector and regulate the conduct of service providers. In order to let the public understand the issue better and gain its support, a Chinese article focusing on the need for BRMA has been prepared and has been published in the *Hong Kong Economic Journal*. We expect that a wider public engagement will induce the Government to expedite the formation of a regulating body for building repair and maintenance.

Business-School Partnership Programme (BSPP)

The BSPP was initiated by the Education Bureau and, among other things, will conduct major career talks and 專題講座. The purposes of the talks are to introduce the surveying profession to secondary school students and arouse their interest in joining the profession. The talks will be conducted in October and feature Sr Peter Dy and Sr Tang Chi Wang as the speakers for the talk and 專題講座, respectively.

Building Repair and Maintenance Authority Proposal

To combat bid-rigging and ill-managed buildings, the HKIS tabled to the Development Bureau to establish the Building Repair Maintenance Authority (BRMA) back in September 2014 and a supplementary proposal to establish a transitional body, the Building

Building Safety Pioneer Programme

The Building Safety Pioneer Programme, co-organised by the Buildings Department (BD) and Education Bureau and supported by the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, and HKIS, was officially launched in 2014. This year the BD has been seeking support from the HKIS's surveying company members to provide

opportunities for secondary school students to visit their workplace to learn about the work of building professionals and nurture their interests in possible future careers in surveying. About 60 students from 12 schools will visit companies that provide building surveying services. These visits will occur from September to December. In the meantime, more BS companies have been invited to participate in this meaningful event and their responses have been very positive.

Updates on the Building Surveyors Award 2017

The 1st Organising Committee meeting was held on 7 July and three sub-committee chairmen have been appointed:

Jury Sub-committee: Sr Andrew Kung

Sponsorship Sub-committee: Sr Kenny Tse

Presentation Ceremony cum Gala Dinner

Sub-committee: Sr Margaret Chan

Logistical matters such as award categories, judging criteria, jurors, venue for the gala dinner, etc, were discussed. The nomination kits will be finalised in September to solicit nominations.

Social Gathering with the Director of Planning

Led by the HKIS President, Sr C K Lau, and joined by other EC members, I attended a social gathering with the Director of Planning on 28 June. Senior members of the Planning Department were also in attendance. Views on planning matters were exchanged.

環保建築專業議會 (PGBC) 於 7 月 9 日舉辦之《天台綠化環境需知》研討會吸引過百名公眾人士出席。會上講者就綠化天台之基本規劃設計、維修保養及建造成本等提供多方面的資訊。其中建築測量組前主席陳華偉測量師亦於會上分享綠化天台的保養管理, 及其進行實地視察及可行性研究的技巧和注意事項。

學會早於 2014 年 9 月向發展局提交建議書, 促請成立《樓宇維修工程監管局》(BRMA) 以助遏止建造商圍標及改善整體樓宇維修, 並於 2015 年 7 月遞交補充建議。我們希望透過成立 BRMA 為樓宇維修訂立一套通用標準, 更有效監督相關服務提供者。學會已於《信報財經新聞》撰文, 向公眾說明成立 BRMA 的目的及功能, 期望得到公眾的支持以促使政府儘快成立 BRMA。

於 2014 年展開的「樓宇安全學生大使計劃」由屋宇署主辦, 教育局協辦及香港建築師學會、香港工程師學會和香港測量師學會支持。應屋宇署邀請, 學會將於 9 月至 12 月期間安排約 60 位參加者到建築測量專業人士之工作地點進行參觀, 加深學生對我們行業的認識。在此感謝各獲邀同業踴躍支持。

教育局 2016 年度的「商校合作計劃」(BSPP) 活動即將展開。本年度之就職講座及專題講座將於 10 月舉行。鄧智宏測量師及李偉峰測量師將代表出席, 向中學生仔細說明建築測量業界運作及主要職能。

2017 年度建築測量師大獎籌組委員會於 7 月 7 日舉行首個會議, 並選出龔瑞麟測量師、陳嘉敏測量師及謝志堅測量師率領附屬委員會安排賽制、評審及晚宴詳情。參選及提名詳情將於 9 月公佈。

會長劉振江測量師率領各理事會成員於 6 月 28 日與規劃署署長及其高級官員會面, 交流土地規劃事宜之意見。

ANNOUNCEMENT

BSD APC Practical Task 2016 **9 - 12 November 2016**

Applications for the Practical Task should be made on Form APC4/BS.

Re-applications should be made on Form APC4R/BS.

All applications should be submitted together with the assessment fee of HK\$1,050/HK\$650, whichever is appropriate.

Applications will only be accepted if they are received by the HKIS Office during the month of August 2016.

Late applications will be rejected. Incomplete applications will not be entertained.



THE HONG KONG INSTITUTE OF

SURVEYORS

香港測量師學會

建築測量組 Building Surveying Division

BUILDING SURVEYORS CONFERENCE 2016

INNOVATIVE TECHNOLOGIES IN BUILDING SURVEYING

Date: 15 October 2016 (Saturday)

Time: 9:00am - 5:00pm

Venue: Grand Ballroom, 1/F,
Harbour Grand Hong Kong,
23 Oil Street, North Point,
Hong Kong

About the Conference

The Building Surveyors Conference 2016 with the theme of "Innovative Technologies in Building Surveying" aims at exploring latest technologies and their applications in the Building Surveying industry to enhance productivity and quality. The Conference invites the speakers and experts from both inside and outside Building Surveying field to share their insights and case studies of new technology application with the audience.

Guest of Honor

Mr Paul Chan Mo-po, GBS, MH, JP, Secretary for Development has kindly accepted as the Guest of Honor and will deliver a keynote speech at the conference.

Speakers & Presentation Topics* (In alphabetical order by speaker surname)

Speaker	Title	Topic
Ms Elsa CHAN	Chief Executive Officer, Jetlun	Predictive Maintenance of Facility Management by Applying Internet of Things (I.O.T.)
Ir Prof Y.L. CHOI	Immediate Past President, Hong Kong Academy of Engineering Sciences	Latest Research and Studies for Water Leakage Detection
Sr L.Y. LAM	Land Surveying Manager, Champion Surveying and Engineering Company Limited	Application of Unmanned Aerial Vehicle in Project Management
Mr Anchor TSE	Senior Property Services Manager / Technical Support 1, Architectural Services Department	Application of BIM in Heritage Building
Ir Dr Fiona TSUI	Fire Engineering Manager, MTR Corporation Limited	A New Era of Fire Safety Management for Passenger Movement and Evacuation in Deep Metro Stations
Sr Y.Y. YIP	Deputy Director of Design Management Department, Henderson China Limited	Building Information Modelling (BIM) in Building Application
Mr Dennis YU	Director, Mass Modules Limited	New Technology for Spatial Design

* Programme, Topics and Speakers are subjected to change without any prior notice. The conference will be conducted in English unless noted otherwise.

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Fee Packages (Whole-day conference including lunch buffet and 2 coffee breaks with light refreshments)

The Whole-day Conference is recommended for 6 CPD hours. CPD Certificate will be provided for the participant at the end of the conference.

• **Early Bird***: (HKIS member) HK\$1,280 / (Non-member) HK\$1,480

* Early Bird Register on or before 5 September 2016 (Monday)

• **Standard**: (HKIS member) HK\$1,480 / (Non-member) HK\$1,780

Enrolment

Individual Enrolment Please click: <http://form.redasia.com.hk/bsdconference2016>

Group Enrolment Please check: <http://form.redasia.com.hk/bsdconference2016form.pdf>



Remarks

For completing the enrolment, please settle the payment by EITHER returning the signed credit card authorization form via email: bsd@redasia.com.hk / Fax: +852 3186-6810 OR posting the enrolment confirmation email together with a crossed cheque payable to "Surveyors Services Limited" to Ms Connie KWONG at: Red Asia Communications Ltd. (Conference Secretariat) Room 1706, Fook Yip Building, No. 53-57 Kwai Fung Crescent, Kwai Fong. Enrolment will be accepted on a first-come, first-served basis as seats are limited.

For enquiries, please contact Ms Cherie YAU / Ms Connie KWONG (Conference secretariat, Red Asia Communications Ltd.) at +852 3421-0547 / bsd@redasia.com.hk



General Practice Division
Sr Chiu Kam Kuen GPD Council Chairman

International Valuation Standards Council (IVSC)

IVS 2017 Exposure Draft

Further to the IVSC's invitation for comment on the IVS 2017 Exposure Draft, the Working Group on Valuation Standards provided its observations and comments on the IVS 2017 Introduction & Framework, IVS 104, IVS 105, and IVS 210 on 8 July. The said letter to the IVSC can be found at <http://www.hkis.org.hk/hkis/general/forms/gpd-ivs2017.pdf> for members' reference.

The second phase of the Exposure Draft Consultation will end on 31 August 2016. Members are welcome to send us their comments by 19 August for a consolidated reply to the IVSC.

Exposure Drafts Consultation with Comment Letter (Deadline: 31 August 2016):

- IVS 101 Scope of Work, IVS 102 Investigation and Compliance, and IVS 103 Reporting
- IVS 200 Businesses and Business Interests
- IVS 300 Plant and Equipment
- IVS 400 Real Property Interests
- IVS 410 Development Property
- IVS 500 Financial Instruments

IVSC Appointment of CEO

Sir David Tweedie, Chair of the IVSC Board of Trustees, announced the appointment of Nick Talbot as CEO from 1 August 2016. Nick was previously interim CEO of the IVSC on a part-time basis from June 2015 to March 2016. Prior to that, he spent 13 years in a variety of international senior management roles at accountancy firms Ernst & Young and KPMG before joining The Royal Institution of Chartered Surveyors (RICS) as a Director four years ago. Tweedie's message on the appointment is attached hereunder for members' reference.

