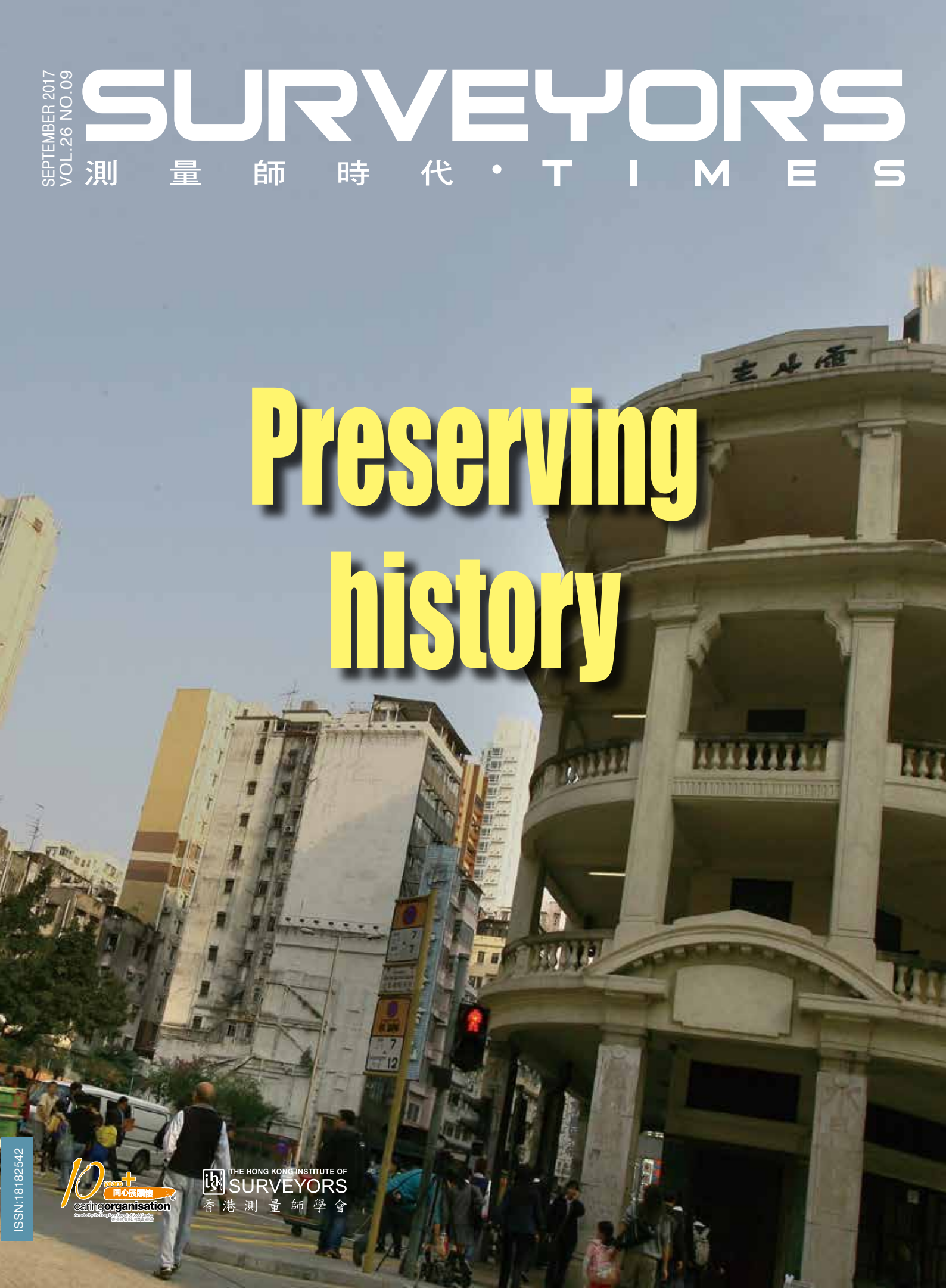


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測量師時代 · T I M E S

## Preserving history



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

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# Preserving history

*There has been a greater interest in the conservation of historic buildings in Hong Kong in recent years, with a rise in the number of architects and surveyors trained in the field. Despite the efforts of government at protecting Hong Kong's historical fabric, obstacles remain, particularly as conservation efforts generally rely on the will of private owners.*

Kit M Yip



**Sr Vincent K Y Ho, JP**

HKIS Past President and Building Policy Panel Chairman, Managing Director of Freevision Limited



**Mr Andrew S L Lam, JP**

Chairman of Antiquities Advisory Board and Past President of Hong Kong Institute of Planners



**Sr Idi Chan Mei Kuen**

Council Member of the HKIS' Building Surveying Division



Photo: Dickson Lee/SCMP

Despite a public outcry over the fate of Ho Tung Gardens, a Grade I listed historic building, it was demolished in 2013.

*“As a prevailing practice, private historic buildings can become declared monuments only with the owner’s consent, which makes it more difficult.”*

The conservation of Hong Kong’s built heritage has become a hot topic in recent years. From the Star Ferry and Queen’s Pier to King Yin Lei and Ho Tung Gardens, there is increasing public concern about heritage issues, which were once primarily the domain of industry players, owners and dwellers. In this article, representatives from the surveying, planning, antiquities and monuments-related professions will elaborate on Hong Kong’s heritage conservation, its opportunities, challenges, and future from professional viewpoints.

Sr Vincent K Y Ho, JP, Past President of the HKIS, Building Policy Panel Chairman and Managing Director of Freevision Limited; Mr Andrew S L Lam, JP, Chairman of Antiquities Advisory Board and Past President of Hong Kong Institute of Planners; and Sr Idi Chan Mei Kuen, Council Member of the HKIS’ Building Surveying Division, spoke to *Surveyors Times* about Hong Kong’s heightened awareness of heritage conservation, especially since the turn of the millennium.

Though the Antiquities and Monuments Ordinance was enacted in 1976, both Mr Lam and Sr Chan note that many heritage buildings such as temples and ancestral halls in the New Territories and colonial buildings in urban areas had already been demolished before this time. Those demolitions made it difficult for Hong Kong to preserve entire areas of heritage like Macau or London have done.

Since the early 2000s however, the HKSAR government has revamped an overall heritage strategy which includes public consultation. Government efforts, such as the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) launched by the Commissioner for Heritage’s Office under the Development Bureau, have enabled many government-owned historic buildings to be adaptively reused through partnership with non-profit-making organisations. Some successful cases which have been awarded UNESCO Asia-Pacific Awards for Cultural Heritage Conservation include Lui Seng Chun (now Baptist University’s School of Chinese Medicine), the old Tai Po and Tai O police stations (now Green Hub and Tai O Heritage Hotel respectively), Mei Ho House (now a youth hostel) and Whitfield Barracks (now Hong Kong Heritage Discovery Centre).

As well as repairing and restoring declared monuments and items deemed by the government

to be monuments under private ownership, since 2008 the Revitalisation Scheme has been expanded to cover privately owned graded historic buildings to carry out repairs and regular maintenance works, thereby giving more incentives to owners to preserve historic buildings.

Whereas all interviewees speak positively about the government’s move to involve private owners, they acknowledge that conservation of private heritage remains relatively rare.

“The majority of Hong Kong’s 1,400-plus historic buildings are privately owned. Private owners face issues such as responsibility for possible accidents caused by deteriorating conditions of buildings, high maintenance costs, an inability to modify or demolish buildings if they become declared monuments, and potential loss of commercial gain if the building is not demolished or redeveloped,” says Sr Ho, who hopes the government can provide more incentives for privately owned buildings to be conserved.

Sr Chan adds, “Private historic buildings can become declared monuments only with the owner’s consent, which makes it more difficult.”

In addition to the current Revitalisation Scheme, Sr Ho thinks that the government can also consider breaking down policy barriers with regards to land grants as well as development approvals by Buildings Department, Planning Department and Lands Department to facilitate conservation. Some regulations regarding fire and structural safety for new building construction could be relaxed appropriately under a pragmatic approval to enable a certain degree of adaptive re-use such as commercial use. These measures, initially explored in the Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings, need following up.

Moreover, topics such as the revitalisation of factory buildings may help open up discussions to relax the restrictive use of land grants, thereby facilitating adaptive re-use of heritage buildings. Another viable solution is allowing use of residual plot ratio, released by a low-rise heritage building within a much bigger site of interest to a developer, to be used in the rest of the huge site – in that case, the developer may build a new high-rise while at the same time assuring the conservation and maintenance of the preserved heritage building.

*“ Whether preservation is worth it or not depends on the mentality of the public. If members of the public become more positive towards preservation, the perceived value related to preservation will increase. ”*

Both Mr Lam and Sr Chan think that preservation has a lot to do with popular opinion. “Whether preservation is worth it or not depends on the mentality of the public. If members of the public become more positive towards preservation, the perceived value related to preservation will increase. In many European countries for instance, owners of heritage buildings are proud of their historic estates. When that happens in Hong Kong, it would be desirable to re-evaluate once controversial issues and let the public make decisions about heritage preservation. By then, self-initiated preservation may be more effective than laws and regulations,” says Mr Lam.

Sr Chan elaborates, “In the United Kingdom, there is a big market for conservation, which in turn encourages the availability of material and human resources such as materials suppliers and craftsmen. In Hong Kong’s small market, skilled craftsmen with conservation knowledge have had problems finding young people who are willing to be trained.”

Mr Lam advocates a common-sense approach, rather than an overly rigid or idealistic one. Even in historic cities like London and Prague, it is difficult to preserve characteristics of the past with 100 per cent integrity. With regard to Hong Kong, Lam says it is impossible to “freeze” in time an area such as Sheung Wan to preserve it, or expect residents to continue living in units with no washrooms. Conservation involves a social price to be paid, such as heritage building staking up potential lots for new public housing. It is thus necessary to strike a balance among the interests of different stakeholders.

“It is possible, however, to organise the original historic fabric of built heritage despite constant and inevitable change. We have tried to preserve heritage on the ‘dot, line or plane’ levels, such as the Central and Western Heritage Trail covering heritage related to Dr Sun Yat Sen and the 1911 Revolution,” Mr Lam notes. Hong Kong has been abiding by international standards regarding minimal intervention during preservation.

On the positive front, Sr Chan thinks that certain areas in Hong Kong still have conservation potential, such as Yim Tin Tsai in relatively remote Sai Kung.

Chan also notices a new trend, and says many more

architects and surveyors with conservation training have entered the market in recent years. “Whereas in the past there were only a handful of conservation professionals, in recent years the master’s and postgraduate diploma programmes in conservation at the University of Hong Kong have trained up many conservation professionals. Private professional consulting firms are increasingly involved in heritage conservation, providing more jobs, which in turn encourages professionals to equip themselves with conservation knowledge.”

Sr Ho elaborates on the roles played by the surveying profession in heritage conservation. Surveyors are involved in initial surveys and record-keeping of existing forms and shapes with the aid of 3D laser scanning, as well as the recording of construction materials and so on. They then come up with detailed design diagrams using 3D design software, enabling Building Information Modelling (BIM). This is followed by the strengthening of building structures through enhanced support and the implementation of fire-safety designs. During the works process, there is close monitoring of the existing building against movement or vibration to minimise the risk of accidental damage.

Surveyors with different specialisations work together towards heritage preservation. Whereas building surveyors do inspection, monitoring, repair work and alteration, land surveyors are involved in 3D scanning of entire complexes and changes in terrain and so forth. Quantity surveyors evaluate construction costs, taking into consideration comprehensive risk factors. When work is completed, facility management surveyors manage the buildings. General surveyors evaluate their commercial values where applicable.

Looking to the future, Sr Ho hopes that the government will provide more incentives, leading to more privately owned heritage buildings being conserved, thereby providing more cases for surveyors to refer to regarding the implementation of relevant industry practices. Sr Chan and Mr Lam note that the culture is changing towards the positive, and they look forward to the day when this positive attitude helps facilitate Hong Kong’s heritage preservation.

*The article is published courtesy of Classified Post.*



**「目前要將任何私人歷史建築列為法定古蹟，事前需要徵得業主同意。這無疑對相關保育工作構成一定阻力。」**

# 保育歷史

近年港人愈加重視保育歷史建築，有相關培訓經驗的測量師和建築師相繼投身這項工作。雖然政府致力保留香港原有歷史面貌，但保育工作仍面對不少挑戰，不少項目都要顧及私人業主的意願。

葉潔明

近年歷史建築保育成為城中熱話。由滿載港人集體回憶的天星碼頭和皇后碼頭，以至私人擁有的景賢里和何東花園，都引起公眾對保育歷史文物的關注。這個議題過往只會觸及保育人士、業主和住戶的神經。來自測量、規劃、古物古蹟界別的代表將從專業角度出發，細說香港歷史文物保育的大小事，探視未來發展的種種機遇和挑戰。

香港測量師學會前會長、建築政策小組主席及富匯測量師有限公司董事總經理何鉅業測量師太平紳士、古物諮詢委員會主席及香港規劃師學會前任主席林筱魯太平紳士，以及香港測量師學會建築測量組委員陳美娟測量師，分別向《測量師時代》抒發己見，討論自千禧年以來港人日漸提高的保育歷史文物意識。

香港早於 1976 年已頒佈《古物及古蹟條例》，但林筱魯和陳美娟測量師認為，很多新界的歷史建築（例如廟宇和祠堂）以及市區的殖民地建築早在法例頒佈前已被清拆。這些早期清拆行動令香港難以仿效澳門或倫敦打造歷史城區。

然而，自 21 世紀初起，特區政府就整體歷史文物保育策略進行改革，具體措施包括加入公眾諮詢。政府牽頭推動的項目包括由發展局轄下文物保育專員辦事處推行的《活化歷史建築伙伴計劃》（活化計劃）。透過與非牟利機構合作，活化計劃成功保育多棟屬政府擁有的歷史建築。其中不少個案更獲頒「聯合國教科文組織亞太區文物古蹟保護獎榮譽獎」，包括雷生春（現為香港浸會大學中醫藥學院）、舊大埔警署和舊大澳警署（現分別成為綠匯學苑和大澳文物酒店）、美荷樓（現為青年宿舍）和威菲路軍營（現為香港文物探知館）。

除了對已成為或將會成為法定古蹟的私人物業進行維修及修復外，活化計劃自 2008 年起擴大範圍，協助已評級的私人歷史建築的業主開展修葺和定期保養工程，藉以鼓勵業主更積極保育歷史建築。