13 July 2016

Dear All

I wanted to bring you up to date in relation to recruitment of a new CEO. We received a high level of applications, held some preliminary interviews and the Board of Trustees finally interviewed a shortlist of five candidates during their board meetings in June.

There was unanimous agreement among the Board of Trustees that Nick Talbot was the strongest candidate in terms of his presentation on what he saw as the priorities and challenges for the IVSC, and in answering questions on how to best position us and all of our stakeholders for success in the future.

I am delighted to say that Nick will be joining us as our full-time CEO from 1 August 2016. We believe that his knowledge of the IVSC and stakeholder connections from when he was our part-time CEO mean that he can hit the ground running. He is taking a 3 year break from RICS in order to work directly for the IVSC and we are looking forward to him starting with us.

I hope that you will join me in welcoming Nick back to the IVSC and making International Valuations Standards a success for all.

Best regards

David

Sir David Tweedie
Chair, IVSC Board of Trustees

IVSC Advisory Forum Working Group

Representing the HKIS, I attended an IVSC Advisory Forum Working Group meeting in London in May. John Martin, Chairman of the IVSC Advisory Forum, had sent an update of the actions and discussions made during the London meeting to Working Group members. I want to share his message with members below.

Hi Everyone

I trust this email finds you well

No doubt you will have read about the appointment of Nick Talbot as the IVSC CEO.

We will now move a number of actions forward and work closely with Nick to ensure a clear way forward. In addition the announcement of the Membership and Standards Recognition Board is expected shortly together with that Board's Chairman.

There were a number of actions identified in Paris that were discussed in London in May.

The main points were

- The primary role of the AFWG is to engage with AF/VPO members
- Development of a solid communication link between AF/VPOs and the AFWG
- Coordination between the AFWG with the MSRB once it has been established to include:
 - Identification of areas of overlap
 - AFWG to fill gaps
- Better define communications between AFWG and the following bodies:
 - BOT
 - SB
 - MSRB
- Consider use of Subject Matter Experts (SMEs) for particular projects
- AF to be first sounding board on fatal flaw reviews
- Identify and confirm main contacts within each member VPOs

With regard to the above points, the AFWG agreed on the following actions at our London meeting:

- Additional phone calls (every three months) with AF members, ensuring that lines of communication are always open (recent survey sent to gauge interest)
- Development of web page for AF
 - How to Get Involved Section
 - General FAQ
 - Where to Submit questions
- Regional representatives to reach out to local VPOs and provide information and guidance

In the next couple of months, the AFWG members will be assigned to work with regional organisations to improve the lines of communication. The Business Plan document will be ready for adoption at the AGM in Bali.

A draft policy in respect to observers attending future Working group meetings is being compiled.

In addition we will or have actioned the following

- Issue Invites to TEGoVA, WAVO, UPAV to August and October Meetings
- Continued Development of Harmonization Paper
- Continued Development of Business Plan
- Simple Survey to VPOs: Has your organization adopted IVS? If no, please indicate why not?
- Confirm Contact information for each VPO (include with above survey)?
- Assign AFWG Liaisons to VPOs
- Consider best way to include former IVSC presidents in today's conversations (combat negative perceptions in the market)
- Schedule call with MSRB Chair prior to August meeting

Over the last couple of months ongoing discussions have been held with WAVO and TEGoVA regarding working closer together

Invitations to non-members(VPO's and Standards Setters) of the IVSC to attend the Meeting in Chicago on 29 and 30 of August are about to be issued

Any Advisory Forum member wishing to attend is most welcome to attend what is an important meeting leading into the AGM

Should you have any questions in relation to the above please contact me via email or call me

Regards

John Martin

Chairman

IVSC - Advisory Forum

GPD Education Committee

2016 GPD APC Part 1 Structured Learning Programme (SLP)

The last SLP seminar will be held on 30 July 2016. Follow that, a series of revision classes will be held in August.

Part I Assessment 2016

The Part I Assessment 2016 for the General Practice Division will take place on 24 September and 8 October 2016 (9 AM-5 PM).

GPD Working Group on the Competition Ordinance

Draft legal advice on the Competition Ordinance issues has been obtained and divisional representatives sitting on working groups are requested to submit their comments as soon as possible.

Our President issued a notice, "Important Announcement – Scales of Professional Charges," on 4 July. Members' attention should be drawn to the contents of this notice, but the HKIS does not encourage its members to apply or otherwise give effect to the Scales of Professional Charges. The General Council is planning an EGM in September to abolish Rules 1.2.5 and 1.2.6 of the HKIS Rules of Conduct, which have been found to violate the Competition Ordinance.

The Competition Commission (hereafter the Commission) has issued a "Request for Information" to the HKIS, whose legal adviser is liaising with the Commission with a view to removing this request.

The World Association of Valuation Organisations (WAVO) Board Meeting and AGM

GPD Council Member, Sr Edward Au, represented the HKIS at the WAVO Board Meeting and AGM from 16-17 July in Sydney. Representatives of the following member organisations also attended:

- Appraisal Institute (USA)
- Australia Property Institute
- China Appraisal Society
- International Association of Consultants, Valuators and Analysts
- Korea Appraisal Board
- Property Institute of New Zealand
- Singapore Institute of Surveyors & Valuers

The WAVO Board Meeting discussed the organisation's further development and the

enhancement of the valuation and related professions. The Board also discussed how to ensure the provision of consistently high quality and uniform services in the public interest by promoting the best practices, supporting robust and consistent standards, encouraging higher education, and facilitating lifelong learning among members of each profession.

seminar held in the Hong Kong Federation of Youth Groups Building, Sr Tse introduced the definitions of market and rental valuations, shared the two most popular valuation methods being used to value shops and offices, and demonstrated examples of these methods in practice. According to the EAA, a total of 403 participants attended this CPD.

EAA's CPD Seminar on "Learn about Valuation of Shops and Offices"

On behalf of the GPD, Sr Cliff Tse delivered a CPD seminar on the valuation of shops and offices for Estate Agents Authority (EAA) members on 14 July. During the two-hour CPD



CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2016			
AUG	26 HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
SEP	10 HKIS Annual Conference 2016	HKIS	JW Marriott Hong Kong
	19 HKIS Extraordinary General Meeting	HKIS	SLC, HKIS
	22 HKIS General Council Meeting	HKIS	Board Room, HKIS
	22 HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
OCT	15 BSD Annual Conference	BSD	Harbour Grand Hong Kong
	22 PDD Annual Conference	PDD	SLC, HKIS
	27 HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	29 YSG Annual Dinner	YSG	The Cityview
NOV	15 PDD Annual Dinner	HKIS	World Trade Centre Club
	22 HKIS General Council Meeting	HKIS	Board Room, HKIS
	22 HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	24 HKIS Annual Dinner 2016	HKIS	Grand Hyatt Hong Kong
DEC	09 HKIS Annual General Meeting	HKIS	SLC, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS Secretariat at 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 Conrad Tang LSD Council Chairman

Preparing to Meet with Our Probationary Members

Fulfilment of APC Procedures and Assistance Arrangements

There are a significant number of probationers in the Land Surveying Division (LSD). Some are progressing well in the professional training schemes provided by their employers. However, a great many have encountered obstacles. The LSD and Divisional Education Councils want to meet with probationers to hear and learn about their difficulties before considering whether or not to arrange remedial measures for them. Qualifying standards must be there, but we are willing to help probationers help themselves to face their challenges.

A seminar is scheduled for **6 August 2016 (Saturday) from 2-5 PM** in Room Z506 in Z Core at the Hong Kong Polytechnic University. E-mails were sent to all probationers in July. The LS Divisional Education Council will give a talk on the APC's various steps. We want to hear your opinions and understand your difficulties in trying to complete the required training scheme. If you encounter difficulties in your APC training, please attend the seminar.

Extension of Probationary Membership Past 8 Years

The HKIS General Council allows each Division to accept applications to extend the membership of any probationer who has exceeded his/her prescribed eight-year period. The Board of Membership indicates that if a probationer has not participated in the APC process, the respective Division should not accept his/her application to extend his/her probationary membership. If your probationary

training period has exceeded eight years, please join the seminar. This event is free of charge. If you were not informed by e-mail and remain interested in joining the seminar, please send your name, HKIS number, and contact number to the Education Department via e-mail at sylvia@hkis.org.hk.

Preparing to Meet with Our Young Corporate Members

It was stated in the April communication that the LSD would organise forums for its corporate members, particularly younger members, to discuss the professional development directions of their industry. The idea was initiated by Vice Chairman Sr Chan Yue-chun. Over beverages and snacks served in a comfortable environment, he and our senior members will serve as facilitators during the discussion and sharing event with our younger members when they discuss how land surveyors contribute to society and operate in the land boundary, engineering surveying, and emerging sectors such as BIM, utility surveying, GIS fields, etc.

Land Boundary Survey Sector

The Hong Kong land boundary system is known for running on an inefficient deeds registration system such that many early-year-granted land boundary rights are inaccurately recorded. The majority of the professional members of the Survey and Mapping Office handle land boundary services and a dozen active authorised land surveying firms deal with private land boundary services. The land boundary system is an operable system, but should we first ensure the availability of jobs or look to improve this system? Would the so-called 'legal sanctioning of boundaries' be

beneficial or harmful to our well-being? A lousy system demands more experts. What if we do nothing and allow very limited entry into our professional services? Could we then sustain our professional privileges? What a resemblance this is to the recent turmoil over the registration of doctors! Our young professionals should make up their minds.

Is there a general consensus that this society needs a law to determine (re-establish) a whole-lot boundary? We ourselves also need this law so that only authorised land surveyors with the necessary qualifications can work in the land boundary service, in which case we won't have to worry if new land surveyors from other sectors can enter this field, which would lower the quality of the land boundary surveying service standard.

Engineering Survey Sector

There are very few HKIS land surveyors who come via the APC route with written assessments from engineering surveying projects. The majority of our corporate members who work in engineering came through the mutual recognition routes established with the RICS or ICES. Many recent graduates who joined the construction industry's engineering surveying sector entered the HKIES first, followed by the RICS or ICES. Only when they are persistent enough can they eventually join the HKIS and reach their career goals.

We should not be complacent about this situation. The separated engineering surveying institutes gather no force and have no say in the construction industry. Surveying technicians have such low status in the industry that they are classified as non-skilled workers. The number of professional openings for land surveyors is shrinking. To become one, having HKIS corporate membership is only a nominal requirement, so private sector employers often have a choice of suitable candidates. This should alarm us, so what can we do about it?

If we really want to implement the rule that only HKIS corporate members are allowed to take up professional land surveyor posts in the construction industry, we need to have the cooperation of other surveying institutes in Hong Kong. If a candidate is qualified or meets HKIS standards, he/she can join us. Thus, the industry has to accept that only HKIS corporate members have the qualifications to be employed. But could this work?

New Developing Land Survey Sector

On the new emerging streams of the land surveying profession like BIM, GIS, photogrammetry, and utility, should we accept experts from these fields and not worry that they would infringe upon our dwindling benefits in land boundary and engineering services? Existing APC models indicate that there will not be sufficient young yielding force to participate in those industries. How can we resolve the problem of these new members without diluting our own employment opportunities?

Needless to say, there are no simple solutions. Please find out if your concerns are shared by others and come up with a workable plan. We must shape our own future.

If you are interested in joining the LSD forum on our professional development, please send your name, HKIS number, preferred time slot (on a weekday evening or weekend), and contact number to the HKIS Education Department by e-mail at sylvia@hkis.org.hk. The LSD will accommodate all corporate members who are interested in attending the forum and seek the venue and time slot that fit the preferences of our members.



Planning & Development Division

Sr Prof James Pong PDD Council Chairman

Quality Building Award 2016

The Quality Building Award (QBA) 2016 was jointly organised by nine professional organisations in Hong Kong (in alphabetical order):

The Hong Kong Construction Association

The Hong Kong Institute of Construction Managers

The Hong Kong Institute of Architects

The Hong Kong Institution of Engineers

The Hong Kong Institute of Housing

The Hong Kong Institute of Surveyors

The Hong Kong Quality Assurance Agency

The Hong Kong Chapter of International Facility Management Association

The Real Estate Developers Association of Hong Kong

- (b) Hong Kong Residential (Multiple Buildings) Category Grand Award winner: Double Cove
- (c) Hong Kong Non-residential (New Building) Category Grand Award winner: Hong Kong Science Park Phase 3ab
- (d) Hong Kong Building (Renovation/Revitalisation) Category Grand Award winner: Police Married Quarters (PMQ)
- (e) Building Outside Hong Kong (Residential) Category Certificate of Finalist: Amethyst Shanghai
- (f) Building Outside Hong Kong (Non-Residential) Category Grand Award winner: Chengdu International Finance Square (IFS)

Further, there is a Quality Excellence Award that is presented to a project within the territorial limits of the Hong Kong Special Administrative Region that is of outstanding overall quality. The best project among all the Grand Award Winners for 2016 is the PMQ.



On 24 June, I attended the QBA 2016 presentation ceremony, which was conducted under the theme of 'New Horizons for Superiority' and co-chaired by The Hong Kong Construction Association and Hong Kong Institute of Construction Managers at the JW Marriott Hotel. There were six building categories and within each category a number of nominated buildings competed for a Grand Award.

Those six categories for the QBA 2016 and their respective Grand Award winners are:

- (a) Hong Kong Residential (Single Building) Category Grand Award winner: Harmony Place

Meeting the Director of Planning

On 28 June, I joined the HKIS Council at a meeting with the Director of Planning, Mr K K Ling, together with his deputy directors, assistant directors, chief town planners, district planning officers, and senior town planners. We had a good casual chat on various issues including the problems and future of CDAs and the possibility of building housing on country park land.



PDD Council Meeting

On 7 July, the 5th PDD Council Meeting was held, during which several important motions were passed or discussed, including:

- (a) an amended route (through the APC) leading to full PDD corporate membership for graduates of accredited universities. It will involve a written submission of three written cases, a summary of the candidate's work experience, the submission of a minimum 24-month professional diary, the fulfillment of a certain number of CPD hours that were approved by the Council, the submission of a critical analysis, and a professional interview;
- (b) an amended route leading to full PDD corporate membership through multiple recognition within the HKIS, which would involve the submission of a critical analysis and a professional interview;
- (c) the accreditation of the Vocational Training Council's THEi, along with CityU's urban design programme was thoroughly discussed; and

- (d) the accreditation of Tongji University in China was thoroughly discussed.

Whilst the PDD Council will try its best to increase PDD membership, it will, at the same time, strive to maintain the standards of PDD surveyors at a very high level.

Meeting the Hong Kong Trade Development Council – 'Belt and Road'

On 20 July, I joined other HKIS Council members at a lunch meeting with officers of the Hong Kong Trade Development Council (HKTDC), who included: Miss Jenny Koo, Director of Service Promotion; Mr Peter Wong, Senior Service Promotion Manager; and Mr Eddie Lee, Manager of the Service Promotion Department. During the meeting, everyone explored the opportunities, roles, and amount of involvement that Hong Kong surveyors can have in the 'Belt and Road' initiatives and the benefits they can derive from them. Further, they offered their support, as part of the impetus from the Hong Kong Government, to other Hong Kong professionals, such as those providing accounting, banking, and financial services, and extended the business opportunities for Hong Kong professionals. The HKIS will set up a 'Belt and Road' committee to take the lead in exporting its surveying expertise, for instance planning skills and techniques, Hong Kong's land ownership system through a leasehold mechanism, and project cost control techniques, to those countries along the belts, as promulgated in the 'Belt and Road' initiatives.

CPD Events

A joint PDD/YSG site visit (Part 2 of the heritage exploration series) to the Jao Tsung-I Academy (JTIA) (饒宗頤文化館) was completed on 2 July. Thanks go to the JTIA for delivering a very fruitful guided tour.

During the site visit, the participants learnt more about the architectural characteristics of the historic buildings group and the early history of such an important location in Lai Chi Kok. They also took some beautiful pictures.



On 25 July, a CPD talk, 'Land Tenure Arrangements – Past and Present', by Sr Francis Ng was successfully held as a full-house CPD event.

Special thanks go to Sr Ng for giving this wonderful talk. Now members have a clearer picture of Hong Kong's land tenure arrangements and their background.

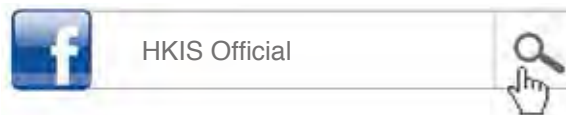
Afterwards, Sr Ng accepted the HKIS's invitation to conduct another CPD event on the Compliance of the Lease Conditions on 5 October 2016. We will post details of this event later.



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

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Join us and click the 'like' button now!



“Sr” – The Abbreviation for Surveyor

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

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

“Sr” – 測量師的英文簡稱

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

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

Planning & Development Division Annual Conference 2016



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

Planning and Development, Past, Present, & Future



About the Conference

Planning and development requires inputs from various professionals, along with the public and private sectors. Economic/social development, public aspirations, and technologies have changed rapidly over the decades. We have experienced planning and development changes since the new town movement in Hong Kong began during the 1960s.

The Conference will explore past and present experiences with planning and development in the public/private sectors, as well as future concepts.