各受訪者都歡迎政府鼓勵私人業主參與保育項目，但他們承認保育私人歷史文物的案列不多。

何鉅業測量師表示：「香港逾 1,400 座歷史建築中，絕大部分屬私人擁有。私人業主在處理這些物業時有多重考慮，例如因建築物失修引致意外所涉及的責任問題、保養成本高、建築物成為法定古蹟後無法改動或清拆，以及不清拆、不重建建築物所引致的潛在商業利益損失。」他期望政府能夠為相關業主提供更多誘因，推動私人建築物的保育工作。

陳美娟測量師補充指：「要將任何私人歷史建築列為法定古蹟，事前需要徵得業主同意。這無疑對相關保育工作構成一定阻力。」

何鉅業測量師認為，除了現有的活化計劃，政府亦可嘗試打破政策限制，從批地以及屋宇署、規劃署和地政總署的發展審批入手。當局可改革審批機制，適度放寬若干適用於新落成建築的防火和結構安全規定，令這類歷史建築物可以得到一定程度的活化再用（例如用作商業用途）。《文物歷史建築的活化再用及改動及加建工程實用手冊》曾探討這些措施，現在正是再跟進的時候。

**「公眾取態決定保育工作的價值。若市民能夠以更正面的態度看待保育工作，可提高保育的感知價值。」**

此外，活化工廈等議題或有助引發社會對放寬地契用途限制的討論，從而推動歷史建築的活化工作。另一可行方案是容許發展商使用在大型地盤內的低樓層歷史建築剩餘地積比率，配合較大地段的發展計劃。發展商可按計劃興建一座新的高樓大廈，但同時承擔保育和維修相關歷史建築的責任。

林筱魯和陳美娟測量師同樣認為，保育工作是否成功，關鍵是民意取態。林筱魯指出：「公眾取態決定保育工作的價值。若市民能夠以更正面的態度看待保育工作，可提高保育的感知價值。在很多歐洲國家，業主會為自己擁有歷史建築感到自豪。若同一情況在香港發生，較理想的做法是重新評估具爭議的保育項目，讓公眾作決定。屆時自發性的保育行動可能較依賴法規推動的工作更具成效。」

陳美娟測量師補充指：「英國有龐大的保育市場，讓物料供應和工匠的市場能得以維持。反觀市場規模細小的香港，由於少有年輕人入行，具備保育知識的資深工匠亦難以培育新血。」

林筱魯建議當局彈性處理有關個案，避免制度過分僵化或理想化。即使是倫敦和布拉格等歷史城市，也難以百分百地保留所有歷史特色。反觀香港的情況，林筱魯認為要保育如上環等有歷史的地區，不可能完全「凍結」這些地區的發展，亦不能要求居民生活在沒有洗手間的單位內。社會需要為保育付出一定代價，保留歷史建築放棄可興建公共房屋的土地。因此，保育工作有必要平衡不同持份者的利益。

林筱魯表示：「雖然社會發展必然會帶來轉變，但有系統地保留歷史建築的原有面貌並非無可能。我們曾經嘗試按『點、線、面』的理念保育歷史文物，例子有講述孫中山先生和辛亥革命的中西區文物徑。」香港按照國際標準，將保育工作對社會造成的影響減至最低程度。

從正面的角度看，陳美娟測量師認為香港有部分地方仍然具備保育潛力，例如位置相對較偏遠的西貢鹽田仔。

陳美娟測量師也留意到一個新趨勢，指近年越來越多具保育培訓經驗的建築師和測量師投身相關工作。「過往市場上的保育專才寥寥可數，但近年香港大學的保育碩士和深造文憑課程已培育出許多這方面的人才。私人專業顧問公司不但更積極參與歷史文物保育工作，亦提供更多相關工作，變相鼓勵保育專才好好裝備自己，進修保育知識。」

何鉅業測量師亦剖析了測量業界在歷史文物保育上所扮演的角色。測量師一般會參與初步勘測工作，利用三維激光掃描記錄建築物的現有形態和形狀，並會記錄建築材料等。接著再以三維設計軟件繪製詳細設計圖，用於設計建築資訊模型（BIM）。其後在維修活化設計過程中，提供改善樓宇結構及防火安全的建議，並且從長遠保養角度上提出設計建議。在工程進行期間，測量師需緊密監察現有建築物有沒有移位或震動，把意外損毀的風險降至最低。

保育歷史文物時，不同界別的測量師會攜手合作：建築測量師負責檢測、監察、修繕和改動；土地測量師參與整個建築群的三維掃描、監測地勢的轉變等；工料測量師負責評估建造成本，並考慮所有風險因素。工程完成後，物業設施管理測量師負責管理建築物。產業測量師則會在有需要時評估建築物的商業價值。

展望將來，何鉅業測量師期望政府可提供更多誘因，讓更多私人歷史建築得到適當保育。這樣便可為測量師提供更多參考個案，執行業內的作業方式。陳美娟測量師和林筱魯認為保育文化正朝著正面方向發展，期望這種正面的態度推動香港未來的歷史文物保育工作。

本文由《Classified Post》撰文。



活化計劃成功保育多棟屬政府擁有的歷史建築，其中舊大澳警署現已改建為大澳文物酒店。  
圖片來源：Dickson Lee/SCMP



Sr Thomas Ho

We ended September on a high note with a number of conferences held in town and in China. The HKIS put forth its case at these key forums and seminars in order to promote the exchange of dialogue and information, as well as exploring fresh opportunities for our members.

### Conferences

Our signature HKIS Annual Conference, themed "Golden Opportunities in the Ageing Community and Built Environment", was held on 9 September. This day-long event drew an attendance of some 300 participants with Mr Michael Wong Wai-lun, Secretary for Development in the HKSAR government, delivering the opening speech. This was followed by Mr Raymond Lee, Director of Planning and Dr Cheung Tin Cheung, Director of Buildings, and other distinguished speakers from Hong Kong and overseas who shed light on the twin ageing challenges facing Hong Kong. The exchanges of valuable knowledge didn't stop there – a week later, the Planning and Development Division also held its 2017 Annual Conference, with the theme "Country Park – Conservation or Development?", drawing an attendance of some 200 participants. Speakers including former Secretary for Development, Mr Eric Ma Siu Cheung; former Assistant Director of Agriculture, Fisheries and Conservation, Professor Wong Fook Yee; Director of Planning, Mr Raymond Lee; Professor Lam Chiu Ying from The Chinese University of Hong Kong and Professor Ng Cho Lam from The University of Hong Kong discussed the feasibility of using a small portion of country parks for development to ease the existing housing problem. Both conferences yielded positive discussion and enjoyed wide coverage in the media.

### Community Housing Movement Pilot Project

To support The Hong Kong Council of Social Service on affordable shared housing project announced on 19 September, titled the "Community Housing Movement", the Building Surveying Division formed a team of surveyors to check the conditions of the flats concerned and on 28 September they rolled out the Community Housing Movement – Voluntary Services from Building Surveyors. Chairman of the Building Policy Panel and also Past President Sr Vincent

Ho gave an account of voluntary services. Being one of the supporting organisations of this scheme, HKIS will provide preliminary expert advice on the conditions of the units, likely costs of construction, possible lease and management arrangements as well as the steering of the project and overseeing of works. I sincerely thank the GPD, BSD, QSD and PFMD for their participation in this scheme.

### Forum and Conferences on Belt and Road and Bay Area

We have been actively engaged in attending forums and conferences about the Belt and Road and Bay Area initiatives. On 31 August, Qianhai International Liaison Services Limited organised a seminar for professionals to explore development opportunities by leveraging on Qianhai-Shenzhen-Hongkong Modern Service Industry Cooperation Zone's modern services. It also identified opportunities to be seized when mainland corporates step out for business. On 11 September, I was accompanied by the Mainland Affairs Committee Chairman and also Past President Sr Stephen Lai to attend the B&R Summit which garnered a group of reputable international guest speakers from the region who discussed prospects for collaboration. Vice-President Sr Dr Tony Leung and I then took part in the B&R Guangxi-Hong Kong Cooperation Conference and made a technical visit to Nanning in Guangxi from 17 to 20 September, which was led by Mr C Y Leung. On behalf of the HKIS, QSD Chairman Sr Raymond Kam, QSD Council Members and I attended the Bay Area Large Infrastructure Project Management Innovation Summit in Foshan from 21 to 22 September with Sr Jacob Lam, who spoke at the event. Sr Raymond Kam, Past President Sr T T Cheung, Past QSD Chairman Sr Sam Cheng and I also had an initial meeting with the Macau Society of Cost Engineer on 20 September to discuss possible cooperation between the Quantity Surveying Division and Macau.

### Charity Band Show

We extend our sincere thanks for the generosity of participants, donors and S!R Band, all of whom made our first charity band show such a great success. More than 100 music lovers flocked to 1563 at the East on Queen's Road East, generating around \$40,000. Our special thanks to donors like Hanison Construction Company Limited ; K.H. Foundations Limited ; RHL Surveyors Limited; Union Construction (Group) Limited ; YT Tang & Associates Limited; Urban Renewal Authority; Sr Tony Chan Tung-ngok; Ir Wai Chi-sing and Sr Tony Tse Wai-chuen; as well as the band leader and S!R bandmates. For more details, please refer to the Sports and Recreation Committee Chairman's Message and back page of this newsletter.

### Excellent Sports Result

Congratulations to our bowling team and table tennis team who



were respectively champion and second runner-up in the Joint Institutes Bowling Tournament and Joint Institutes Table Tennis Tournament held on 10 September. As sport is a key focus for aligning with our work balance concept, I hope members will remain active and sportive!

### Construction Safety Week

Held from 21 to 26 September, this annual event emphasised the importance of construction safety. Many members, including myself, strongly supported the Week by joining various events including the kick-off ceremony cum conference on Day One, followed on 23 September by the breaking of the Guinness World Record for the largest human image of a safety vest, and a construction safety week carnival with SIR Band as the guest performer. On the final day there was also an award presentation ceremony for the 23rd Considerate Contractors Site Award Scheme.

### Land Supply Task Force

The debut of the Government Task Force for Land Supply led to the appointment of two surveyors, both of them Past Presidents of the HKIS, Sr Prof Chau Kwong Wing and Sr Lau Chun Kong, to give their constructive advice on land supply options. My hearty congratulations go to the two highly capable appointees.

Sr Thomas Ho  
President

**本**會於9月先後在香港和中國內地舉辦和參與了多場會議，包括多個重要論壇和研討會，藉此加強各方溝通和交流資訊，同時為會員探索各種新機遇。

### 會議

香港測量師學會周年研討會已於9月9日圓滿舉行，研討會的主題為「『測』劃老齡社區與建築，『築』緊黃金新機遇」。當日共有逾300名人士出席。發展局局長黃偉綸先生首先為大會致開幕辭，然後規劃署署長李啟榮先生和屋宇署署長張天祥博士就相關議題發言，多名本地和海外的著名講者亦就香港現時面對的雙老化挑戰發表意見。研討會後一個星期，規劃及發展組舉行了2017年周年會議，各方繼續交流寶貴知識。會議主題為「郊野公園—保育還是發展？」，共吸引了近200名人士出席。會議講者包括前任發展局局長馬紹祥先生、漁農自然護理署前助理署長王福義教授、規劃署署長李啟榮先生、香港中文大學林超英教授以及香港大學吳祖南教授，席間探討政府可否開發一小部分郊野公園以舒緩現有房屋問題。兩場會議均引發了正面討論，並獲得傳媒廣泛報導。

### 社會房屋共享計劃先導項目

香港社會服務聯會於9月19日公佈「社會房屋共享計劃」，計劃旨在為基層人士提供可負擔房屋，建築測量組為表支持，成立測量師團隊，檢查有關單位的狀況，並於9月28日推出「社會房屋共享計劃—建築測量師義工支援

服務」。建築政策小組主席及本會前任會長何鉅業測量師細說是次義務工作的內容。本會作為計劃的支持機構之一，將提供初步專業意見，包括單位狀況、預期建築成本、可行的租約和管理安排，以及策劃工作和工程監督等。本人衷心感謝產業測量組、建築測量組、工料測量組和物業設施管理組參與這項計劃。

### 一帶一路與大灣區的論壇和會議

本會積極參與關於一帶一路與大灣區的論壇和會議。8月31日，前海國際聯絡服務有限公司舉辦了一場為專業人士而設的研討會，探討前海深港現代服務業合作區帶來的各種發展機會。研討會同時討論了內地企業「走出去」應如何把握各種業務機會。9月11日，本人聯同內地事務委員會主席及本會前任會長賴旭輝測量師出席一帶一路高峰論壇，是次論壇由區內多位著名嘉賓講者分享及探討協作前景。9月17至20日，本人與副會長梁家棟博士測量師一同參與在廣西南寧舉行的「一帶一路」桂港合作論壇及技術考察活動，香港代表團由梁振英先生率領。9月21至22日，工料測量組主席甘家輝測量師，工料測量組理事及本人代表香港測量師學會前往佛山，出席大灣區大型基建項目管理創新高峰論壇。同行的還有林清錦測量師，他獲邀為是次論壇的主講嘉賓。9月20日，本人亦聯同甘家輝測量師、前會長張達棠測量師及工料測量組前主席鄭森興測量師與澳門工程造价師學會舉行首次會面，探討工料測量組和澳方合作的可能性。

### 慈善樂隊表演

感謝所有參加者、捐款人和測量師樂隊的鼎力支持，本會首場慈善樂隊表演取得了空前成功，共籌得約四萬元。逾100位音樂愛好者一同現身皇后大道東的1563 at the East。特別鳴謝以下捐款人：興勝建築有限公司、劍虹地基有限公司、永利行測量師有限公司、聯合建築（集團）有限公司、鄧氏建築顧問有限公司、市區重建局、陳東岳測量師、韋志成工程師、謝偉銓測量師；以及樂隊隊長和SIR樂隊成員。詳情請參閱本期運動娛樂委員會主席的報告及會刊的底頁。

### 運動比賽取得佳績

本會保齡球隊及乒乓球隊於9月10日分別出戰專業團體保齡球聯賽及專業團體乒乓球聯賽，更贏得冠軍和季軍。運動有助我們平衡工作和生活，希望各會員可以保持積極運動的好習慣！

### 建造業安全周

一年一度的「建造業安全周」於9月21至26日期間舉行。活動旨在帶出建造安全的重要性。為表支持，本人及多位會員一同參加了多項活動，包括首天舉行的開幕典禮暨研討會；9月23日，我們與一眾參加者共創健力士世界紀錄，排列出由人體組成的最大型反光衣圖形；我們同日亦出席了「建造業安全周嘉年華」活動，並由測量師樂隊為是次活動作出表演。安全周最後一天活動是「第23屆公德地盤嘉許計劃頒獎典禮」。

### 土地供應專責小組

本會前會長鄒廣榮教授測量師及上任會長劉振江測量師獲委任為土地供應專責小組的成員，將就土地供應提供建設性意見。謹此向兩位致以衷心祝賀。

會長  
何國鈞測量師

# The coming age

*An ageing population and ageing building stock are twin problems Hong Kong is being forced to grapple with. The surveying sector is taking a proactive approach, as the theme at this year's HKIS annual conference attested.*

Prudence Lui



Photo: HKIS

*“Our elderly populace of tomorrow will be different from the elderly of recent decades – they will, in general, be better educated and represent a social capital that should be better utilised.”*

After decades of economic growth and development, Hong Kong is facing two highly serious problems of ageing, that of its population and also of the buildings in which we live and work, many of which are approaching the end of their period of safe usage. With this critical situation in mind, the HKIS' theme for its 2017 Annual Conference was “Golden Opportunities in the Ageing Community and Built Environment”. The conference was held at the JW Marriott Hotel on 9 September, drawing an attendance of some 300 professionals.

Secretary for Development Mr Michael Wong Wai-lun delivered the opening speech and warned that we all must prepare for double ageing. “Our population is ageing rapidly,” he said. “Our median age grew from 20 in 1966 to 43 in 2016, and will rise to 50 by 2034. By the same year almost 30 per cent of the population will be over 65. Meanwhile our buildings are also ageing at an alarming rate. There are over 40,000 private buildings in Hong Kong and about 7,000 of them are over 50 years old. This will rise to 17,000 by 2034.”

Mr Wong also highlighted the efforts and initiatives of the Planning Department, Buildings Department and Urban Renewal Authority (URA) for ageing stocks. “Under HK 2030+, we set out the vision for Hong Kong to become a liveable, competitive and sustainable World City, with many of those now present taking part in the consultation process. On the building front, old buildings need proper maintenance or they will pose a threat to people, so the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) were introduced in 2012 whereas URA has provided various schemes and the appropriate financial and technical support to owners to fulfill their responsibilities.”

Director of Planning Mr Raymond Lee said ageing was not all negative and asked the audience to look at double ageing from new perspectives i.e., a single-malt whisky or balsamic vinegar which grows in value as it ages. “Our elderly populace of tomorrow will be different from the elderly of recent decades,” Mr Lee said. “They will, in general, be better educated and represent a social capital that should be better utilised. It’s more likely they will play an active role, even in their golden age. Plus they will have greater scope to reskill, retrain and participate in the labour market or apply their knowledge to voluntary service.”

Mr Lee estimated that in 2015 there were only 1,100 private housing units aged 70 years or more but this figure is estimated to rise to 326,000 by 2046. “This problem will become acute in the years ahead as the current pace of urban renewal is left far behind,” he said. “Between 2011 and 2015, on average, only 2,100 private units were demolished for redevelopment per year. We also estimate that over 70 per cent of these ageing private units were located in five districts. Compounding this double-ageing problem, districts like Sham Shui Po, Yau Ma Tei, Tsim Sha Tsui and Mong Kok have an above-average proportion of elderly residents. Many elderly owners are also less able to deal with the lengthy and costly procedure of maintenance or redevelopment.”

Regarding ageing buildings, Mr Lee said the strategic direction was rejuvenation and retrofit, boosting the quality of maintenance and management to prolong the life of buildings. Other proposals include redevelopment, rehabilitation, revitalisation and preservation as well as to investigate “retrofitting”, both for buildings and neighbourhoods lacking public amenities.



## EVENT SPOTLIGHT

*“We encourage the elderly to leave their flats and go downstairs and do exercise, as well as visiting relatives and friends or becoming volunteers.”*

Director of Buildings Dr Cheung Tin-cheung touched on care for aged building and stressed that the Buildings Department’s vision is to make built environments safe and healthy for all. “Prevention is better than cure and the ageing building issue can’t just be handled by government,” Dr Cheung said. “Owners must take responsibility as well.”

As of June 2017, the progress of MBIS/MWIS was not promising. For instance, the Buildings Department issued a total of 51,000 and 440,000 notices respectively for MBIS and MWIS but the compliance rates were 35 per cent and 84 per cent. Compliance rates for the common parts are even lower – 11 per cent for MBIS and 50 per cent for MWIS.

Dr Cheung attributed the cause to limited resources and intensive workload. “Our resources are stretched to the limit and there is a large number of backlog notices. It’s a heavy workload so we have adjusted downward to 400 target buildings in 2017. Other challenges are RIs who are unfamiliar with the requirements, high risk business of aged buildings and prosecutions.

“Out of a total of 490 RIs, only 150 carried out work regularly and about 200 served only once. Therefore, it’s a huge opportunity for surveyors to take up the role. There is a total of 5,300 buildings aged 50 years or more, with inspection and supervision costs estimated to be \$1-2 billion.”

According to Dr Lam Ching-choi, Non-official Member, Executive Council, Chairman of the Elderly Commission and Chief Executive Officer of the Haven of Hope Christian Service, there will be a significant increase in our elderly population. At present there are six working adults to support one elderly person but by 2034 this ratio will be only two to one.

“Therefore,” Dr Lam said, “we need to change our physical landscape to cater for the future needs of the elderly. I have two new concepts for town planners and surveyors. The Build-for-Health concept strives to keep the elderly alive through healthy practices, i.e., exercise, which is largely affected by physical environment.”

“Another recommendation is an estate-based approach in site provision for elderly services. As our elderly are evenly distributed across 18 districts, we really need to make sure that in every district’s estates the relevant elderly services are provided. While the Housing Authority and Housing Society provide universal design solutions to the elderly, what more can private developers provide for the coming elderly population?”

Dr Lam praised the government for the facilities already provided on its estates, i.e., walkways, lifts, escalators and some additional seating. “Transport is also crucial,” he added. “We encourage the elderly to leave their flats and go downstairs and do exercise, as well as visiting relatives and friends or becoming volunteers. I would like to give full credit to the government for its \$2 public transport fare concession scheme, which is used every day by more than one million elderly people.

In conclusion, Dr Lam reiterated that good planning is essential for the elderly of the near future. We should plan ahead as the lead time is very long to build an institution here, i.e., it can take 10-15 years to construct an age home. We should also do as much as possible to work for inclusive intergenerational support and also build for health, build with technology and all this should be part of cross-sector efforts.

*The article is published courtesy of Classified Post.*

「與現時的長者人口相比，香港未來的長者人口教育水平較高，是另一種社會資本，應該加以善用。」

# 人口和樓宇 雙老化

香港正面對人口老化與樓宇老化兩大問題，測量界已積極探討應對方法，香港測量師學會更以此作為本年度周年研討會的主題。

呂麗娟

在享受多年來的經濟增長和發展成果後，香港正面對非常嚴重的人口老化及樓宇老化問題，不少建築物的安全使用期已屆尾聲。形勢嚴峻，香港測量師學會於9月9日假 JW 萬豪酒店舉行2017年周年研討會，會議主題是「測劃老齡社區與建築，築緊黃金新機遇」，吸引約300位專業人士出席。

發展局局長黃偉綸先生為大會致開幕辭，提醒社會需要為雙老化作好準備。他表示：「香港人口正在急速老化。我們的年齡中位數由1966年的20歲上升至2016年的43歲，估計到了2034年將上升至50歲。屆時65歲或以上人士將佔三成人口。與此同時，本港樓宇亦急劇老化。香港目前有超過四萬幢私人大廈，其中約有7,000幢樓齡超過50年；預期待到了2034年將增加至17,000幢。」

黃偉綸先生提及規畫署、屋宇署和市區重建局就老化樓宇所制定的應對計劃及工作。「《香港2030+》計劃將香港打造成宜居、具競爭力及可持續發展的國際都會，部分發展計劃已進入諮詢程序。在樓宇方面，需要適當地維修舊樓，以免威脅市民的人生安全。有關當局於2012年分別引入強制驗樓計劃和強制驗窗計劃，而市建局則為業主提供各種計劃和財務及技術支援，幫助他們履行對樓宇的責任。」

規畫署署長李啟榮先生認為老化並非一樣完全負面的事情，建議公眾以另一個角度看待雙老化問題，像麥芽威士忌和意大利陳醋，年代越久遠，價值越高昂。李啟榮先生表示：「與現時的長者人口相比，香港未來的長者人口教育水平較高，是另一種社會資本，應該加以善用。這些長者退而不休，仍有可能在各崗位擔任活躍角色。他們將可學習更多新技能、接受再培訓和投身勞動市場，或參與義務工作發揮所長。」

李啟榮先生估計，2015年全港只有1,100個私人住宅單位樓齡超過70年，但到了2046年將攀升至326,000。他表示：「現時社區重建速度遠遠落後，有關問題在未來數年將相當嚴峻。在2011至2015年間，每年平均只有2,100個私人單位被清拆重建。我們估計這些老化的私人單位有超過七成都集中於五個區域。深水埗、油麻地、尖沙咀和旺

角等地區的長者居民比例高於全港平均數字。很多長者業主無法處理耗時和耗費的維修或重建程序。」

李啟榮先生指有關當局集中翻新和改造老化的樓宇，這是政策的大方向。目的是提升維修和管理的質素，延長樓宇壽命。其他建議包括重建、修復、活化和保育，以及研究「改造」缺乏公用設施的樓宇和社區的可行性。

屋宇署署長張天祥博士談及保養老化樓宇，強調屋宇署希望確保公眾可以安全、健康地享用環境。張天祥博士表示：「預防勝於治療，樓宇老化問題不能單靠政府處理。業主也必須承擔責任。」

截至2017年6月，強制驗樓計劃和強制驗窗計劃的進度未如理想。屋宇署就以上兩個計劃分別發出51,000份及440,000份通知，但參與率只有35%和84%。公用地方的情況更惡劣，兩個計劃的參與率分別只有11%和50%。

張天祥博士表示，資源有限和工作量大都是問題癥結所在。「我們已用盡所有資源，但目前仍有大量積壓通告未能處理。鑑於工作量繁重，我們把2017年的目標向下調整至400幢樓宇。另外，註冊檢驗人員不熟悉要求、老化樓宇潛在風險和檢控困難均拖慢了計劃進度。」

「在全數490名註冊檢驗人員中，只有150名定期工作，200名只工作了一次。測量師大可把握機會，填補這方面的龐大空缺。現時樓齡超過50年的樓宇共有5,300幢，檢查和監察的成本估計高達10至20億。」

行政會議非官守議員、安老事務委員會主席及基督教靈實協會行政總裁林正財醫生表示，本港的長者人口有增加趨勢。現時每一名長者由六名在職成年人供養，但到了2034年，比例將降至二比一。

林正財醫生表示：「因此，我們需要改變香港的樓宇環境，回應長者的未來需要。我向城市規劃師和測量師提供兩個建議。『為健康而興建樓宇』這種建築概念旨在鼓勵長者多做運動保持身心健康，但要實踐概念需考慮周邊的樓宇環境。」

「另一項建議是以屋苑為本，提供就近的長者服務。由於長者平均分佈在全港18區，我們必須確保各區的屋苑均有提供相關長者服務。在香港房屋委員會和香港房屋協會為長者提供通用設計方案的同時，私人發展商又可以為未來的長者人口提供什麼額外設施？」

林正財醫生歡迎政府在屋邨提供的各項現有設施，例如行人通道、升降機、扶手電梯和加設座位。他補充指：「交通同樣是重中之重。我們鼓勵長者多到住所樓下走動、做運動，探訪親友和擔任義工。我特別支持政府推出公共交通票價優惠計劃，目前每天都有超過100萬名長者在享用兩元的優惠票價。」

總括而言，林正財醫生重申良好規劃對應付未來的長者人口非常重要。由於要在香港興建一間院舍需時甚長（興建一家老人院需用上10至15年時間），所以我們應該盡早規劃，努力建設一個包容的跨代支援社會，促進居民健康，並善用科技加速建設。以上種種必須依賴不同界別支持。

本文由《Classified Post》撰文。

「我們鼓勵長者多到住所樓下走動、做運動，探訪親友和擔任義工。」

## 北京办事处简讯

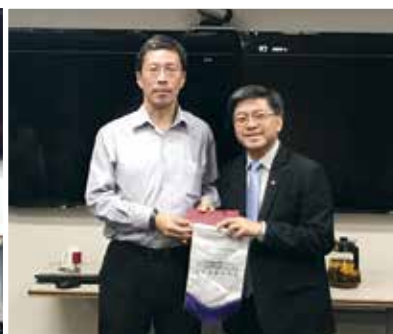
初秋是北京，天气渐渐入凉，让你感受到舒适的温度，美好的季节。9月27日，北京区域的会员活动在北京议会主席胡煜琳测量师的主持下完美落幕。活动当晚，学会会长何国钧测量师、内地事务委员会主席赖旭辉测量师、前会长谢伟铨测量师、副会长梁家栋博士测量师、副会长林力山博士测量师、义务司库黄健儿测量师、青年组主席莫璟瑭测量师、青年组副主席梁燊测量师都特地从香港过来支持本次北京的会员活动。

讲座在奥雅纳公司的会议室举行，讲座以《智慧家居》为主题展开了演讲。讲座分为两部分，分别由奥雅纳公司的主任工程师范丽丽女士和飞利浦公司的销售总监陆平先生从不同的专业角度为大家讲解了智慧家居未来的发展和应用。

范女士分别从智能家居需求分析、智能家居设计理念及内容、智慧家居的最新发展、智慧家居相关案例及实施等方面为大家逐一展开说明讲解。

讲座的下半段由陆平先生以飞利浦的科技产品为例，讲解了飞利浦产品如何与现代科技相结合，广泛应用于现代化的家居，办公等不同场所。

整个讲座让大家领略了现代科技飞速发展的成果，无限创意和科技的完美结合，让人大开眼界，收获满满。讲座结束后，学会会长何国钧测量师为表感谢，还为两位讲者及奥雅纳的陈军先生颁发了奖品和锦旗，讲座完美的落幕，最后大家合影留念。