Date: 22 October 2016 (Saturday)
Time: 10 AM - 4:10 PM
(Registration begins at 9:30 AM)
Venue: HKIS Surveyors Learning Centre
Room 1207, 12/F, Wing On Centre
111 Connaught Road Central
Sheung Wan, Hong Kong



Registration Fee

Member of HKIS : HK\$600
Non-Member : HK\$700
including lunch (Chinese style)
CPD Hours : 4.5

Please complete the CPD Reservation Form
http://www.hkis.org.hk/en/pdf/Standard_Reservation_Form.pdf and return together with the payment to the HKIS office. (Event code : PDD/CPD/2016148)



Conference Programme

9:30 AM	Registration	
10:00-10:20 AM	Welcome Speech	Sr Prof James Kenneth Pong Chairman, Planning and Development Division
10:20-10:30 AM	Souvenir presentations to speakers and group photos	
10:30-10:50 AM	The Hon Paul Chan Mo Po, GBS, MH, JP Secretary for Development <i>Keynote speech</i>	
10:50-11:40 AM	Mr K K Ling, JP Director of Planning	
11:40 AM-12:30 PM	Sr Hon Tony Tse Wai Chuen, BBS Past President, The Hong Kong Institute of Surveyors	
12:30-2:00 PM	Lunch Break	
2:00-2:40 PM	Mr C K Lau, MH, JP Director, CK Lau and Associates Ltd	
2:40-3:20 PM	Ir Joseph Choi Kin Hung President, The Hong Kong Institution of Engineers	
3:20-4:00 PM	Prof Bernard Lim Wan Fung, JP Past President, The Hong Kong Institute of Architects	
4:00-4:10 PM	Vote of Thanks	Sr Prof James Kenneth Pong Chairman, Planning and Development Division <i>Topic: The Role of Planning and Development Surveyors: the Way Forward</i>
4:10 PM	End of Conference	

For enquiries, please contact Ms Alice Lui at 2526 3679
or email to cpdreg@hkis.org.hk



Property & Facility Management Division
Sr Prof Eddie Hui, MH PFMD Council Chairman

Our CPD events in July to September 2016

23 & 30 July	2016 QPFMA Final Presentation to Jury Panel cum CPD Conference (HKAPMC/ HKIS)
August	Structural Considerations in A&A projects
September	Water Seepage Management
September	PFMD APC Workshop

For details, members may refer to CPD events.

Quality Property and Facilities Management Award (QPFMA) 2016

Jointly organised by The Hong Kong Association of Property Management Companies (HKAPMC) and The Hong Kong Institute of Surveyors (HKIS), QPFMA is a biennale award aspires to honour and recognise outstanding projects in the property and facility management industry. The pioneering QPFMA 2010 had captured a lot of attention in Hong Kong and received overwhelming responses. At its 4th year, QPFMA 2016 has the theme on “Quality Services • Ideal Lives”. The vision of QPFMA is to stimulate greater public recognition for the industry and reward those demonstrate contemplative performances in terms of bringing comfort, safety and security to their users and occupiers, whilst compliance with legal requirements and respect for the environment.

For the QPFMA 2016, the PFMD will be the co-organiser along with the HKAPMC, which will be the Chair Organisation. This award ceremony is organised every two years. This year, over 15 members, among them Mr Jonathan Lee, Mr Ray Ng, Mr Peter Ma, Mr Tim Law, Mr Kays Wong, Mr Vincent Lo, and Dr Lam Kwok Wing, have joined the Work Group as assessors.

This year, there are many residential and non-residential categories, as follows:

Residential Category	Non-Residential Category
<ul style="list-style-type: none"> Large-Scale Residential Property Management (1,501 units and above) Medium-Scale Residential Property Management (201-1,500 units) Small-Scale Residential Property Management (200 units and below) Tenants Purchase Scheme (TPS) & Public Rental Housing (PRH) Home Ownership Scheme (HOS) & Private Sector Participation Scheme (PSPS) & Sandwich Class Housing Scheme (SCHS) 	<ul style="list-style-type: none"> Shopping Centre Management Office Building Management Industrial & Car Park Building Management Institutional Facility Management

For each of the above categories, there will be three awards: the Grand Award, Excellence Award, and Certificate of Merit for nominated participants.

There will be a Final Presentation to Jury Panel cum Conference:

Date : 23 and 30 July 2016 (Saturdays)
Time : 9 AM-1 PM
Venue : Chiang Chen Theatre, The Hong Kong Polytechnic University
Address : 1 Yuk Choi Road, Hung Hom, Kowloon
Fee : \$400/one day or \$700/both days (Standard Admission);
\$100/one day or \$150/both days (Student Admission)

For more details of the QPFMA 2016, please visit <http://www.qpfma.hk/en/index.html>.

The following photos were taken during the QPFMA 2014.



Promotion of the PFMD

The Division has formed a work committee to promote the HKIS property and facilities membership drive. The Committee consists of some young energetic members, namely, Patrick Leung, Rachel Mak, and Tammy Cheng. From time to time, they initiate ideas to promote and formulate a range of events and activities for the year.

Mr Patrick Leung, the Convener of the PFMD's Committee of Membership Promotion, reported the action plan as follows:

1. A sharing session was carried out at PolyU's Department of Building and Real Estate (BRE).
2. The uploading of past APC papers to the HKIS website in June 2016.
3. The preparation of a structural learning template for reference.
4. The arrangement of career talks to secondary/university students.



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Quantity Surveying Division
Sr Paul Wong QSD Council Chairman

2nd QSD Social Event – Preserved Flower Music Box

The 2nd QSD social event of this Council Year 2015/16 – building a preserved flower music box – was held inside an industrial building in Kwun Tong on 26 June.

About 30 members joined. Under the direction of the tutor, members prepared their preserved flower music boxes. Everyone enjoyed the experience and brought home their own creations.



Second International Construction Measurement Standard Coalition's Standard Setting Committee Meeting at RICS Headquarters in London

Sr K C Tang, nominated by the HKIS to be a member of the Standard Setting Committee (SSC) of the International Construction

Measurement Standard Coalition (ICMSC), joined the second face-to-face two-day meeting at RICS Headquarters in London from 30 June to 1 July after attending the first one in Brussels in March to discuss the draft of the Standard, which was prepared by the drafting group under the SCC. Sr Tang is also a member of the drafting group, which has been preparing the draft since the Brussels meeting via tele-conference. After two days of intensive discussions, the group reached a consensus. The finished draft will be sent in August to friends and family for comments, while a final draft will be submitted to the Trustees of the ICMSC in November for approval before the public has a chance to examine it. The Standards will provide a consistent global benchmark for classifying construction costs of buildings and civil engineering.



Professional Green Building Council Seminar: Cost and Contractual Issues on Green Roofs

The Professional Green Building Council (PGBC) organised a seminar on "All You Need to Know about Landscaped Roofs" on 9 July. Speakers from five professional institutes (HKIA, HKILA, HKIE, HKIP, and HKIS) participated in this event. Our Vice Chairman, Sr Raymond Kam, was one of the speakers and his topic was "Cost and Contractual Issues on Green Roofs". The seminar was well-received by over 100 participants. Some



of the currently hot topics, like the need for a consent application to the statutory authorities, structural considerations, the benefit of having a landscaped roof, various types and species of vegetation, were also introduced and presented.

QSD Visits

From time to time, the QSD organises visits to let members gain more knowledge outside the Surveyors Learning Centre or classroom. Last month, it organised three visits on 4 June, 24-26 June, and 25 June. The reports on these visits are published in the Education section of this issue of *Surveyors Times*.

I take this opportunity to encourage members to register for the following visits organised by the QSD:

1. 6 August: Visit to a Showroom and Workshop of a Lift Company [FULL]
2. 20 August: Visit to a Steel Bar Cut-and-Bend Factory (Joint event with YSG)
3. 3 September: Visit to a Wooden Furniture Factory in Shenzhen
4. 15 October: Visit to the Central-Wan Chai Bypass and Island Eastern Corridor Link [FULL]
5. 22 October: Visit to the Tower Crane Yard
6. 29 October: Visit to the Recycled Gypsum Block Factory in Panyu

BIM Training Courses

In recent years, the QSD has encouraged members to know more about BIM and its applications. Besides arranging CPD talks on BIM, the QSD has also organised BIM training courses to teach members to use BIM software to build models and extract information for their surveying applications. The two BIM training courses organised in April and May were full house affairs. The QSD has organised four new training courses to be held in August and September 2016. Members who are interested

in joining them can check the HKIS website at http://www.hkis.org.hk/en/professional_cpd.php for more details.

Invitation to Submit Proposals for Research Project

Corporate members of the QSD are invited to submit proposals for quantity surveying related research project. The project is supposed to be of 1-year duration with a maximum budget of sponsorship at HK\$100,000, or 2-year duration with a maximum budget of sponsorship at HK\$200,000. Interested members please download and complete the template form at <http://www.hkis.org.hk/hkis/general/forms/201607-hkisresearch.pdf> and submit it to the HKIS Secretariat before 18 September 2016. The QSD would then vet the applications and choose the most suitable one for further implementation.