晚宴在环境优美的京广中心会所进行，有著美食美酒相伴，友人般的轻松氛围，让大家都格外开怀，愉悦轻松。





## 廣州議會活動



廣州議會主席  
張子濤測量師



廣州議會副主席  
李國華測量師

### 「粵港服務業交流會暨《2017 在粵香港服務業企業名冊》發佈會」、「粵港商界慶回歸聯誼酒會」

2017年8月29日，廣州議會主席張子濤測量師和副主席李國華測量師代表香港測量師學會出席由香港特區政府駐粵經濟貿易辦事處（駐粵辦）、廣東省商務廳、香港貿易發展局及中國香港（地區）商會-廣東在廣州聯合舉辦的「粵港服務業交流會暨《2017 在粵香港服務業企業名冊》（以下簡稱《名冊》）發佈會」。逾 200 位香港及廣東省服務業界代表出席交流會。

《2017 在粵香港服務業企業名冊》（以下簡稱《名冊》）由駐粵辦、香港貿易發展局及中國香港（地區）商會-廣東聯合編，載列 1,000 家珠三角地區的香港企業資料，服務業範疇涵蓋金融服務、專業服務、房地產服務、企業服務、生活服務、生產性服務、綜合服務、政府及公共機構等領域。

在《名冊》發佈會致辭環節，駐粵辦主任鄧家禧表示，「彙編《名冊》的目的就是建立一個便利內地的企業和市民，聯繫在廣東

的香港服務提供者的便利資料庫，成為深化粵港服務業交流合作的有效工具」。中國香港（地區）商會—廣東會長彭浩賢也發表看法，「廣東省經濟近年不斷轉型，2016 年服務業 GDP 已經超過廣東省全省 GDP 的一半。傳統製造業在轉型升級、擴大業務方面，都需要服務業的支援和配合，這些發展趨勢為香港的服務業提供了不少商機。」香港貿易發展局華南首席代表吳文慧則認為，「香港在金融、商貿、物流、管理、商業和專業服務等方面發展成熟，而內地有著廣闊的服務業市場。內地的企業可以利用香港的專業管理人才，更可以借助香港的平臺擴充業務、開拓國際市場。」

在隨後的「粵港服務業交流會」上，廣東省商務廳服務貿易處調研員林小平介紹廣東省服務業最新政策及對服務業界的機遇。香港貿易發展局亞洲及新興市場首席經濟師何達權及普華永道中國稅務及商務諮詢合夥人王舜宜，分別講解 CEPA《投資協定》及《經濟技術合作協定》的措施及介紹《廣東省現代服務業發展“十三五”規劃》為香港帶來的新機遇。中山大學粵港澳發展研究院張光南教授也分享了粵港服務貿易自由化實施的問題與挑戰。

在「粵港服務業攜手『走出去』發展海外市場的經驗分享」環節上，三位港資企業的代表，分別是前海香港商會主席林新強、香港建築師學會代表戚務誠及東亞銀行廣州分行行長助理吳珊珊，分享了他們如何協助內地企業「走出去」的寶貴經驗，也分享了香港專業服務界如何可以和內地服務業互補。

當晚，在中國香港（地區）商會-廣東主辦的「粵港商界慶回歸聯誼酒會」上，各在粵商界代表交流聯誼，共同慶祝香港回歸祖國 20 周年。

## CALENDAR OF EVENTS

### 活動日誌

Date	Event	Organiser	Location
<b>2017</b>			
<b>OCT</b>	13	PDD Annual Dinner	PDD
	14	Building Surveyors Conference	BSD
	26	HKIS Executive Committee Meeting	HKIS
	27	LSD Annual Dinner	LSD
<b>NOV</b>	04	YSG Annual Dinner	YSG
	07	LSD Annual General Meeting	LSD
	09	PDD Annual General Meeting	PDD
	14	HKIS Annual Dinner	HKIS
	15	GPD Annual General Meeting	GPD
	16	PFMD Annual General Meeting	PFMD
	16	BSD Annual General Meeting cum Annual Dinner	BSD
	17	YSG Annual General Meeting	YSG
	18	International QS BIM Conference 2017 Hong Kong	QSD
	21	HKIS Extraordinary General Meeting	HKIS
	23	HKIS General Council Meeting	HKIS
	23	HKIS Executive Committee Meeting	HKIS
24	Create Your District Competition Award Presentation Ceremony	HKIS	
24	QSD Annual General Meeting	QSD	
<b>DEC</b>	08	HKIS Annual General Meeting	HKIS

For details, please visit [www.hkis.org.hk](http://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.

## HKIS Annual Conference 2017 - “Golden Opportunities in the Ageing Community and Built Environment”

The HKIS hosted its annual conference on 9 September with the theme “Golden Opportunities in the Ageing Community and Built Environment” at JW Marriott Hong Kong. It was honored to have Mr WONG Wai Lun, Michael, JP, Secretary for Development of the Hong Kong SAR Government as its Guest of Honour.

The conference, which attracted some 300 participants, provided a platform for professionals from the property sector, government and academia to deliberate the challenges and opportunities for Hong Kong's ageing community and built environment.

The HKIS invited experienced practitioners and experts from the government and private sector to explore topics ranging from government policy to surveying, population development, health care and management. The conference's speakers included Mr Raymond LEE, JP, Director of Planning; Dr CHEUNG Tin Cheung, JP, Director of Buildings; Dr LAM Ching Choi, BBS, JP, Non-official Member, Executive Council, the Government of the HKSAR and Chairman, Elderly Commission; Ir WAI Chi Sing, GBS, JP, Managing Director, Urban Renewal Authority; Dr Jacob KAM, Managing Director – Operations & Mainland Business, MTR Corporation Limited; Prof YEOH Eng Kiong, GBS, OBE, JP, Director, The Jockey Club School of Public Health and Primary Care and Head, Division of Health System, Policy and Management, The Chinese University of Hong Kong; Mr Brian CHUANG, Head of Project and Development, Link Asset Management Limited, and Ms Elaine TAN, Director, Strategic Research (R&D), Urban Redevelopment Authority, Singapore.

For more details of the conference, please refer to Event Spotlight on page 10 and the HKIS website at [www.hkis.org.hk](http://www.hkis.org.hk).

## 香港測量師學會年度研討會 2017 集思廣益 樓宇社區老化轉危為機

香港測量師學會（下稱「學會」）於9月9日假座香港JW萬豪酒店舉行年度研討會，議題為「測劃老齡社區與建築，築緊黃金新機遇」，藉此研討會，匯聚業界與各界的專業人士，締建交流平台，從不同角度分析香港土地發展與老齡化社區及建築老化之間的關係，找出具前瞻性的觀點，助業界捕捉箇中機遇，同時提出具體建議，供政府部門制定政策作參考。是日出席的嘉賓及參加者約300人。

學會非常榮幸邀得香港特別行政區政府發展局局長黃偉綸先生，JP擔任年度研討會的主禮嘉賓，並致開幕辭。黃局長表示，社會老化已是所有大城市在持續發展時所面對的挑戰，但只要與時並進及把握機會，香港將能締造更理想的發展空間。

學會會長何國鈞測量師表示：「香港經過多年的城市發展，老化樓宇數目日增，老齡化社區及樓宇老化為香港帶來重重挑戰，為及未來發展，本港需要持續優化社區環境。雖然這些因素對社會帶來一定的挑戰，但同時亦為業界創造新的黃金機遇，因此大家應捉緊機會，共創可持續發展的空間，讓香港繼續成為一個能安居樂業的社區。」

是次研討會邀得不同界別的專家及學者擔任演講嘉賓，他們分別來自政府部門、測量業界、人口發展、醫療及管理專業範疇，包括規劃署署長李啟榮，JP、屋宇署署長張天祥博士，JP、行政會議非官守議員兼安老事務委員會主席林正財博士 BBS, JP、市區重建局行政總監韋志成 GBS, JP、港鐵常務總監 - 車務及中國內地業務金澤培博士、香港中文大學賽馬會公共衛生及基層醫療學院院長楊永強教授、領展項目及發展主管莊思培先生，以及來自新加坡市區重建局的研究與發展部署長（策略研究）陳思慧小姐。

學會副會長兼研討會籌備委員會主席梁家棟博士測量師在閉幕致辭中表示：「籌委會特意邀請多位不同界別重量級講者出席，以及來自新加坡的演講嘉賓，分享政策與案例，對比港新兩地的发展差異，為香港的土地發展及社區重建探求出路。學會再次感謝今日出席的演講嘉賓及與會者，期望往後的年度研討會均獲得支持，藉以提升業界專業水平。」







### 中聯辦到訪

中央人民政府駐香港特別行政區聯絡辦公室副主任譚鐵牛院士等一行六人，於9月11日到訪學會，由學會會長何國鈞測量師、高級副會長郭岳忠測量師、副會長梁家棟博士測量師、義務秘書陳東岳測量師、前會長及內地事務委員會主席賴旭輝測量師、建築測量組主席鄭偉業測量師、產業測量組主席趙錦權測量師、土地測量組副主席黃耀祖測量師、工料測量組主席甘家輝測量師、規劃及發展組主席龐錦強教授測量師及青年組主席莫璟瑋測量師出席接待。是次中聯辦代表到訪學會，主要就香港測量師學會和本地測量業的專業發展進行深入交流，雙方並希望可以加強合作，促進香港企業在一帶一路沿線國家的發展。



### 深圳市人力資源和社會保障局專技處到訪

深圳市人力資源和社會保障局專技處一行十八人，於9月13日到訪學會，由義務秘書陳東岳測量師、工料測量組上任主席黃國良測量師出席接待。是次會面讓到訪人士加深了解香港測量師學會工作，及測量師在內地專業發展有關情況，學會兩位代表與深圳市人力資源和社會保障局專技處代表進行了深入交流。



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Member of VTC Group



Jointly organised by **Sports and Recreation Committee** and **Members' Welfare Committee**, the four-hour HKIS Fun Day will be held with a half-day camp at the Pokfulam PHAB Camp on 3 December 2017 for recreational fun such as archery, an IPSC gun game and bubble soccer activities.

**Date** : 3 December 2017 (Sunday)

**Time** : 1:00pm to 5:00pm (registration from 1:00pm)

**Venue** : Hong Kong PHAB Association Jockey Club PHAB Camp,  
70 Pokfulam Road, Hong Kong  
(賽馬會傷健營—香港薄扶林水塘道75號)



# HKIS

# Fun Day 2017



**Games** : Table Tennis (乒乓球) • Snooker (桌球) • Trolley (家庭歡樂遊戲大腳八) • Archery (射箭) • IPSC Gun Game (氣槍射擊) • Bubble Soccer (泡泡足球)

**Fee (Including shuttle bus for round trip, refreshment):**

**Member:** HK\$ 100 ; **Non-member:** family member - HK\$ 100; guest - HK\$ 150; under 5 years old - free; 5 to 12 years old - HK\$50  
(Each member can bring 4 family members or guests)

To register, please fill in the CPD Standard Reservation Form and Declaration Form and return together with the payment to the HKIS by Friday, 10 November 2017.

For enquiries, please contact Ms Donna Yu at 2526 3679 or email to [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk)

\*Remarks: This event is NOT eligible for CPD and PQSL hours



### Council Members Reaching Out

8 Sep	Celebration Cocktail of the 20 <sup>th</sup> Anniversary of the Establishment of the HKSAR Organised by the Hong Kong Economic & Trade Office in Guangdong and the Government of the HKSAR	Sr Thomas Ho
8 Sep	Annual Dinner of the Chartered Institute of Building (Hong Kong)	Sr Thomas Ho
8 Sep	香港貿易發展局主辦「佛山市禪城區領導及知名企業交流會」	Sr Billy Wong Sr Edgar Li Sr Stephen Lai
12 Sep	Town Hall Meeting on the Smart City Blueprint for Hong Kong Organised by the Office of the Government Chief Information Officer	Sr Thomas Ho Sr Dr Tony Leung
13 Sep	Roundtable Session with Secretary for Commerce and Economic Development Organised by the Hong Kong Coalition of Professional Services	Sr Thomas Ho Sr Stephen Liu
13 Sep	Hong Kong Institute of Urban Design AGM and 7 <sup>th</sup> Anniversary Dinner	Sr Thomas Ho
14 Sep	Monthly Thursday Luncheon Organised by the Executive Council	Sr Thomas Ho
14 Sep	Hong Kong Institute of Human Resource Management 40 <sup>th</sup> Anniversary Reception	Sr Thomas Ho
14 Sep	The Hong Kong E&M Contractors Association Annual Cocktail Reception	Sr Thomas Ho
14-15 Sep	澳門特別行政區政府地圖繪製暨地籍局主辦「第十屆京港澳測繪地理信息技術交流會」	Sr Dr Conrad Tang Sr Willie Tang Sr Yvonne Cheu
17-20 Sep	廣西壯族自治區人民政府主辦「一帶一路」桂港合作高層論壇	Sr Thomas Ho Sr Dr Tony Leung
18 Sep	11 <sup>th</sup> Anniversary Celebration Dinner of the Hong Kong Professionals and Senior Executives Association	Sr Dr Lesly Lam
19 Sep	Launch Ceremony of the Community Housing Movement of the Hong Kong Council of Social Service	Sr Vincent Ho
20 Sep	68 <sup>th</sup> National Day Celebration Dinner of the Hong Kong Institute of Certified Public Accountants	Sr Thomas Ho

20 Sep	VIP Tour of the Exhibition on "Hong Kong ∞ Impression" Jointly Organised by the Development and Planning Departments	Sr Raymond Kam Sr Raymond Kong Sr Constance Wong
21 Sep	Building Management Week Opening Ceremony Jointly Organised by the Water Supplies Department, the Buildings Department, the Electrical and Mechanical Services Department, the Fire Services Department, the Food and Environmental Hygiene Department and the Home Affairs Department	Sr Daniel Chang Sr Prof Eddie Hui
21 Sep	Kickoff Ceremony cum Construction Safety Week Conference 2017 Jointly Organised by the Development Bureau and Construction Industry Council	Sr Thomas Ho
21-22 Sep	粵港澳大灣區大型基建項目管理創新高峰論壇	Sr Thomas Ho Sr Raymond Kam
23 Sep	Building Management Week Symposium Jointly Organised by the Water Supplies Department, the Buildings Department, the Electrical and Mechanical Services Department, the Fire Services Department, the Food and Environmental Hygiene Department and the Home Affairs Department	Sr Alan Wong Sr Charles Hung Sr Terence Wai
23 Sep	Relay Competition and Game Booth at the Construction Safety Week Carnival 2017 Jointly Organised by the Development Bureau and Construction Industry Council	Sr Thomas Ho Sr Daniel Chang
27 Sep	國家商務部及特區政府工業貿易署聯合舉辦「CEPA 宣講會」	Sr Tony Chan
28 Sep	A Banquet to Celebrate the 68 <sup>th</sup> Anniversary of the Founding of the People's Republic of China Jointly Organised by the Hong Kong Construction Association Limited, Hong Kong Federation of Electrical & Mechanical Contractors Limited, Hong Kong Construction Industry Employees General Union, Construction Industry Council, Hong Kong Construction Sub-contractors Association, and HK General Building Contractors Association	Sr Raymond Kam
29 Sep	Hong Kong Zero Carbon Partnership (HKZCP) Workshop Organised by the University of Hong Kong	Sr K L Wong
30 Sep	The Hong Kong Polytechnic University Education Info Day	Sr Edmond Yu Sr Eddie Wong



# FESA Property Management System

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## The HKIS Outstanding Dissertation/ Thesis Awards 2016 Executive Summary of Winning Papers

### USING SYSTEM DYNAMICS TO DETERMINE A CONSTRUCTION WASTE DISPOSAL CHARGE FROM THE POLICY MAKERS' POINT OF VIEW

**Undergraduate Category - Top Award (BS)**  
**Awardee: Au Lai Sheung (City University of  
Hong Kong)**

The charging levels of Hong Kong's construction waste disposal charge scheme (CWDCS) have not been adjusted since 2006. However, Hong Kong's consumption of landfill space has been accelerated due to the increasing rate of construction and demolition (C&D) waste generation, the government has undertaken a review of such charges. In this context, determining the optimum charge level is a critical question: what is the level that best strikes a balance among the government's cost recovery efforts, the effectiveness of a reduction in landfill disposals, and the suppression of illegal dumping? This dissertation aims to resolve this question to support the decisions of policy makers concerning the CWDCS by using a system dynamics (SD) model.