拜訪武漢建設工程造價管理協會

武漢建設工程造價管理協會（下稱武漢協會）於去年 11 月到訪香港測量師學會，當時雙方就兩地的工程造價管理和工料測量行業交換了意見，並討論了兩會將來再作交流的可行性。

經雙方最近的安排下，工料測量組主席黃國良測量師、副主席甘家輝測量師、理事謝錫泉測量師和蔡盛霖測量師及增聘理事鄧琪祥測量師一行五人於 6 月 23 日拜訪武漢協會，再進行兩地交流會議。這次交流會議由武漢協會汪國剛會長、張智學副會長和他們另外三位代表接見。工料測量組向武漢協會提出的會議議題如下：

1. 武漢市建設工程造價諮詢行業現時的发展及管理情況；
2. 武漢建設工程造價管理專業發展的展望；
3. 建築訊息模型 (BIM) 技術的推展及實踐情況；
4. 國家提倡「一帶一路」對新業務拓展帶來的機遇和挑戰；
5. 武漢市執業資格制度管理情況；及
6. 武漢市造價管理諮詢企業申請資質的展望及住建部最新的要求和指示。

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

會議完畢後，武漢協會設宴招待工料測量組代表。席間大家除了在一个輕鬆的場合下再作交流外，雙方再討論將來持續交流的可行性。希望兩地學會和協會能夠深度交流合作，共同推動兩地的工程造價和工料測量行業發展。



1. 工料測量組代表與武漢協會代表進行會議交流
2. 工料測量組主席黃國良測量師致送學會紀念錦旗與武漢協會會長汪國剛先生
3. 工料測量組代表與武漢協會代表會後大合照
4. 工料測量組代表與武漢協會代表在晚宴期間再作交流



5. 工料測量組代表出席研討會
6. 超過 100 名官員和專家出席研討會
7. 工料測量組增聘理事鄧琪祥測量師演講
8. 工料測量組理事謝錫泉測量師演講
9. 香港測量師學會代表和香港建築師學會代表在台上與出席者交流

介紹香港測量學科與武漢大學生及拜訪湖北省發展和改革委員會

6月24日在武漢的研討會完結後，香港經貿辦、香港建築師學會及工料測量組代表與華中科技大學及武漢大學修讀建築及測量學科的本科生共進午餐，介紹了畢業後就業的資格要求、前景、出路和畢業前的實習機會等。

同日下午，工料測量組代表也拜訪了湖北省發展和改革委員會，了解了湖北省的最新發展機會，亦藉此機會介紹了各測量組別的功能。

香港城市建設經驗分享研討會

工料測量組代表拜訪完武漢建設工程造價管理協會後，於6月24日出席在武漢華中師範大學公共管理學院舉行的「香港城市建設經驗分享研討會」。是次研討會由香港發展局支持主辦，邀請了香港測量師學會和香港建築師學會的專家主講，湖北省住房和城鄉建設廳對是次研討會也十分重視，安排了是次研討會為湖北省「城市發展與治理專題研討班」的一部份。

是次研討會開始前分別由香港特別行政區政府駐武漢經濟貿易辦事處主任及湖北省住房和城鄉建設廳領導致詞。香港測量師學會由工料測量組派代表主講以下兩個演講題目：

1. 香港建設工程造價及合同管理的特色（由工料測量組增聘理事鄧琪祥測量師主講）
2. 香港建築項目的招投標流程（由工料測量組理事謝錫泉測量師主講）

是次研討會十分成功，一共吸引了百多名湖北省相關官員和專家出席，場面十分熱鬧。主辦單位和出席者亦對是次研討會有高度的評價。



10. 工料測量組代表在午餐期間介紹測量行業與武漢當地學生

寧波市建設工程造價管理協會及深圳市造價工程師協會到訪香港測量師學會

寧波市建設工程造價管理協會（下稱寧波協會）在深圳市造價工程師協會（下稱深圳協會）聯絡和協調下，寧波協會副會長劉艷森女士和莊明國先生一行十七人和深圳協會會長賀道明先生一行三人共二十人於6月24日到訪香港測量師學會，以更好地了解香港工料測量行業的歷史、發展及管理情況、香港測量師學會的架構及會員的管理經驗和專業學識，並促進行業交流。

學會亦安排了學會高級副會長及工料測量組前主席何國鈞測量師、工料測量組義務秘書霍靜妍測量師、工料測量組前主席何學強測量師、文志泉測量師及嚴少忠測量師和工料測量組理事王志健測量師和黃松發測量師接見。

交流期間，我會先安排寧波及深圳協會觀看有關香港測量師學會發展及工料測量行業發展與前景的短片，繼而由何國鈞測量師、王志健測量師和文志泉測量師輪流介紹香港測量師學會的組織和架構、香港工料測量師的服務職範與工作前景及工料測量組曾組織和參與的活動。接著雙方就兩地的工程造價管理和工料測量行業、香港與內地工程造價管理的分別、香港建築訊息模型 (BIM) 技術的推展及實踐情況、香港工料測量顧問公司執業資格及制度管理情況、兩地工程造價管理情況、合同應用等交換了寶貴意見。期望兩地學會和協會在不久將來能夠作更深度交流合作，共同推動兩地的工程造價和工料測量行業發展。



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11. 工料測量組代表與寧波協會及深圳協會進行會議交流
12. 寧波協會劉艷森女士致送紀念品與學會副會長及工料測量組前主席何國鈞測量師，並與深圳協會會長賀道明先生合照
13. 工料測量組代表、寧波協會代表及深圳協會代表會後大合照



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HKIS QSD
Social Event
(For QSD members only)

Don't miss the opportunity!

Shooting Fun Day

EVENT CODE: QSD/S/201610
 Class 1 - 13 August 2016 (Saturday)
 AND Class 2 - 20 August 2016 (Saturday)
 Class 1 and Class 2 are exactly the same
 Time: 10am - 1pm
 Venue: Hong Kong Gun Club
 Fee: HK\$200 per class
 Quota: 10 per class
 Closing date: 8 August 2016
 For details, please visit
http://www.hkis.org.hk/en/professional_cpd.php



Young Surveyors Group
Sr Lizzy To YSG Committee Chairman

YSG Annual Dinner

The YSG Annual Dinner will be held on 29 October 2016 (Saturday) at 7 PM at The Cityview. This year, its theme is "The Devil Wears Shocking Pink". Participants are required to wear pink and/or become kind-hearted evil characters. Places are limited, so please check our Facebook page or the HKIS website and reserve your seat immediately.

HKIS YSG ANNUAL DINNER 2016



DATE : 29 OCT 2016 (SAT)
TIME : 19:00 - 22:30
THEME: THE DEVIL WEARS SHOCKING PINK
(穿SHOCKING PINK的惡魔)
VENUE: 2/F CRYSTAL BALLROOM, THE CITYVIEW,
23 WATERLOO ROAD, KOWLOON
DRESS CODE: EVIL CHARACTER OF MOVIE/ COMIC/ TV
(P.S. PLEASE WEAR SHOCKING PINK!)
ADMISSION FEE: HK\$150 (INCLUDE BUFFET DINNER,
LUCKY DRAW & FREE FLOW OF DRINKS)
DEADLINE OF ADMISSION: 15 OCT 2016

Please complete the CPD Reservation Form and return together with the payment to HKIS Office.
For more information, kindly contact Ms. Donna Yu at 2526 3679 or email to cpd@hkis.org.hk/
ysg@hkis.org.hk

YSG Study Tour (South to Vietnam)

The YSG Study Tour 2016 is now open for registration. Vietnam is a Southeast Asian country bordering the South China Sea with a mixed native, Chinese, and French culture. During the five-day tour, the tour will visit various places including local universities, local/worldwide development companies, and even some scenic attractions to gain a better understanding of Vietnam's development. The group will also meet with its professional counterparts there.

YSG

STUDY TOUR 2016

HONG KONG VIETNAM HO CHI MINH

- Destination: Ho Chi Minh City, Vietnam
- Date: 20 Oct – 24 Oct 2016
- CPD Hours: 10
- Fee: HKD 4500 (included \$680 visa application fee)
- Quota: 30 (Priority given to YSG member)

Joint CPD (QSD+YSG) Visit to a Steel Bar Cut- and-Bend Factory (20 August 2016)

TVSC Construction Steel Solutions Limited is a joint venture between VSC Steel Processing and NatSteel Holdings Pte, Ltd of Singapore (a Tata Steel Enterprise). For over 50 years, VSC and Natsteel have been supporting the region's construction industry and are recognised as pioneers of automated processing and supply chain efficiency. Today, stakeholders in Hong Kong's construction industry are aware of the advantages of the off-site steel bar cut-and-bend process. TVSC has developed its first automated rebar processing and assembly facility in Hong Kong and is an approved f-site reinforcement bar cut-and-bend supplier for all public works projects here. This visit will allow members to see an automatic cut-and-bend machine at work and learn how the off-site steel bar cut-and-bend process works. After the visit, members will understand how the steel supply chain has evolved into a safer, more efficient, and environmentally friendly model.

Joint CPD (BSD+YSG) Site Visit to Joyous Living at The Tanner Hill (3 September 2016)

Joyous Living is Hong Kong's first quality retirement living initiative tailor-made for seniors. It provides its residents a relaxed ambience, continuing professional healthcare and skilled care services, thoughtful home and lifestyle services, and a wide range of social activities to enrich their golden years. This technical visit will help you learn about the design of and considerations behind this elderly retirement home.



Welcome

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 next YSG meeting is scheduled for 10 August 2016. Please check our Facebook page, "HKIS Young Surveyors Group 香港測量師學會青年組," for the latest information.





Sr Dr Lesly Lam
Sports and Recreation Committee Chairman

For those members who are interested in participating in 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 or 2526 3679 to register.

Enjoyment of Sailing - The HKIS Sailing Team

Captains: Vienna Pang/Joseph Wong

Beyond the normal trainings held since last year, the team held a fun day by sailing around Hong Kong Island during a hot summer day on Saturday, 23 July. Sailing fun days and trainings are open to all interested members. The next fun day will be announced in due course. All are welcome and please stay tuned.