First and foremost, the research scope, model boundary, and influential variables were

identified in the stage of system description. In addition, the underlying dynamics were depicted with a conceptual model (i.e., causal loop diagram), which was transformed into a stock-flow diagram with functions and equations subsequently. In determining the coefficients or weightings of different variables, the literature, government data, and opinions of interview were utilised as sources to justify the coefficients of functions. The model was then calibrated and validated through back-testing and several validation tests. To perform the back-testing, the simulation results from the base run were compared to the Environment Protection Department's official data for about five recent years. Additionally, comments from experts in system dynamics and policy making were gathered to improve the logic and reliability of the model. After the model's validation, it underwent base run simulation (current charging level) and scenario analysis (different levels of charges and penalties).

The simulation results clearly showed that the current charging level was not effective in impeding the depletion of landfill capacity. A higher charging level of around HK\$325/tonne turned out to be more suitable because it could achieve the government's cost recovery targets and encourage the reduction of landfill disposal effectively without sharply increasing the rate of illegal dumping to a certain level. In addition, the government should impose higher penalties and better supervision and prosecution to further suppress fly-tipping induced. These findings help the construction industry and policy makers because construction waste charges can affect contractors' profits and cash flows and have an environmental impact on the industry.

To fully achieve the study's objectives, further researches should be directed toward incorporating the issue of differentiated construction charges and their dynamics into the SD model to enhance the credibility of the model. First, the dynamics among different construction waste charges (e.g., those for offsite sorting and public fill reception facilities) can be further studied and embedded in the model. Second, the variations in landfill

operating costs over time can be considered. Third, the adjustments to some functions can be made to refine the model with more regional validation tests to enhance its reliability.

## INVESTIGATION OF THE PERCEIVED FUNCTIONS AND VALUES OF GREEN BELTS TO URBAN AND NEW TOWN RESIDENTS OF HONG KONG

**Undergraduates Category - Second Prize (PDD)  
Awardee: Cheng Ka Yan Aileen (University of Hong Kong – UPD)**

Green belt reviews have received mixed views due to the conflict between landscape and ecological conservation and the immediate need for housing. Observations made based on the relevant news articles revealed that one's residential address may be an underlying cause of such divergent views. This dissertation, therefore, aims to identify and provide a foundation for reducing the gap between expected use, actual use, and the revised planning intention of green belts by juxtaposing the perceptual patterns and use of green belts between Hong Kong's urban and new town residents. The author adopted a mixed research approach comprising case studies, questionnaires, and thematic analysis. She chose to study those rezoning sites that received the highest number of representations in urban and new town areas.

In partial refutation of one's residence as a determinant of environmental perceptions, this study found a moderate resemblance between urban and new town residents in their perceived functions of green belt, policy stance, and grounds for opposition to green belt rezoning. Nevertheless, one's address has distinctively demonstrated itself to be a factor behind

one's perception and valuation of a green belt. The lower one's exposure to a natural environment, the more valuable one would find a green belt. The findings indicated that residents' acceptance of green belt rezoning largely depended on one's residence and site context. In addition, the perceived functions of nature conservation and even country park protection are viewed by many residents as the essential functions of green belts. Such perceived functions, however, are not among the intended uses of "GBs" and have created disparities in their perceived conservation value. There is a need for the government to clarify the actual uses of green belts and provide detailed justifications for its sudden change in policy direction. Scope of policy refinement or else will be rather limited due to the difference between intention and perception.

To balance between residents' demands and the immediate need to resolve Hong Kong's housing shortage, the government should also consider and incorporate residents' opinions appropriately and seek more creative ways to modify its policies. Policy coupling of brownfield site reviews and green belt rezoning, for instance, could ascertain the government's commitment to optimise land resources through a multi-pronged approach and elucidate residents' concerns over the government's selection of a difficult path over an easier one in the face of the numerous vacant brownfield sites available for development around Hong Kong. There is also a need to empower stakeholders in policymaking so that a consensus could be formed amid a more harmonious political atmosphere. To begin, the government should enhance its information transparency and responsiveness to queries so that there would be greater trust in authority and respect for the participatory rights of residents. Face-to-face consultations with stakeholders should be held to show the government's sincerity and activeness in gaining local support. A willingness to communicate and respond is one of the most effective ways to improve efficacy in land use policymaking and governance at the local level.





Building Surveying Division  
Sr Daniel Chang BSD Council Chairman

## Meeting with Senior Officials of the Liaison Office of the Central People's Government

The Vice Minister of the Liaison Office of the Central People's Government in the HKSAR, Mr Tan Tieniu, and other officials visited the HKIS on 11 September. I was delighted to join the HKIS President, Office Bearers, and other Divisional Chairman to meet with them. The President introduced the HKIS, while the various chairs touched on the functions and recent activities of their respective divisions. Mr Tan showed a strong appreciation of the contribution of surveyors to Hong Kong's real estate development.



## Communications Meeting with Architectural Services Department

On 22 August, I joined the half-yearly communications meeting with officials of the Architectural Services Department and representatives of the Professional Building Surveying Consultancy Association (PBSCA). Apart from discussing professional practices, cooperation, and support among the parties, the Director kindly arranged a presentation of and site visit to the BSA 2017 winning project, "Renovation of 1/F Main Block, APB Centre". This project won three awards at BSA 2017: the Sustainability Award, Ideas and Approach Award, and first place in the A&A and Conversion Category. The project officer-in-charge briefed the audience on the project's highlights, sustainability designs, cost and programme, etc. This project is the first BEAM Plus Interior Project to obtain a platinum rating. The new facility reduced its energy use by employing a chilled ceiling design, task light, and carefully planned lighting zoning. It was impressive to know that the facility recycled over 90 per cent of its waste and adopted planting coupled with backup irrigation by manual pumping. The Director agreed to arrange a CPD and site walk to the winning project and share the sustainability practice that building surveyors should consider when planning their next new or renovation projects.

## Happy Hour Sharing by Senior Member

Veteran building surveyor Sr Daniel Lam hosted a happy hour sharing session on 13 September. I took this chance to learn about his wisdom, vision, and insights as he discussed his career from a building surveyor in the civil service and developer to an entrepreneur in private practice and executive in statutory organisations. On top of all this, he strongly emphasised caring for the community and people. He encouraged surveyors to contribute their skills to improving the lives and betterment of people and communities at large.



## Building Management Week

The Water Supplies, Buildings, Electrical and Mechanical Services, Fire Services, Food and Environmental Hygiene, and Home Affairs Departments jointly organised Building Management Week 2017, which was a four-day event from 21-24 September. The event aimed to increase the public's awareness of the importance of proper building management and

seek collaboration with stakeholders to deliver value-added services that meet the needs of building owners and residents. The event included diverse and enriching activities such as an opening ceremony, workshops, symposia, carnival, competition, and award presentation ceremony. I was delighted to attend its opening ceremony on 21 September.



## Joint Conference with China Association of Engineering Consultants (CAEC)

To commemorate the tenth year of the signing of a mutual recognition agreement with the CAEC, the Working Group has been working closely with its Chinese counterparts to organise a conference in Guangzhou. Its tentative schedule is from 3-4 November 2017 and the themes will be building maintenance management in China, professional practice-sharing, and roles in new development areas. Stay tuned for further announcements on this event.



## General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

# HKIS Valuation Standards 2017 Edition

Further to the members' consultation on the drafted HKIS Valuation Standards 2017 Edition, which commenced on 26 July and was followed by a forum on 12 August, the HKIS Valuation Standards 2017 Edition was finalised and endorsed during the 23rd GPD Council (2015-17) Meeting. Now it will be tabled to the General Council for its approval. The GPD is now in the midst of seeking confirmation from the IVSC to incorporate the IVS into the HKIS Valuation Standards 2017 and from the RICS for referencing the RICS Red Book. It targets a ratification and activation of the HKIS Valuation Standards 2017 by the HKIS AGM in December 2017.

Assessment of Professional Competence. It was a valuable opportunity for us to meet with MSc(RE) and MSc(CPM) students who had different backgrounds and experiences. The students also shared with us the dilemmas they encountered when choosing their electives and majors, as the minimum period of professional training required for the GPD APC varies by major. They also expressed their wishes to obtain HKIS membership, even if they choose other majors in the programme.



# Meeting with HKU MSc(RE) and MSc(CPM) Students

The GPD Council was invited by HKU's Department of Real Estate and Construction to meet with students in the Master of Science in Real Estate and Master of Science in Construction Project Management programmes.

The former programme, which focuses on HKU's urban development, is GPD-accredited. A minimum of 24 months of professional training for the GPD Assessment of Professional Competence (APC) applies to graduates of this major. Students from other real estate master's programmes can also apply for the GPD APC, depending on their relevant work experiences and professional training.

Immediate Past President and GPD Council Member Sr C K Lau and GPD Council Member and Board of Education member Sr Kirsten Lam attended a seminar with President Sr Thomas Ho and representatives from the other divisions and shared with students the roles of and career prospects for general practice surveyors and the GPD's

# Appointment to Task Force on Land Supply by the HKSAR Government

Please join me in congratulating Sr C K Lau, the Chairman of Land Policy Panel, on being appointed one of the non-official members of the Task Force on Land Supply by the Chief Executive of the HKSAR.

A spokesman for the Development Bureau said that the Task Force will undertake a macro review of Hong Kong's land supply options. Building on the multi-pronged land supply strategy adopted by the Government, the Task Force will review and evaluate other land supply options and launch a public engagement exercise to involve the community in discussions on the pros and cons of the different options and their priorities before passing its findings to the Government.

Members who have ideas or suggestions on land supply matters are welcome to give their feedback to the Land Policy Panel of the HKIS.





Land Surveying Division  
Sr Dr Conrad Tang LSD Council Chairman

## Land Surveying Division Activities

The 10<sup>th</sup> Beijing, Hong Kong & Macau Geomatics Conference was held in Macau from 14-15 September. Hong Kong's surveying institutions, including the Survey and Mapping Office, the Land Surveying & Geomatics Department of PolyU, the Hong Kong Institution of Engineering Surveyors, and the HKIS's Land Surveying Division, joined the event.



Sr Thomas Lee and Dr Charles Wong represented the LSD at the Conference. The papers presented were written in simplified Chinese and presented in Mandarin. Thomas presented his rapid production method using true orthophoto models on large areas like Kowloon Peninsula and the recent typhoon-affected areas in Macau. Charles presented his remote-sensing research applications for the environment and population changes along the Belt and Road countries.

## Land Surveying Division Annual Dinner



The LSD will have its Annual Dinner on 27 October. Our younger members like to support local social enterprises. Thus, in a twist this year, we picked New Life Social Enterprise Restaurant as the venue for the dinner. Even so, the cost of the buffet alone will exceed the price of a ticket for a member. Let us hope that the buffet serves good food.

I have to thank the Diamond Sponsor, The Earth Solutions Limited; the Gold Sponsors,



Sam Mak & Associates Surveyors (HK) Limited, ESRI China (Hong Kong) Limited, and Leica Geosystems, Ltd; and the Silver Sponsors, Land Marker (1980), HK Co Limited, and Conrad Tang & Associates Limited, for their generous contributions so that the Annual Dinner's activities would be well-funded and our budget remains in the black.

If you read this message and have not registered for the dinner, please contact Donna Yu at 2526 3679 or Kenny Chan at 9836 0913 to join this event. See you there.

## Farewell Dinner for Sr Simon Kwok

Sr Kwok Chi-wo Simon (郭志和先生), CLS/HyD, will take pre-retirement leave on 15 November 2017 after 38 years of public service. As the Past Chairman of the LSD and Past President of the HKIS, Simon committed to promoting its mapping and land surveying services, which have contributed tremendously to Hong Kong's development. We are pleased to invite you to join Simon's farewell dinner to wish him the best and a happy retirement. The details of the dinner are as follows:

Date: **14 November 2017 (Tuesday)**

Time: **6:00 pm (reception)**  
**7:00 pm (photo-taking)**  
**7:30 pm (dinner)**

Venue: **Palace One 煌府一號**  
 Shop 4, 13/F, MegaBox, 38 Wang Chiu Road, Kowloon Bay  
 (九龍灣宏照道 38 號 MegaBox 13 樓 4 號舖)

Fee: **HK\$460 per head** (including contribution to Simon's retirement present)

For seats reservation, please contact the following organising committee members. The reservation deadline is 20 October 2017 (Friday).

Sr Berlina Ho Tel: 2231 5700  
 Email: lsu.u@hyd.gov.hk

Sr Tommy Ho Tel: 3903 6684  
 Email: alssd.sur@hyd.gov.hk

## Notice of Annual General Meeting and Nomination of Officers and Council Members to The HKIS LSD Council 2017-2018

The LSD's Annual General Meeting (AGM) will be held on **Tuesday, 7 November 2017 at 6:30pm** in Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.