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



Sr Hon Chi Yi, Ludwig
FHKIS, QSD



Revisit “Liquidated Damages or Penalty”: the Recent UK Supreme Court Case of Cavendish Square v El Makdessi [2015] WLR 1373

摘要

甚麼情況下，拖期違約賠償金可成立？甚麼情況下是懲罰性（不可成立）？百年前的故有案例和最近的有關案例又如何判斷？

Historically

Most standard contracts have a provision for the payment of liquidated damages (LD) for delays. In a famous case from over a century ago, **Dunlop Pneumatic Tyre Co, Ltd v New Garage & Motor Co, Ltd [1915]**, the Judge formulated four rules:

- (1) LD upon breach of contract is not held to be a penalty unless it exceeds the greatest loss at the time when the contract was entered.
- (2) LD is a penalty if it exceeds the sum that ought to be have been awarded.
- (3) If a single lump sum is made payable for one or more events and some of it may give rise to a more significant loss than others, it is presumed to be a penalty.
- (4) That a precise pre-estimate of a loss is difficult or impossible to determine does not render the LD penalty null.

The above approach had been followed from 1915 until the evolution of the following recent UK Supreme Court case in 2015, during which a new approach arose.

The Case: Cavendish Square v El Makdessi [2015]

Although this is not a construction case, it is worth investigating its principles.

The Facts

1. The WPP Group (hereafter “the Group”), which is a prominent advertising and marketing company, held 12.6% of the shares in Team Y&R Holdings Hong Kong, Ltd (hereafter “the Company”), which has operations in over 15 countries in the Middle East.
2. In 2008, the Group acquired a further 47.4% of the Company with the result that the value of its 47.4% stake was around \$150 million.
3. The Company’s business had been built based mainly on the personal contacts established by its proprietors, one of whom was Tala El Makdessi (hereafter “the defendant”).
4. In order to protect the valuable goodwill, the Group included in the sale and purchase agreement (hereafter the “SPA”) extensive non-competition covenants with the sellers.
5. However, Mr Makdessi, as a seller and one of the Company’s directors, carried on with a competing business after the completion of the SPA in breach of his duties to the Company.
6. The Company sued him for this breach and the case was settled.
7. The Group also pursued a separate legal action against Mr Makdessi for breaching the terms of the SPA.
8. Mr Makdessi contended that the covenants were unlawful and unenforceable because:
 - (a) their duration was excessive and in restraint of trade; and
 - (b) the forfeiture of future instalments of the sale price (around \$8.2 million) was an unlawful penalty.
9. The Group argued that these clauses were not penalties, but rather fulfilled the commercial purpose of adjusting the consideration in light of the breach.

Held

1. The High Court initially ruled that the clauses were not penalties and could be enforced.
2. However, the Court of Appeal overturned the High Court's decision, ruling that the clauses constituted penalties and were, thus, unenforceable against Mr Makdessi.
3. The Court of Appeal further highlighted that the clauses did not represent a genuine pre-estimate of the buyer's loss.
4. The Court of Appeal finally indicated that a clause that did not represent a genuine pre-estimate of loss might be enforceable provided it had sufficient commercial justification.

Comments

Moving from the *Dunlop* case to *EI Makdessi*, from 1915 to 2015, liquidated damages or penalties were moved from the historical four principles to beyond a simple application of

the "genuine pre-estimate of loss" test when assessing (a clause that is) a penalty or liquidated damages. As a result, even a clause is NOT based on a genuine pre-estimate of loss, so the courts MAY refrain it from a penalty if (the clause) has a clear commercial justification.

Some may say that the position set out in the *EI Makdessi* case appears to suggest a fairer and more commercially acceptable application of the rule against penalties.

In my view, the *EI Makdessi* case showed that fewer liquidated damages (clauses) will likely now be considered unenforceable penalties (clause). Surely, the application of the penalty rule will turn on the question of drafting. It is still highly advised for parties that agree to liquidated damages should consider setting out specific details of the legitimate interest that the LD serves to protect and take care to ensure that the amounts so inserted are not unconscionable or extravagant.

Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members' professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members' recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member's views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one's personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Page limit: 2 printed pages (maximum)
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS member's submission only



Reported by Sr Chiu Kam Kuen
GPD Council Chairman

How to Give Evidence in Compulsory Sales Cases before the Lands Tribunal

(Code: 2016037)

On 6 July, Mr Patrick Lo, retired Member of the Lands Tribunal, who has taken part in its hearings and given judgements on many landmark cases, advised members on how to give evidence in compulsory sales cases before it. By sharing some landmark compulsory sales cases, Mr Lo gave the audience an overview of the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) and introduced various sections of Cap 545, including those that involve the valuation of existing use values and redevelopment values. He also gave a brief summary of the important case laws from the Lands Tribunal, Court of Appeal, and Court of Final Appeal, as well as provided valuable advice on how to give evidence in a regular court.

building” and a “monument”. He also analysed the economics of built heritage conservation that surveyors needed to consider. Finally, he left eight “Issues to be Addressed” for members to consider.



Visit to the Legislative Council Complex (Code: 2016120)

On 9 July, the Hon Sr Tony Tse and his representatives gave about 40 members a guided tour of the LegCo Complex, during which they visited the Chamber’s Public Gallery, Viewing Gallery and Access Corridor, Education Activities Room, Observation Area of the conference rooms, Memory Lane and photo gallery, and education galleries. The LegCo Complex is the first purpose-built building to house Hong Kong’s Legislature. Its overall design concept aims to project LegCo’s independent and special status and its transparent and dignified image. As for interior design, the complex’s roundish square theme was intended to denote “restraint” and “change”. This theme is omnipresent in the design of LegCo’s various lobby halls and conference rooms and signifies its solemnity, prudence, openness, and empathy.



Development and Heritage Conservation (Code: 2016100039)

On 8 July, Mr Patrick Lau, former Director of the Lands Department, delivered a CPD talk on “Development & Heritage Conservation”. Members were greatly inspired by the evolution of the Government’s policy on conserving built heritage since the 1970s and the legislation for doing so, the Antiquities and Monuments Ordinance (Cap 53). Mr Lau taught the audience how to distinguish between a “historic



工料測量組主席及工料測量組持續進修委員會主席
黃國良測量師報導

3天參觀廠房及景點：參觀新會市醬油廠房、開平市空調設備廠房及新會市和開平市景點

參觀新會市醬油廠房

於6月24日上午，30多名會員和空調廠方代表經深圳灣口岸出發前往參觀新會市李錦記醬油廠房，會員除了目睹各個不同醬油廠、加工廠及包裝車間廠的生產過程外，也了解了這個大型企業的產品、生產流程及管理，令會員眼界大開。



參觀新會陳皮村交易中心及小鳥天堂

於6月24日下午，參觀團前往參觀新會陳皮村交易中心，會員在學習之餘亦購買了當地陳皮。接着，會員也遊覽了新會聞名中外的生態旅遊景點—小鳥天堂。



遊覽新會市圭峰山

於6月24日晚上，參觀團一同進餐和交流，餐後隨即遊覽新會市的新八景之首—圭峰山。



參觀開平空調廠房

於6月25日上午，參觀團繼續參觀一間由香港人在開平市開設及管理的大型空調設備廠房—開平市高美空調設備廠房。到達廠房後，先由廠方代表介紹不同種類的空調設備，包括熱泵機組、風機盤管、抽濕機、散熱器、地台出風機、風櫃、冷凝器、水冷冷水機組、風冷冷水機組、多功能熱水機組、恆溫恆濕機、蒸發式冷水機組等。講解完畢後，廠方代表再帶會員參觀空調廠房和實驗室，會員目睹了空調設備的產品和生產流程。



參觀開平碉樓

於6月25日午餐後，參觀團由當地導遊領遊開平自力村碉樓。跟據介紹，開平碉樓與村落以碉樓和建有碉樓的村落聞名於世，現存碉樓超過1,800幢，已在2007年被聯合國教科文組織評定為世界文化遺產之一。於2010年上映的中國電影《讓子彈飛》選用開平碉樓作為取景地點，香港電視劇《公公出宮》在去年也在此取景。會員在遊覽開平碉樓之餘，也可了解一下這個地區的歷史。



遊覽開平市赤坎鎮

於6月26日上午，參觀團遊覽最後一個景點—開平市赤坎鎮古街和電影拍攝場地。會員在遊覽古街之餘，也可享受一下當地的街頭小食和購買特色產品。



透過是次參觀活動，會員在學習之餘，也加深了解新會、開平的歷史。事實上，會員們都十分雀躍，透過是次活動而得以互相認識，享受了一個愉快的學習和參觀旅程。行程期間，工料測量組主席及工料測量組持續進修委員會主席黃國良測量師也介紹了其他由工料測量組舉辦的參觀活動，並呼籲會員更加積極參與。

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

Visit to Tower Crane Yard

The QSD CPD Sub-Committee organised a site visit to a tower crane yard in Yuen Long operated by Manta Engineering & Equipment Co, Ltd (hereafter Manta) on 25 June. This was the third visit to a tower crane yard organised by the QSD CPD Sub-committee within the past couple of years. The yard is located in Fan Kam Road, Pat Heung, Yuen Long. The site contains various tower cranes, as well as relevant components and accessories that was opened for our members to peruse.

The visit commenced in the early morning and attracted a full house of about 30 members who had a chance to learn about the installation and operational processes of tower cranes in two parts: (1) a welcome speech and presentation regarding tower cranes and (2) a tower crane yard tour of the site. The visit was mainly hosted by two Manta representatives: Mr Ben Wong, Director of Business Development and Service, and Mr Joe Pun, Sales Executive.

Mr Wong started his presentation with an overview of tower crane topics including the types and selection of tower cranes; their evolution in Hong Kong; material-handling such as lifting, movement, and placing; the availability of tower cranes on site; their setup location criteria, etc. Two types of tower crane were introduced: the first was a static base crane and the second a climbing crane. Afterwards, a video was shown and fully explained the erection, climbing, and dismantling of a tower crane. Mr Wong also told the audience that several factors, such as carrying capacity, space sufficiency, building height, etc, determine the type of crane selected for a task.