There will be a Chairman's Report, Treasurer's Report, and the election of Council Members for the 2017-2018 LSD. Thanks to the devoted contributions of time and effort from our Council members, we have continued to progress and there is again something worthy to report. Several senior council members believe that they have contributed their fair share of the effort and it is time for new blood to step up and assume leading roles in the LSD.

So, to all younger surveyors, please consider joining the new LSD Council.

The Officers and Council members for 2017-2018 will be elected by those Corporate Members who show up for the AGM in accordance with Paragraph 9.5 of the LSD Regulations. All corporate members are invited to make nominations in writing by completing the Nomination Form with original signature(s) and returning the forms to the HKIS Secretariat for the attention of the Honorary Secretary no later than 5:30 pm on Tuesday, 24 October 2017. See you there.



### Planning & Development Division

Sr Prof James Pong PDD Council Chairman

## 2017 PDD Annual Conference

The 2017 PDD Annual Conference on 16 September was titled, “Country Park – Conservation or Development?” The event, which convened at the Royal Plaza Hotel in Mongkok, was well-received by over 200 participants, who along with the speakers, were the foci of the media throughout the conference. The former Assistant Director of Agriculture and Fisheries Conservation enlightened the audience on how the boundaries of Hong Kong’s country parks were initially defined. The Director of Planning revisited the history of some examples of past development in country parks and there were constructive and fruitful exchanges of ideas on whether or not development should continue there, as this is currently a contentious issue in Hong Kong.

Six members of the Government’s Hong Kong Land Supply Task Force were also present during the conference. I take this opportunity to once again thank the following learned speakers for their valuable contributions to the discussion:

- ✧ Immediate Past Secretary for Development: Mr Eric MA Siu Cheung, GBS
- ✧ Director of Planning, HKSAR Government: Mr Raymond LEE, JP
- ✧ Former Assistant Director of Agriculture, Fisheries and Conservation, HKSAR Government: Prof WONG Fook Yee
- ✧ Adjunct Professor of the Geography Resource Management Department of the Chinese University of Hong Kong: Prof LAM Chiu Ying, SBS
- ✧ Associate Professor of the Department of Geography of the University of Hong Kong: Prof NG Cho Nam, SBS, BBS, JP

I also thank all members of the organising committee for their marvellous work in organising the conference, without which it would not have been so successful.



## Meeting with the Liaison Office of the People’s Republic of China (中央人民政府駐香港特別行政區聯絡辦公室)

On 11 September, the HKIS met with officers from China’s Liaison Office (中聯辦) :

✧ 副主任	譚鐵牛院士
✧ 教育部部長	李魯教授
✧ 教育部副部長	蕭家虹先生
✧ 副主任秘書	陳玉林先生
✧ 教育部副處長	盧金榜先生
✧ 教育部副調研員	傅芃芃博士
✧ 教育部科長	李永權先生

On behalf of the PDD, I introduced the scope of PDD surveyors’ work and asked Dr Tieu (副主任譚鐵牛院士) to help them find business opportunities in those areas lying within the ambit of the “One Belt, One Road” scheme. He noted my request and agreed to follow through on it.

Dr Tieu, who once studied and worked in the UK, will hold a joint institutes’ CPD event involving the HKIA, HKILA, HKIP, and HKIS on 25 October at the HKIS Surveyors Learning Centre. Titled, “the Development of Technology and the Future of Human Society” (世界科技的發展與人類社會的未來), it is a CPD that you cannot afford to miss.





### 2017 PDD Annual Dinner

The 2017 PDD Annual Dinner will be held at the Craigenhower Cricket Club on 13 October. Over 80 members have already booked their seats. If you do not want to miss this great social gathering, please promptly register through the HKIS Secretariat, Miss Alice Lui, at 2526 3679 or through my personal assistant, Miss Eugene Deng, at 2269 8719.



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

**Planning & Development Division**

## Annual Dinner 2017

Date: 13 October 2017 (Friday)  
Venue: Craigenhower Cricket Club  
Address: Dragon Room, 188 Wong Nai Chung Road, Happy Valley, Hong Kong

6:30-7:30 pm: Cocktail reception  
7:30-10:00 pm: Dinner (Chinese style, with red/ white wines serving)  
Entertainment: Live Band and Lucky Draws

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**RESERVATION FORM**  
(Deadline for reservation is 29 September 2017)

To: The Hong Kong Institute of Surveyors  
Room 1205, 12/F, Wing On Centre  
111 Connaught Road Central  
Sheung Wan, Hong Kong  
Fax: (852) 2868 4612 Email: cpd@hkis.org.hk

**Please reserve for the HKIS PDD Annual Dinner 2017** (PDD/S/201713)  
\_\_\_\_\_ number of table(s) at HK\$4,800 per table (maximum of 12 persons per table, half table also welcome)  
\_\_\_\_\_ number of ticket(s) at HK\$400 per ticket

**Member details**  
Surname: \_\_\_\_\_ Other names: \_\_\_\_\_  
Grade of membership: F  M  AM  P  S  HKIS no.: \_\_\_\_\_  
Division: BS  GP  LS  PD  PFM  QS   
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Tel no.: \_\_\_\_\_ Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

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Cardholder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>For Bank Use Only</b>	Approved by: _____	Date: _____
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### PDD AGM 2017

This year, the PDD AGM will be held on 9 November 2017 at 7:00pm at the SLC. If you wish to know more about the work we have done in the last 12 months, please come to this meeting. Your participation is valuable to us.

### Visiting HKU MSc students

On 2 September, the PDD joined a HKU Career Talk for MSc students studying in its Urban Development programme, which is a master's degree course accredited by the PDD. Along with President Sr Thomas Ho, the PDD representatives gave a brief background of the division, introduced the APC programme, and discussed career prospects for P&D surveyors. Many students expressed their interest in joining the PDD after graduation. Overall, the visit went well. We had a deep sharing session with the students and welcomed them to join the PDD's events in the future.



### New PDD Members

I am delighted to announce the success of six applications through the HKIS's multiple membership route. Their assessments have been completed and the PDD Council awaits the endorsement from the HKIS Membership Committee for the nominees to become PDD members.

### Upcoming CPD

The following is the next PDD CPD event. We look forward to seeing you there.

- 23 November 2017 (Thur), 7:00pm – 8:30pm at the HKIS SLC
- CPD Talk by Dr Li Xin of the City University of Hong Kong
- Topic: Brownfields: Past, Present and Future



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

## Research and Development (R&D)

Sr Tim Law will initiate a study in relation to domestic waste management in Hong Kong. On the other hand, the Council has endorsed the successful completion of a study on “The Successful Factors for Shopping Malls in Hong Kong”. There will be a CPD event for this study in the near future.

## Nominations and Co-opted Members

Supported by the Council, the Chairman nominated Sr Dr Edmond Cheng and Sr Oliver Chan as jurors for the coming Dissertation Award.

The Council nominated Sr Dick Kwok as the PFMD representative to the Surveyor Registration Board and Sr Charles Hung as the PFMD representative to the Board of Membership.

The Council endorsed two new Co-opted Members:

Mr Ulric WAN

Ms Shelley CHAN

## “Create Your District Competition 2017” Sham Shui Po Guided Tour on 19 August 2017

The PFMD took part in the “Create Your District Competition 2017” event with secondary school students.



## Branding Project Working Group

Following the opening ceremony for the HKIS Long Term Branding Project “Create Your District Competition 2017” on 25 May, the PFMD has been involved in the following events, among others:

- The HKIS Cartoon Design Competition
- A guided tour of Sham Shui Po for secondary school students on 12 and 19 August

## Property Management Services Authority: An Update

### 物業管理業監管局 - 牌照事務常設委員會收集業界意見

牌照事務常設委員會（牌照會）第 1 次會議已於 8 月 31 日順利舉行。委員會成員一致同意應盡早收集業界意見，並以「聚焦小組」形式邀請業界代表會面，以便在擬訂發牌準則、牌照條件及牌照費水平等事宜前先行聽取業界在這方面的意見。

「聚焦小組」屬臨時性質，目的在於收集業界意見。委員會同意「聚焦小組」的組成初步約為 10 個專業學會 / 團體，每個專業學會 / 團體可委派 1 至 2 名代表出席「聚焦小組」會議。根據會議決定，暫定邀請以下 9 個專業學會 / 團體參加「聚焦小組」會議：

1. 香港測量師學會
2. 香港設施管理學會
3. 香港房屋經理學會
4. 房屋經理註冊管理局

5. 英國特許房屋經理學會
6. 英國皇家特許測量師學會
7. 香港物業管理公司協會
8. 香港物業管理聯會
9. 資歷架構秘書處

上述的「聚焦小組」組成名單主要參考 2011 年民政事務總署成立「規管物業管理行業諮詢委員會」時的相關物管專業團體，亦加入了物業管理業及資歷架構相關組織，以便就物業管理公司及物業管理人發牌事宜提供專業意見。

「聚焦小組」計劃於 10 月中前舉行兩場會議，一場集中討論物業管理公司的發牌事宜，另一場集中討論物業管理人的發牌事宜。

### “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. (Please note that “Sr.” is an incorrect usage.) 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」。（請注意「Sr.」為錯誤用法。）至於中文方面，我們亦會邀請正式會員在其中文字之後加上「測量師」。





Quantity Surveying Division  
Sr Raymond Kam QSD Council Chairman

## 第三次中國建設工程造價管理協會和香港測量師學會資格互認協議下的香港培訓課程（八月二十九和三十日）

第三批中國建設工程造價管理協會（中價協）和香港測量師學會資格互認協議下的香港會員培訓課程於八月二十九和三十日兩天在深圳舉辦。出席者包括中價協理事長徐惠琴女士、香港測量師學會會長何國鈞測量師、香港測量師學會前會長張達棠測量師、香港測量師學會前會長梁立基測量師、工料測量組主席甘家輝測量師、工料測量組副主席江就明測量師、工料測量組義務秘書蔡盛霖測量師、工料測量組前主席嚴少忠測量師、工料測量組前主席文志泉測量師、國內導師董士波院長、郭婧娟教授、張正勤主任及60名參與是次培訓課程的香港測量師。在兩天的培訓課程內，導師們向香港測量師介紹了內地相關法律法規、內地工程建設有關標準規範、規程和國內合同管理的方式。在最後的半天環節，導師們亦和參與的香港測量師進行了討論及交流，亦對各參與者評估了基本的認識。在此，謹代表工料測量組感謝三位導師的講課和導修，及中價協聯同舉辦了第三次互認協議下的香港培訓課程。



## Seminar at the University of Hong Kong (2 September)

A seminar was held on 2 September at the University of Hong Kong to introduce and promote the HKIS to MSc students in Real Estate and Construction Project Management.

The HKIS President, Sr Thomas Ho; the Immediate Past President, Sr C K Lau; QSD Council member, Sr Tiffany Chan; and representatives from the other divisions introduced the HKIS to the students. Sr Tiffany Chan briefed them on the scope of QS services, the routes to becoming and career prospects for quantity surveyors, and her own professional QS experiences. About 70 students majoring in urban development and quantity surveying attended this joyful event and had many questions for the speakers at its conclusion.



## 深圳市人力資源和社會保障局到訪香港測量師學會（九月十三日）

深圳市人力資源和社會保障局專技處一行十八人，於九月十三日到訪香港測量師學會，由義務秘書陳東岳測量師、工料測量組上任主席黃國良測量師出席接待。是次會面讓到訪

人士加深了解香港測量師學會工作，及測量師在內地專業發展有關情況，學會兩位代表與深圳市人力資源和社會保障局專技處代表進行了深入交流。



## Visit by the Macau Society of Cost Engineers (20 September)

On 20 September, President Sr Thomas Ho, Past President Sr T T Cheung, Past QSD Chairman Sr Sam Cheng, and I received a delegation from the Macau Society of Cost Engineers (MSCE). It was the first time that the MSCE and HKIS met and our discussion primarily focused on possible collaboration between our organisations. The MSCE was established in 2016 with the objective of promoting quantity surveying or cost engineering services to the Macau Government and industry stakeholders. The QSD will be glad to work with the MSCE to develop the QS profession in Macau.



## 與中國住房和城鄉建設部標準定額司會面 (九月二十一日)

九月二十一日，香港測量師學會會長何國鈞測量師、工料測量組主席甘家輝測量師、副主席江就明測量師和霍靜妍測量師、前主席嚴少忠測量師在中國佛山與中國住房和城鄉建設部標準定額司衛明、標準定額司造價管理處趙毅明處長、唐亞麗副處長，及廣州、佛山、東莞、珠海造價協會各會長舉行了座談會。會上衛司長扼要地介紹了國家對一帶一路和大灣區在工程造價方面的調研工作和在未來可行的方向。會長何國鈞測量師亦表達了學會可在不同的工程造價範圍內與國內工程造價單位的合作可能性。與會各方都對一帶一路和大灣區在工程造價的新發展抱有期望。



## 首屆粵港澳大灣區大型基建項目管理創新高峰會 (九月二十二日)

香港測量師學會榮幸獲邀參與於九月二十二日在中國佛山舉行的首屆粵港澳大灣區大型基建項目管理創新高峰會。參與是次高峰會的人數逾四百人，參與的講者均是經濟和建築工程、造價管理的精英。香港測量師學會資深會員林清錦是其中一個獲邀出席的講者，他的演講題目是中港工程造價專業服務的差異及建議。香港測量師學會會長何國鈞測量師，工料測量組主席甘家輝測量師，副主席江就明測量師和霍靜妍測量師，前主席嚴少忠測量師也一同出席了高峰會。會長何國鈞亦聯同廣州、佛山、東莞、珠海等造價協會各會長參與了由中國住房和城鄉建設部標準定額司衛明、廣東省住房和城鄉建設部蔡瀛副廳長所帶領的高峰會開幕儀式。





the functions of its various divisions, and other issues relating to quantity surveying. As a reward for joining the event, each student received a divisional fact sheet and souvenir. Many thanks go to Pui Ching Middle School for organising it.



## APC Assessors' Briefing (29 September)

Over 100 assessors joined the APC Assessors' Briefing on 29 September, which was chaired by QSD Vice Chairman and Divisional Education Committee Chairman Sr Raymond Kong. The questions and assessors' notes for both Parts I and II of the assessment were briefly introduced. Over 300 candidates sat for the Part I assessment and over 400 for Part II. This briefing kicked off the assessment of the APC papers. It is anticipated that the whole assessment will be completed before CNY 2018.

## Visit to Pui Ching Middle School (29 September)

Following the QSD's visits to Pui Ching Middle School in 2013, 2014, and 2016, the school once again invited HKIS QSD to deliver a career talk to the students on 29 September. QSD Vice Chairman Sr Amelia Fok and QSD Council member Sr Tiffany Chan joined this event, which was attended by approximately 40 Form 5 students. Amelia and Tiffany introduced the HKIS, the development of the quantity surveying profession, and the routes to membership. The students showed a great interest in surveying, as reflected in their eager responses during the Q&A session, when they were asked questions regarding the HKIS, its board duties,







**Young Surveyors Group**  
Sr Chris Mook YSG Committee Chairman

### Visit to the HKU Surveying Society (19 September)

Thanks go to the HKU Surveying Society's Executive Committee for inviting YSG to visit its facility. During the visit, YSG Vice-Chairman Sr Refeal Leung and I introduced YSG and showed the student audience how to become qualified surveyors.

During the Q&A session, students asked how they could prepare for the APC exam. We advised them to talk to more surveyors and ask them about their work experiences. This would help the students decide which surveying field they would like to join. Knowing this, their preparations for the exam would then be "half the work with twice the effect".



### Joint Professional Social Event: Mooncake-Making Class (26 September)

About 30 young professionals (including arbitrators, engineers, and seven HKIS YSG members) gathered before the mid-autumn festival to make delicious custard mooncakes. They were happy to share such a tasty and fun experience together!



## Upcoming Joint Professional CPD: Architectural Walk (4 November)

Young groups of the HKIA, HKIS, and HKIE are organising a guided tour of TST. Younger members from the planning, landscape architecture, accounting, medical, and legal professions are also invited to join this tour, which presents a great opportunity to meet fellow young professionals!

## Upcoming YSG Events

We look forward to seeing our younger members at the upcoming YSG Study Tour and Annual Dinner.

### YSG Study Tour (14-19 October)

📄	EVENT CODE	2017150
📍	DESTINATION	HARBIN, CHINA
🕒	DATE	14 OCT (SAT) - 19 OCT (THUR) 2017
🕒	CPD HOURS	10
💰	FEE	HK\$4500 PER PERSON (SHARE BEDROOM) +HK\$1350 FOR SINGLE ROOM
👤	QUOTA	20
📅	DEADLINE	<del>18 AUGUST 2017</del> <b>Extend to 8 Sep 2017</b>
🏠	ORGANIZER	YOUNG SURVEYORS GROUP

### ARCHITECTURE WALK

DATE: 4TH NOVEMBER 2017    TIME: 10:00-17:00

A GUIDED TOUR WILL BE LED BY EXPERIENCED DESIGNERS/ENGINEERS/ARCHITECTS, BUILDING HISTORIANS, ARCHITECTS, PLANNERS, PROSPECTORS, SURVEYORS, ARCHITECTS, ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS, ACCOUNTANTS, MEDICAL AND LEGAL PROFESSIONALS, ETC.

GUIDE/TOP	CONCEPT PLANNING
HOY	BYO HOY PERIOD
CATHERINE BLACK	OUTDOOR DESIGN WATER FONTAIN
BYRON CHAN	PLANNING
	PLANNING
	PLANNING

ORGANISED BY HKIA - HKIS - HKIE



### YSG Annual Dinner (4 November)

**HKIS YSG ANNUAL DINNER**

THEME: FAIRY TALES  
Event Code: YSG/S/201712

**NOV 4 2017**

TIME: 19:00 - 22:30  
VENUE: QUAYSIDE,  
FENWICK PIER NAVY SHOPPING CENTRE, WAN CHAI

FOR YSG MEMBERS: \$250 FOR 1, \$450 FOR 2,  
\$600 FOR 3, \$1750 FOR 4 OR ABOVE

INCLUDE FREE FLOW OF DRINKS, BUFFET DINNER AND LUCKY DRAW!!



## Photos of the Month

### YSG@The Surveyors Charity Band Show (15 September)

(PS: most of the performers and participants were younger members. Thanks for coming to support them!)

## Wanted: Young Surveying Guys and Gals!

If you are interested in serving as a guest speaker at a career talk or as an OC or helper during YSG events, please kindly e-mail us at [ysg@hkis.org.hk](mailto:ysg@hkis.org.hk). Please also feel free to attend our monthly regular meetings and refer to our Facebook page, "HKIS Young Surveyors Group (香港測量師學會青年組)," for the latest information.

The dates of the upcoming YSG meetings are as follows:

20/10/2017 (Fri) (venue: to be confirmed)  
17/11/2017 (Fri) AGM (venue: SLC)







Sr Jason Chan  
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/2526 3679 to register.

## Charity Band Show by S!R for the HKIS Charitable Foundation

Band Soul: Sr George Chan

Bandmates: Sr Jeffrey Wong/ Sr John Lau/ Sr Alison Lo/ Jerry Chau/ Sr Chris Mook/ Sr Dr Lesly Lam/ Sr Peter Dy/ Sr Kenny Chan/ Sr Bessie Liu/ Yuji Wong/ Elvis Cheung/Hinry Lau/ Sr Evangeline Cheung/ Sr Jerry Li

Thanks to all for coming to the Charity Band Show and donating on Friday, 15 September, at The 1563 at the East, 6/F, Hopewell Centre, 183 Queen's Road East, Wanchai. This inaugural fundraising activity successfully raised around \$40,000 after deducting the administrative costs for the HKIS Charitable Foundation.

Photos taken on that night are published on the back cover of this month's *Surveyors Times*. Most importantly, we want to express our sincerest gratitude to the following sponsors.

### Special Thanks:

**Ir C S Wai**

**Sr Tony TN Chan**

**Sr Tony WC Tse**



The HKIS Charitable Foundation was incorporated in April 2014 to provide assistance and financial support to those who are in need or suffering hardships. It also aids those who organise, support, promote, and engage in non-profit activities or assist socially disadvantaged and vulnerable groups in the community; advance education; relieve poverty; engage in emergency relief projects; etc. The Foundation is an approved charitable institution and exempt from tax under Section 88 of the Inland Revenue Ordinance.

Please kindly continue to contribute to the HKIS Charitable Foundation.

## Joint Professional Bowling Tournament 2017: the HKIS Wins the Championship

Team Captain: Sr Tommy Lam

The Joint Professional Ten-pin Bowling Tournament 2017 was held on 10 September from 10:00 am to 1:00 pm at the South China Athletic Association Bowling Centre (SCAA). The HKIS team practiced hard for the whole year and competed against teams of accountants, dentists, doctors, and lawyers. Let's congratulate our team and encourage it to keep it up!

More members are welcome to join the bowling team.





## Joint Professional Table Tennis Competition 2017

Team Captain: Sr C Y Jim

Led by team captain Sr C Y Jim, the HKIS Table Tennis Team achieved 2<sup>nd</sup> runner-up at the Joint Professional Table Tennis Competition 2017 on 10 September against teams of accountants, architects, barristers, dentists, doctors, and lawyers. Big congratulations to the team.

More members are welcome to join the table tennis team.

	1	2	3	4	5	6	7	積分	排名
1 香港測量師學會		18	27	54	21	63	81	10	③
2 香港會計師公會	81		81	90	81	81	90	12	①
3 香港醫學會	72	18		54	72	90	90	11	②
4 香港律師會	45	09	45		90	90	81	9	4
5 香港大律師公會	18	18	27	09		27	54	7	6
6 香港建築師學會	36	18	09	09	72		63	8	5
7 香港牙醫學會	18	09	09	18	45	36		6	7



## HKIS Dragon Boat Team: Sai Kung Dragon Boat Competition

Team Captains: Sr Kenneth Wan/Sr Sana Shek/Sr Paul Sze/Young Surveyors Group

The HKIS Dragon Boat Team achieved an encouraging result at the Sai Kung Dragon Boat competition on 10 September at Sai Kung Pier Seafront against teams of various organisations. Big congratulations go out to the team, which is still training hard for other races this season.

More members are welcome to join the dragon boat team.



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

測量師研習中心  
Surveyors Learning Centre



## Meeting Room Rental at HKIS Surveyors Learning Centre

- The Surveyors Learning Centre (SLC) at Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong, is conveniently located by the MTR Station (Sheung Wan).
- Rooms at the SLC are available for hire for meetings, training, seminars, conferences etc. and are equipped with projector and screen, access to wifi and other equipment.
- The rooms can accommodate between 10 and up to 150 persons.
- From now until 23 March 2018, members and non-HKIS members can enjoy a **special discount of 40%** on the normal rental rates for a whole or half day (morning or afternoon session) booking before 6:00 pm on Mondays to Fridays (excluding public holidays).
- For example, the discounted rate for a seminar room with a capacity for up to 150 persons for a half-day session is HK\$5,256 (normal rate: \$8,760).
- Booking of rooms in the evenings on weekdays and on Saturdays are also welcome for which normal rates will apply.
- For details and reservation, please contact Ms Donna Yu at 2526 3679 or email [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk).



### 1. Experience-Sharing on the Application of Building (Planning) Regulations, Part 4 (26 August 2017) (Reported by Sr Gigi Mok, YSG CPD Convener)

Sr Terry Ng came for a fourth time to share his knowledge of the relevant sections of the Building (Planning) Regulations including Section 22 (Permitted site coverage and plot ratio may be exceeded in certain cases), Section 23 (Provisions supplementary to Regulations 19, 20, 21, and 22), Section 25 (Space in domestic buildings), Section 28 (Service lanes), Section 30 (Lighting and ventilation of rooms used or intended to be used for habitation or as offices or kitchens), Section 31 (Minimum requirements for windows), etc.

For example, Terry shared his knowledge of Court Case 40, the Fort Street Case (MP No.600, 1994) that highlighted the importance of an owner's control of his/her land. In addition to the physical characteristics of the land, members learnt that if there is an easement by way of a mutual right-of-way with an adjoining owner granted or reserved in respect of this plot of land, the owner cannot retain control of the land.



1



1. Souvenir Presentation to Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department
2. Sr Terry Ng Tells the Audience that the Inclusion of a Private Lane in a Site Area is a Complicated Matter Even in the Absence of an Easement.

### 2. Surveying Leaders Series 2: Sr Tony Tse Wai-Chuen (28 August 2017) (Reported by Sr Victor Ng, YSG CPD Convener)

On 28 Aug, YSG held a CPD sharing session, Surveying Leaders Series 2. It was our honour to invite Sr Tony Tse as our guest speaker. As a member of the 5th Legislative Council of the HKSAR, a Past Chairman of the Surveyors Registration Board, and Past President of the HKIS, Tony shared his career path from the civil service to private developers, as well as his involvement in the Legislative Council. Tony also expressed his concern over the recent work environment for younger surveyors, especially the opportunities and challenges for fresh graduates in the industry. We all enjoyed a precious moment with Tony and sincerely thank him for his contribution.



**3. Green Procurement and Paint Knowledge-Sharing (15 September 2017) (Jointly organised by PPD and YSG and reported by Sr Victor Ng, PDD YSG CPD Convener)**

On 15 September, the PDD & YSG held a joint CPD on “Green Procurement and Paint Knowledge Sharing”. The speaker, Ms Denise Chan, was a representative of Nippon Paint (HK), Ltd.

Paint is a common material that is applied to both the interior and exterior of a building. During her presentation, Ms Chan shared her product knowledge, recent technologies, regulations, and project references with us. During the Q&A session, the audience was very active, as its questions mostly related to people’s daily practices. We will organise more material-orientated CPDs in the future.

presentation materials can be downloaded from the HKIS website’s Member Area.

Members are encouraged to organise in-house trainings to learn how to avoid violating the Ordinance.



**5. CPD: PNAP APP-2 (Code: 2017154) (Reported by Sr K K Chiu, GPD Chairman)**

At the request of the HKIS, the Buildings Department kindly assigned two experienced building surveyors to enlighten its members on PNAP-APP2, which appears straightforward, although its actual application can be challenging. The speakers, Mr Peter Chan and Miss Rosena Koo, presented the subject with many illustrations and recommended that the audience inquire with the BD on specific design issues in order to comply with the guidelines. It remains our responsibility to familiarise ourselves with the PNAP and keep abreast of the latest changes in the building code.

On behalf of the HKIS, I want to thank the Director of Buildings for making this CPD event possible.



3. Souvenir Presentation to Ms Denise Chan, Project Development Assistant Manager of Nippon Paint (HK) Company Limited  
4. Ms Chan Shares Her Experiences

**4. CPD: the First Investigations and Cases under the HK Competition Ordinance and its Likely Impact on the Construction Sector (Code: 2017153) (Reported by Sr K K Chiu, GPD Chairman)**

Our grateful thanks go to Mr François Renard of Allen & Overy, who kindly organised a seminar in his office and presented the latest developments in the Competition Ordinance and enforcement actions taken by the Competition Commission. This talk attracted 100 attendees and its




# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY






07 OCT 2017  
08 FEB 2018

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
07 Oct 2017	2017173	QSD Technical Visit Series 2017 (18): Visit to Steel Products Fabrication and Distribution Centre <b>(FULL)</b>	Donald Choi	QSD	3.0	✓	3.0	HK\$250 - members (including insurance and transportation)
08 Oct 2017	HKIS/ S/201710	HKIS Bowling Fun Day 2017 <b>(FULL)</b>	-	HKIS	-	-	-	HK\$100 - members (Each member is allowed to bring TWO guests); HK\$150 - guests (Including 2 games, hiring of bowling shoes, insurance and refreshment)
10 Oct 2017	2017187	Doctor's Sharing with Surveyors on Organ Donation and Transplant, and Prevention Strategy to Infectious Diseases <b>New</b>	K F Chau, N C Tsang	PFMD	1.5	-	-	HK\$50 - members
11 Oct 2017	2017185	Leave No One Behind – The Way to Universal Design & Accessibility <b>New</b>	Joseph M H Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
12 Oct 2017	2017192	Assessors' and Counsellors' Briefing <b>New</b>	-	BSD	1.5	-	-	Free of charge - BSD Corporate members
13 Oct 2017	PDD/S/201713	PDD Annual Dinner 2017 <b>New</b>	-	PDD	-	-	-	HK\$6,000 per table (maximum of 12 persons per table, half table also welcome); HK\$500 per ticket