After that, the group went to see some tower cranes up close. Mr Wong introduced their foundation anchors, bolts, undercarriages, winch hoist motors, control cabins, load

detections, mast sections, crane jibs, and so forth.

The QSD wants to express its sincere thanks to Mr Wong and Mr Pun, as well as their team, for arranging this tour for its members by sharing their valuable knowledge of tower cranes and how they relate to the cost information and technical knowledge of the market.

Finally, our members enjoyed a wonderful and delicious lunch at a restaurant in Yuen Long. They had an opportunity to socialise and share their experiences with each other over a meal of traditional gourmet food (九大簋).



1. Sr Billy So and Sr William Poon present a souvenir to Mr Ben Wong of Manta
2. Presentation session hosted by Mr Ben Wong
3. Members visit the tower crane control cabin
4. Group photo of our members and Manta staff

Reported by Sr Paul Wong
QSD Chairman and QSD CPD Sub-committee Chairman

Visit to the Legislative Council Complex

The QSD CPD Sub-Committee organised a visit to the Legislative Council (LegCo) Complex on 4 June.

Over 40 members joined the visit. Under the guidance of and briefing by The Hon Sr Tony Tse Wai-chuen, BBS, Legislative Councillor, and his assistant, members visited various parts of the LegCo Complex, including the chamber's public gallery, viewing gallery and access corridor, education activities room, conference room observation areas, memory lane and photo gallery, and education galleries.

After the visit, Sr Tse also briefed the group on his work in LegCo and on matters related to cost control that he had discussed during LegCo sessions.



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



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

01 AUG - 17 NOV
2016

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
01 Aug 2016	2016142	Sharing on the Hot Issues – Green Roof & Mini-storages (FULL) (postponed until further notice)	David Chan, Vincent Ho	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
02 Aug 2016	2016010Q	QSD PQSL – Experience Sharing on the Role of Quantity Surveyor from the Perspective of Developer, Consultant and Contractor (FULL)	Annie Chu, Brandy Lai, Cindia Hui	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
03 Aug 2016	2016132	QSD BIM Series 2016(6) CIC BIM Centre: HKIS QSD Building Information Modelling (BIM) Training Course in Autodesk Revit for Surveyors [Class 3]	Trainers from BIM training consultant	QSD	12.0	✓	12.0	HK\$1,500 per class (for members); HK\$2,000 per class (for non-members)
03 Aug 2016	2016127	Experience Sharing Seminar in the General Application of Fire Safety (Commercial Premises) Ordinance (Cap. 502) and Fire Safety (Buildings) Ordinance (Cap. 572)	Stephen S M Tse	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
04 Aug 2016	2016111	Basic Knowledge in Heritage Conservation (The 3 rd Series) - Event 3A: Understand Good Conservation Practices through Criteria of UNESCO Asia-Pacific Awards Projects (FULL)	S L Lam	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06 Aug 2016	2016144	LSD APC Seminar (LSD Probationers only) 	LSD Education Committee	LSD	-	✓	3.0	Free of Charge for LSD probationers
6 Aug 2016 - 27 Aug 2016	2016136	GPD APC Revision Programme for Part I Assessment 2016	Experienced Assessors of GPD APC	GPD	Please refer to the HKIS Website for details.			HK\$150 - \$300 per session
06 Aug 2016	2016062	QSD Technical Series 2016 (10): Visit to Showroom and Workshop of a Lift Company (FULL)	Rowena Chan	QSD	2.5	✓	2.5	HK\$150 - members; (including insurance)
09 Aug 2016	2016105	QSD Legal & Contract Series 2016 (9): Pursuing Quality through Partnering Contracts for Public Housing Development in Hong Kong (FULL)	Ada YS Fung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 Aug 2016	2016010M	QSD PQSL Specialisation Series 2016 (3) – Dispute Resolution (FULL)	T T Cheung	QSD	-	✓	2.0	HK\$150 - members; HK\$230 - non-members

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
11 Aug 2016	2016112	Basic Knowledge in Heritage Conservation (The 3 rd Series)-Event 3B: Introduction to Historic Timber Structure (FULL)	Eric P W Chan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
11 Aug 2016	2016100	QSD Macau Series 2016 (3): Application of Gypsum Block Wall System (CPD in Macau)	Ricky Tsang, Andrew Chow	QSD, ICES, MABCD	1.5	✓	1.5	HK\$120 for members of HKIS & ICES ; HK\$180 for non-members
12 Aug 2016	2016122	QSD Management Series 2016 (7): Incorporating Facility Management Guidelines in BIM for Elderly in Care and Attention Homes	M Y Leung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
13 Aug 2016	QSD/S/201610A	QSD Social Event – Shooting Fun Day (Class 1) New	-	QSD	-	-	-	HK\$200 per class for QSD members only
15 Aug 2016	2016051	Walkthrough Clauses of Employees' Compensation Insurance Policy and Contractors' All Risks Insurance Policy (FULL)	John Lam, Nathan Cheung	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
16 Aug 2016	2016099	QSD Green Series 2016 (3): Technical Knowledge and Pricing of Turfing Work, Green Roof, Tree Survey and Tree Risk Assessment (FULL)	Stanley K H Tsui, Homie S M Ho, Kenny W Y Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
17 Aug 2016	2016133	QSD BIM Series 2016(7): Building Information Modelling (BIM) Training Course in Graphisoft ArchiCAD for Surveyors [Class 4]	Trainers from BIM training consultant	QSD	12.0	✓	12.0	HK\$2,000 per class (for members); HK\$2,500 per class (for non-members)
18 Aug 2016	2016034	Seminar on Land Boundaries (FULL)	Simon Kwok	GPD, LSD	2.0	✓	2.0	HK\$150 - members; HK\$300 - non-members
19 Aug 2016	2016154A	BSD PQSL Series 2016 - Change of Building and Land Use Under Planning System in Hong Kong New	Kenny Tse, Sandra Yip	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
19 Aug 2016	2016143	房地產估價創新與多元化 - A Joint CPD Event Held by HKIS, CIREA (中國房地產估價師與房地產經紀人學會) and SAREA (深圳市不動產估價行業協會) New	Representatives from HKIS, CIREA, SAREA	GPD	4.0	✓	4.0	HK\$1000 (inclusive of dinner and transportation cost to the venue and return to Hong Kong) for member and non-member

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Aug 2016	2016147	Visit to Steel Bar Cut and Bend Factory New	Jason Lim, Patrick Lau	QSD, YSG	2.5	✓ for QSD	2.5 for QSD	HK\$220 - members (including transportation and insurance)
						To be determined by respective Division		
20 Aug 2016	QSD/S/201610B	QSD Social Event – Shooting Fun Day (Class 2) New	-	QSD	-	-	-	HK\$200 per class for QSD member only
20 Aug 2016	2016134	QSD BIM Series 2016(8): Building Information Modelling (BIM) Training Course in Graphisoft ArchiCAD for Surveyors [Class 5]	Trainers from BIM training consultant and guest speaker	QSD	12	✓	12	HK\$2,000 per class (for members); HK\$2,500 per class (for non-members)
20 Aug 2016	2016151	Heritage Exploration Series – Site Visit 3: Lui Seng Chun (雷生春) - Hong Kong Baptist University New	Erica Chui & guided tour by the representative of Lui Seng Chun	PDD, YSG	1.5	✓ for PDD	1.5 for PDD	HK\$120 - members; HK\$150 - non-members
						To be determined by respective Division		
22 Aug 2016	2016010N	QSD PQSL – Cost Planning, Estimating and Control (FULL)	Y Ling Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
23 Aug 2016	2016090	QSD Management Series 2016 (5): Building Services for Surveyors – From Facilities Management Point of View (FULL)	Nelson Ho	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
24 Aug 2016	2016040	QSD Technical Series 2016 (8): Construction Drawings Cognition and Analytic Power (FULL)	Y L Lam	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
25 Aug 2016	2016154B	BSD PQSL Series 2016 - Project Management : The Necessary Skills for the Success of Projects New	Philip Tse	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
29 Aug 2016	2016154C	BSD PQSL Series 2016 - Fire Safety Provisions to Existing Buildings : Practical Approach and Design Consideration New	Wallace Lai, Cyrus Chow	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
30 Aug 2016	2016017	Building Plans Processing: the Good and Evil (FULL)	P F Chan	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
31 Aug 2016	BSD/S/201611	Social Event : BSD Drinks Gathering New	-	BSD	-	-	-	\$100 (including 2 drinks) for BSD members / BSD probationers only
01 Sep 2016	2016154D	BSD PQSL Series 2016 - Planning for Licensed Premises New	Dennis Chan, Ben Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
03 Sep 2016	2016141	Site Visit to Joyous Living at The Tanner Hill New	Representative(s) of Hong Kong Housing Society	BSD, YSG	1.5	✓ for BSD	1.5 for BSD	HK\$150 for members
03 Sep 2016	2016135	QSD BIM Series 2016(9): Building Information Modelling (BIM) Training Course in Autodesk Revit for Surveyors [Class 6]	Trainers from BIM training consultant	QSD	12.0	✓	12.0	HK\$1,500 per class (for members); HK\$2,000 per class (for non-members)
03 Sep 2016	2016101	QSD Technical Series 2016 (13): Visit to Wooden Furniture Factory in Shenzhen	C C Ho, Portia Ho	QSD	3.0	✓	3.0	HK\$300 - members (fee includes transportation in Mainland China, lunch and insurance)
05 Sep 2016	2016149	QSD Legal & Contract Series 2016 (11): Execution of Contract Documents, and Their Implications New	Phyllis So, Edmund Chau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06 Sep 2016	2016039	QSD Management Series 2016 (2): Role as a Project Manager- How to Create an Effective Project Management for PRC Projects (FULL)	M Y Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
08 Sep 2016	2016152	QSD BIM Series 2016 (10): (a) Beyond BIM – How the Ledger of Things will Revolutionarise Construction IT? (b) The QS Role in BIM Collaboration New	Quek Jin Keat, Silas Loh	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 Sep 2016	2016145	中國房地產走勢 New	Kenny Siu	HKIS	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
13 Sep 2016	2016061	QSD Cost Management Series 2016 (3): Experience Sharing on Tender Evaluation from the Perspective of a Quantity Surveyor Employed by the Developer (Same CPD talk as the one held on 23 February 2016) (FULL)	K M Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
14 Sep 2016	2016154E	BSD PQSL Series 2016 - Building Diagnoses, the Theory and Practice New	Alan Sin	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
20 Sep 2016	2016130	QSD Legal and Contract Series 2016 (10): Compensation Events: A Learning Journey in Roller Coaster or Carousel?	Hayman Choi, Tony Chiu	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
21 Sep 2016	2016154F	BSD PQSL Series 2016 - MBIS and MWIS : From a Private Practitioner's Point of View New	Andrew Lam	BSD	1.5	✓	1.5	HK\$120 - members. HK\$200 - non-members