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Oct 2017	2017195	Executive Talk Series: A Talk on Housing in Hong Kong <b>New</b>	Marco M H Wu	GPD, HKU	1.0	✓	1.0	Free of charge - GPD members; for GPD members only
14 Oct 2017 6 Days 5 nights (14/10 - 19/10)	2017150	YSG Study Tour 2017	-	YSG	10.0	To be determined by respective Division		HK\$4500, Including accommodation (sharedroom), transportation and food (Surcharge for single room HK\$1,350)
14 Oct 2017	2017176	QSD BIM Series 2017 (6) : Building Information Modeling (BIM) Training Course for Surveyors - Quantity take-off for Advance Structural and MEP Elements [Class 1] <b>(FULL)</b>	Trainer from BIM consultant	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members
17 Oct 2017	2017163	A Revisit of Final Investigation Report on the Collapse of Roof Structure of Chan Tai Ho Multi-purpose Hall of Hu Fa Kuang Sports Centre of City University of Hong Kong, Tat Chee Avenue, Kowloon on 20 May 2016 <b>(FULL)</b>	Robert Cheng	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
20 Oct 2017	2017188	General Practice Division Discussion Forum for the proposed Memorandum of Mutual Recognition of Membership with counterparts of RICS <b>New</b>	-	GPD	1.5	✓	1.5	Free of charge - GPD members; for GPD members only
23 Oct 2017	2017017S	QSD PQSL 2017 –APC interview – A Nightmare to Candidate?	Kenny Lui, H Y Wan, Jesse Wong	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Oct 2017	2017196	Experience of BIM Applications in a Power Utility Company <b>New</b>	Anthony W L Ip	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
25 Oct 2017	2017183	中聯辦副主任譚鐵牛院士講座 - 「世界科技的發展與人類社會的未來」 <b>New</b>	譚鐵牛	HKIS, HKIA, HKIP & HKILA	1.5	To be determined by respective Division		港幣\$100 - HKIS, HKIA, HKILA, HKIP 會員
26 Oct 2017	2017197	QSD Macau Series 2017 (4): Preservation, Upgrading and Revitalization of Historic Buildings – Highlights of Representative Cases in Hong Kong, Mainland China and the UK <b>New</b>	Raymond W M Wong	HKIS (QSD), ICES & MABCD	2.0	✓	2.0	HK\$80 - members of HKIS, ICES & MABCD; HK\$150 - non-members
30 Oct 2017	2017201	Innovation for Sustainability Series – Event 2 – Seminar on Overseas Green Initiatives <b>New</b>	Phil Jones, Calvin Kam, Stephen S Y Lau & Paul H K Ho	HKIS, PGBC	2.0	To be determined by respective Division		HK\$120 - members of HKIS, HKIA, HKIE, HKIP and HKILA; HK\$220 - non-members
30 Oct 2017	2017191	UAV Applications in Engineering Survey	Ben Choi	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
31 Oct 2017	2017189	UAS application in Surveying industries 	Rickson Chow	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
01 Nov 2017	2017145	SFC's guidance on corporate transactions and the use of valuations issued on 15 May 2017	Michael Duignan	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
02 Nov 2017	2017166	"Meet the Professionals" x Hong Kong Seek Road (Rescheduled from 7 September 2017)	Tony W C Tse	HKIS	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
03 Nov 2017 (3/11 - 5/11)	2017169	工料測量組技術參觀系列 2017 (19): 3 天參觀廠房及景點: 參觀湖南省長沙市工業園機械重工廠房和長沙市景點 (FULL)	三一重工股份有限公司 代表	QSD, HKIE (Building)	10.0	✓	10.0	會員收費: 每位港幣 \$1,900 (包括行程內的交通、保險、用餐、景點門票及酒店雙人房費用)。單人房需另加港幣 \$650。
04 Nov 2017	YSG/S/201712	YSG Annual Dinner 2017	-	YSG	-	-	-	HK\$250 for 1, HK\$450 for 2, HK\$600 for 3 and HK\$175@ for 4 or above (include buffet dinner, lucky draw and free flow of drinks)
04 Nov 2017	YSG/ CPD/2017198	Joint Professional Architectural Tour 	-	YSG	2.0	To be determined by respective Division		HK\$60 - members
08 Nov 2017	2017178	QSD Legal & Contract Series 2017 (8): Getting Your Contract Documents Right (FULL)	K K Cheung, Joseph Chung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non members; FOC - student members studying full time
11 Nov 2017	2017180	HKIS Safety Seminar - Reduce the Risks to the Safety and Health of People at Work 	Carlson K S Chan, W K Lo, Y Y Wong, Clement C V Sio, Alfred W H Leung	HKIS	3.0	To be determined by respective Division		HK\$240 - members of HKIS, HKIE and HKCA; HK\$300 - non-members
13 Nov 2017	2017165	How to Kick Start Your Belt & Road (Rescheduled from 2 November 2017)	Nicholas Ho	HKIS	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
18 Nov 2017	2017162	Experience Sharing on Application of Building (Planning) Regulations – Part 5	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
18 Nov 2017	2017129	International QS BIM Conference 2017 Hong Kong 	Please refer to the website	QSD	6.0	✓	6.0	Please refer to the website
20 Nov 2017	20170171	QSD PQSL Contract Administration Series 2016 (10) – Essential Elements of the Front Parts of Tender Documents for a Private Project <b>(FULL)</b>	S W Yuen	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
23 Nov 2017	2017199	Brownfields: Past, Present and Future  (Rescheduled from 9 October 2017)	Xin Li	PDD	1.5	✓	1.5	HK\$100 - probationers; HK\$120 - members; HK\$150 - non-members
24 Nov 2017	2017159	Experience Sharing on Land Resumption in Urban Area	Edward Au	YSG	1.5	To be determined by respective Division	1.5	HK\$120 - members; HK\$150 - non-members
28 Nov 2017	2017177	Building Energy Saving Measures in Response to Climate Change	Paul H K Ho	HKIS, PGBC	1.5	To be determined by respective Division	1.5	HK\$120 - members of HKIS, HKIA, HKIE, HKIP and HKILA; HK\$180- non-members
04 Dec 2017	2017138	Planning, Design and Construction of Mixed-used Harbourfront Development - "Victoria Dockside" <b>(FULL)</b> (Rescheduled from 24 October 2017)	Jeff Tung	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
05 Dec 2017	2017181	Delivering Cost Effective Sustainable Public Rental Housing Developments 	T T Cheung, Sunny Choi	HKIS	1.5	To be determined by respective Division	1.5	HK\$120 - members; HK\$180 - non-members
07 Dec 2017	2017200	Cladding Stones in Hong Kong: Geology, Common Problems and Considerations in Stone Selection 	L S Chan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 Dec 2017	2017194	QSD Green Series 2017 (2): A Comparative Study of The Performance of Green Buildings in Hong Kong and Singapore 	Ellen Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
16 Dec 2017	2017116B	Safety Management Course for Surveyors (Class 2) (Same as the course on 30 September 2017 i.e. CPD event 2017116A.)	S K Cheung	HKIS, CIC	3.0	To be determined by respective Division	3.0	HK\$200 for members only (Note: Participants need to provide their complete HKID number to CIC in order to obtain a certificate of attendance issued by CIC)



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
09 Jan 2018	2018002	QSD Technical Series 2018 (1): Stainless Steel Potable Water System: A New Concept <b>New</b>	Benjamin C K Chan, David L T Pang	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
15 Jan 2018	2017186	QSD Green Series 2018 (1): Does Green Pay Off? <b>New</b>	M Y Leung, Isabelle Y S Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
16 Jan 2018	2017179	QSD Cost Management Series 2018 (1): Internal Project Cost Audit for Mitigation of Risks and Reduction of Construction Costs in Hong Kong Property Developers	Joseph H C Chong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
23 Jan 2018	2018001	QSD Legal & Contract Series 2018 (1): Handling of Performance Bond <b>New</b>	Mandy Ng	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
08 Feb 2018	2018003	QSD Legal & Contract Series 2018 (2): Management of Cost Reimbursement Contracts <b>New</b>	Joseph S L Law	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time

(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](mailto: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](http://www.hkis.org.hk/en/professional_cpd.php) or use the QR code provided.



# MEMBERS' PRIVILEGES

## GASOLINE

### CALTEX STARCARD

From 1 January 2017, 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\$2.30** per litre in gasoline and **HK\$4.90** per litre in diesel purchase every day. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2116 5407**.

### ESSO FLEET CARD

From 1 April 2017, HKIS members can enjoy the privileged discounts of **HK\$2.30** per litre for petrol and **HK\$4.90** per litre for diesel purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

### ESSO DISCOUNT CARD

From 1 April 2017, HKIS members can enjoy the privileged instant discount of **HK\$1.70** per litre for petrol purchase for successful applicants and existing customers of Ace Way Company. Upon purchase, net payment is settled by cash or credit card at Esso Service Station. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

### SHELL CARD

From 1 January 2017, the discount is **HK\$2.00** per litre for gasoline for all successful application of the Shell Card.

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

## OTHERS

**UP TO 74% OFF** **HEALTH CHECK PLAN / SUPPLEMENT** **with FREE gift**

From now until 31 December 2017, **health.ESDlife**, an HK's online healthcare marketplace offers 1) **10% off** on over 340+ health check plans on eshop (Discount code: HKIS2) 2) **instant \$50 off** upon purchase of \$400 supplement (Discount code: HKISSUP). For Royal Comprehensive Plan, HKIS members can enjoy up to **74% off** (value: \$10,110; selling price: \$2,620; HKIS discounted price: \$2,358). The plan consists of 93 checkup items including 3 ultrasound and 2 tumor markers with \$300 **FREE** Parkn'Shop Coupon. Over 28 checkup merchants and 300 types of supplement from renowned brands are available. For purchase and details, please visit [health.esdlife.com/hkis](http://health.esdlife.com/hkis). For enquiry, please call **3151 2221**.

**29% OFF** **BOAT LICENSE COURSE**

From now until 31 December 2019, **A & M Boating Limited** is offering a special course discount for boat license to all HKIS members. The total course fee is **HK\$2,400** (Original course fee: **HK\$3,400**). For further course details, please visit [www.anmboating.com](http://www.anmboating.com), or call **2891 3220** or email to [info@anmboating.com](mailto:info@anmboating.com)

**15% OFF** **PROFESSIONAL COURSE**

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

## Up to \$5000 CASH REWARD BANKING

Become a DBS Treasures or DBS Account customer by 31 December 2017, and make deposit via auto-payroll and fulfill designated requirements, to enjoy **up to 1.1% p.a. preferential interest rate** for Time Deposit, up to **HK\$5,000 cash reward** and a series of privileges such as 1st year waiver for monthly service fee.

Terms and conditions apply. Please contact DBS Corporate Account Manager Ms Fontaine Chan at 3668 6814 / 9484 6198 and visit HKIS website for details.

**36%/34% OFF** **HEALTH CHECK PLAN**

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of **HK\$3,080 for male and HK\$3,990 for female**. Plan is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/breast ultrasound. Privilege lasts until 31 December 2017.

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

**10% OFF** **ROOM ACCOMMODATION**

Enjoy a **10% discount** from 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 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 2017, subject to availability.

**UP TO 15% OFF** **Shopping & Dining**

Enjoy up to **15% discount** at Lee Gardens Shopping Area (Hysan Place, Lee Garden One to Six, Lee Theatre and Leighton) upon joining **Lee Gardens Plus!**

Special offers include: **15% discount** at Paradise Dynasty, ESPRIT and others / **10% discount** at Adidas, agnès b., Ho Hung Kee (1946) Congee & Noodle Shop, PEPPER LUNCH, sen-ryo, Triple O's by White Spot, Wan Kee Sports, West Villa Restaurant and others / **5% discount** at eslite, Jasons • Food & Living and others. Download the Lee Gardens App now at <https://goo.gl/oxTR9w> for registration (please enter referral code: MKT) and discover all these privileges!

**10% OFF** **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 2017, 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](mailto: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/newsletter/specialoffers.pdf>.

**10% OFF** **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 2017.

**20% OFF** **DINING**

Enjoy **20% discount** on dining at **La Lune Whiskey Bar & Restaurant** upon presentation of HKIS membership card, HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card. The offer will last until 31 December 2017. For more discount, please visit HKIS website.

**15% OFF** **WEIGHT REDUCTION PLAN**

**MSL Nutritional Diet Centre** aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2017, HKIS members can enjoy its exclusive offers, including a **free "Health & Weight Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free exercise class** (tummy workout) session.

An advance booking is required. For more information, please call **2478 8884** or visit [www.mslhk.com](http://www.mslhk.com).

**15% OFF** **SERVICED APARTMENT**

The serviced apartments, **Eight Kwai Fong**, offers 156 Studios and one-bedroom apartments for rent. Each unit is 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 2017. 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](mailto:enquiries@8KF.com.hk) (website: <https://www.8KF.com.hk/>).

**28% OFF** **ROOM ACCOMMODATION**

From now until 31 December 2017, HKIS members who book guest rooms directly at the **Royal Plaza Hotel** can enjoy up to **28% off** its Best Available Rate with instant confirmation. Simply click on the hotel's website at [www.royalplaza.com.hk](http://www.royalplaza.com.hk) and enter your username as **hkismembers**. The password is **THE482**.

For enquiries, please contact Ms Jennifer Wong at **2622 6218/ 6117 7800** or [jenniferwong@royalplaza.com.hk](mailto:jenniferwong@royalplaza.com.hk).

**10% OFF** **FOOTBALL SHIRT**

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

**UP TO 40% OFF** **INSURANCE**

From now until 31 December 2017, HKIS members and their families can enjoy the special offers from **Prudential General Insurance HK, Ltd** including travel insurance (**up to 25% off**), home insurance (**25% off**), maid insurance (**20% off**), motor insurance (**40% off**), etc. For further promotional details, please visit HKIS website.

**15% OFF** **WINE SHOPPING**

**Wine etc** is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2017. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

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

**UP TO 25% OFF** **INSURANCE**

From now until 31 December 2017, HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (**single trip plan, 25% off**), **medical plan (up to 15% off)**, **home protection plan (10% off)**, etc.

Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or product information, please contact us at **2903 9393** or visit [zurichcare.com.hk/surveyor](http://zurichcare.com.hk/surveyor).

## Free subscription Magazine

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

**18% OFF** **DINING**

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 1 January 2017 and last until 14 December 2017. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

**10% OFF** **CHORAL CONCERT TICKET**

The **Hong Kong Bach Choir** presents a wide repertoire, from the Renaissance to World Premieres, while concentrating on music of the Baroque, Classical and Romantic periods. As a caring organisation, the HKIS is working with HK Bach Choir to promote performing arts in Hong Kong. Members of HKIS can enjoy a **10% discount** on HK Bach Choir programmes by showing your membership card at URB/TIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

**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.







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**15 September 2017**