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
23 Sep 2016 to 10 Nov 2016	2016140	QSD Management Series 2016 (8): Mindfulness-based Stress Management (MBSR) Workshop for Construction Professionals	M Y Leung	QSD	18.0	✓	18.0	HK\$2,000 - members; HK\$2,200 - non-members
27 Sep 2016	2016010S	QSD PQSL Contract Administration Series 2016 (3) – Direct Loss and Expenses Claims	H Y Wan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
28 Sep 2016	2016154G	BSD PQSL Series 2016 - Building Conservation, from the Theory to Practice New	Idi Chan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
03 Oct 2016	2016117	Seminar for Landscape, Greening & Tree Management	Connie Cheung	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
04 Oct 2016	2016010R	QSD PQSL Measurement Series 2016 (5) – Basic Understanding of MVAC System and Measurement	Kenny Lui	QSD	-	✓	2.0	HK\$150 - members; HK\$230 - non-members
07 Oct 2016	2016114	Classification and Selection of Tile Adhesive & Tile Grout System to European Standard (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
11 Oct 2016	2016115	Selection of Adhesive Systems for Thin Porcelain Tiles, Natural and Reconstituted Stones (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 Oct 2016	2016129	QSD Technical Series 2016 (15): Visit to Central - Wan Chai Bypass and Island Eastern Corridor Link (FULL)	Representatives from AECOM (Asia) Ltd	QSD	2.0	✓	2.0	HK\$150 - members (including insurance)
18 Oct 2016	2016153	QSD Cost Management Series 2016 (5): Cost Management in a Development Project New	Victor WW Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
20 Oct 2016	2016131	QSD Technical Series 2016 (16): Damage Assessment on Reinforced Concrete Building after Fire Attack	Y L Wong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
22 Oct 2016	2016139	QSD Technical Series 2016 (17): Visit to Tower Crane Yard	Ben Wong, Joe Pun	QSD	3.0	✓	3.0	HK\$250 - members (including transportation, insurance and lunch)
22 Oct 2016	2016148	Planning & Development Division Annual Conference 2016 : Planning and Development, Past, Present & Future New	-	PDD	4.5	✓	4.5	HK\$600 - members; HK\$700 - non-members (including lunch, chinese style)
26 Oct 2016	2016116	Paver Installation: Limitations and Advantages of Thin-Set and Thick-Bed Methods (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members



DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
29 Oct 2016	2016103	QSD Green Series 2016 (4): Visit to Recycled Gypsum Block Factory in Panyu	Ricky Tsang, Andrew Chow, Joyce Chan	QSD	3.0	✓	3.0	HK\$300 - members (including transportation, lunch and insurance)
29 Oct 2016	YSG/S/201612	YSG Annual Dinner 2016 New	-	YSG	-	-	-	HK\$150 (including buffet dinner, lucky draw and free flow of drinks)
05 Nov 2016	2016113	Basic Knowledge in Heritage Conservation (The 3 rd Series) - Event 3C: Site Visit – Revitalisation of Yim Tin Tsai Island, Sai Kung (FULL)	S L Lam	BSD	4.0	✓	4.0	HK\$360 - members; HK\$540 - non-members
07 Nov 2016	2016010T	QSD PQSL – Introduction to the Standard Form of Contract for Maintenance and Renovation Works	K C Tang	QSD	-	✓	2.0	HK\$150 - members; HK\$230 - non-members
17 Nov 2016	2016138	QSD Technical Series 2016 (18): Development, Selection, Site Operation and Costing of Tower Cranes and Passenger Hoists	Ben Wong, Joe Pun	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members

- (1) "Recognised Divisional PQSL Event" and "Divisional PQSL Hours": Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.
- (2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.
- (3) "Recognised Divisional PQSL Event" is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.
- (4) A CPD event may be recognised as a PQSL event when it is so indicated under the "Recognised Divisional PQSL Event" column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

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

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



MEMBERS' PRIVILEGES

GASOLINE

CALTEX STARCARD

From 1 April 2015, HKIS members and also their family members, who have never applied Star Card OR Star Card 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 at **2851 3297** or **2116 5407**.

ESSO FLEET CARD

From 1 December 2015, the discount for petrol offered to successful HKIS member applicants is HK\$2.20 per litre and the discount for diesel offered to successful HKIS member applicants is HK\$4.20 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 January 2016, the discount is HK\$1.90 per litre gasoline for all successful application of the Shell Card.

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

OTHERS

1 MONTH FREE South China Morning Post

Enjoy a complimentary subscription to the South China Morning Post newspaper with a luxurious collection of glossy magazines delivered to your office/home every day. Please visit <http://subscription.scmp.com/HKIS/trial16> to sign up for a one-month free trial. The offer is valid until 31 December 2016 and only for new subscribers in Hong Kong.

10% TAILOR-MADE SUITS AND LADIES WEAR

Cecilia Yau Couture (hereafter CYC) produces elegant, yet trendy, suits for the office and its measurements and fitting session can save you precious time, as you can pocket your phone, keys, and personal belongings without disturbing your profile.

HKIS Members can enjoy a 10% discount plus one free tailor-made shirt (retail value of \$800) when ordering a tailor-made men's or women's suit. CYC offers the finest selection of suit fabrics from Italy including Loro Piana, Vitale Barberis Canonico, and Giorgio Vallino. A 10% discount also applies to CYC's evening and wedding collection. Please call **2851 7171** or go to www.cecilia-yau.com for advance bookings and enquiries. The offer lasts until 31 December 2016.

36%/34% 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 consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2016.

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

15% WINE SHOPPING

Wine etc is providing a 15% discount offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2016. HKIS members can also enjoy a special buy-one-get-one-free offer on DELAMOTTE champagne on the months of their birthdays.

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

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

10% BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (Sales Items excepted) at Cosmos Books Ltd upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2016.

15% SERVICED APARTMENTS

Eight Kwai Fong, the award-winning serviced apartments, offers 156 Studios and one-bedroom apartments for rent. Each unit is meticulously designed with full-height glass walls and a private balcony. There is also a spacious resident lounge and sky garden for residents to relax in sublime comfort or for private events. Eight Kwai Fong's 24-hour personalised services have garnered positive guest reviews. HKIS members can enjoy a 15% discount on their reservations from now until 31 December 2016. A valid HKIS membership card, HKIS American Express, or HKIS Shanghai Commercial Bank Limited co-branded Credit Card must be presented during booking.

For further enquiries, please call **2929 1228** or e-mail enquiries@8KF.com.hk (website: <https://www.8KF.com.hk/>).

10% ROOM ACCOMMODATION

Revitalised from the old Tai O Police Station, Tai O Heritage Hotel features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 2016, members of HKIS can enjoy an additional 10% discount on the promotional room rates by making reservation with the hotel through email to info@taioheritagehotel.com along with membership proof. Room guests can also enjoy a special rate at HK\$400 for a set dinner for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/ewsletter/specialoffers.pdf>.

10% SAVING FROM HYATT.COM RATE

Enjoy a 10% 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 membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2016, subject to availability.

20% 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/>.

10% 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>.

15% DOWN JACKET

Upon presenting original HKIS membership 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.

18% DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 1 January 2015 and last until 14 December 2016. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

33% ROOM ACCOMMODATION

From now until 31 December 2016, HKIS members who book guest rooms directly at the Royal Plaza Hotel can enjoy up to 33% off its Best Available Rate with instant confirmation. Simply click on the hotel's website at www.royalplaza.com.hk and enter your username as hkismembers. The password is THE482.

For enquiries, please contact Vivian Chiu at **2622 6290/9133 9753** or email at vivianchiu@royalplaza.com.hk.

