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Value management, an underused resource



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Value management, an underused resource

Value management is an important tool for maximising and achieving value for money in decision-making processes. But it still remains underutilised in many projects in Hong Kong.

Kit M Yip



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Sr Thomas Wong

Deputy Director of Beria Consultants Ltd

Value management is one of the best ways of improving design and functions, and striking the best balance between cost, reliability and performance for a building or a civil engineering construction.

“One of the reasons for the low popularity of VM in private works is that project teams usually have a dedicated QS who specialises and serves well in cost matters, giving a perception that this is sufficient, without much regard to the notion of values.”

‘Value engineering’ originated in the US manufacturing sector during the Second World War and was developed by Lawrence Miles of the General Electric Company. VE (value engineering), later also called VM (value management), uses a technique of analysing the functions and finding better value options of the components of a product. The technique of VE/VM is much accepted in both civil engineering and building projects today in the US, Europe, Japan and Australia. It arrived at Hong Kong in the 1990s.

Some users value its systematic team decision-making process. Others favour its methodology that aimed at maximising and achieving “value for money”. Indeed, it is one of the best ways of improving design and functions, and striking the best balance between cost, reliability and performance for a building or a civil engineering construction. According to Quantity Surveyor Thomas Wong, Deputy Director of Beria Consultants Ltd. and a qualified VM facilitator, it is a systematic, multi-disciplinary effort directed towards analysing the functions of projects for the purpose of achieving the best value at the lowest overall life cycle project cost.

“As far as I know, VM is a broad term covering value engineering,” Sr Wong says. “In Hong Kong, many clients use the simple abbreviation ‘VE’ to describe value management or value engineering or their sole object for cost-cutting. While VE/VM is different from cost saving, nevertheless it can achieve the effect of cost saving. VE/VM aims to increase the value of a product or service brought from the formula and relationship of ‘Value = Function/Cost’”.

Quantity Surveyor K C Tang, Director of K C Tang Consultants Ltd. and a qualified VM facilitator, echoes this. “Participants in projects are very often only concerned about reducing the on-going costs to meet a tight budget. VE/VM is

more than this. It analyses functions (objectives, issues also) and areas of poor values, brainstorms ideas and generates and evaluates value added options in a systematic manner that engages all stakeholders,” he says. “‘Value engineering’ created in the US manufacturing sector was later adopted and adapted with different flavours in other industries or in other countries, and the term ‘value management’ was derived to reflect the change in the details of the practice and the scope of applications.”

VM has been widely adopted in Hong Kong Government projects after an inter-departmental steering committee was set up in 1997 to set guidelines and monitor the implementation of VM. Technical Circular WBTC No.16/98 was promulgated in September 1998 to introduce VM and its application to the public works programmes. The circular recommended departments to conduct VM studies for three projects each year but did not encourage VM studies for projects with estimated cost less than HK\$100 million. In 2012, another circular stipulated that VM studies should be considered for every major project, which means a project with an estimated project cost exceeding HK\$200 million. VM, however, is not popular in private-sector projects.

“I think one of the reasons for the low popularity of VM in private works is that project teams usually have a dedicated QS who specialises and serves well in cost matters, giving a perception that this is sufficient, without much regard to the notion of values,” says Sr Dr Mei-yung Leung, Associate Professor from the Department of Architecture and Civil Engineering at City University of Hong Kong. She is a quantity surveyor and a qualified VM facilitator who has handled about 30 VM workshops in Hong Kong. “However, the average construction practitioners lack VM knowledge and training in implementing a systematic approach to

“ VM studies can be conducted for the whole project on the overall design first, and then on individual detailed design at any stage, and on individual construction method during the post contract stage. ”

identifying major functions and what alternatives might be on offer. In fact, not every university provides VM education in its construction related undergraduate programmes except perhaps in its master programmes. Thus, construction practitioners may not really know VM techniques and when they receive a Government job assignment, they do it for the sake of doing it with a cost-cutting mentality.”

As a lead facilitator, Sr Wong observes that the application of an authentic VM (i.e. via a workshop with VM job plan led by a qualified VM facilitator amongst multi-disciplines) has not been widely adopted in Hong Kong. “Apart from reasons like extra time required for the project team and stakeholders to participate in a VM workshop which may last for more than one day and insufficient number of full-time qualified VM facilitators in Hong Kong,” he says, “it is hard to get stakeholders to buy in the VM concept today as they still rely on routine project meetings with free flow of ideas and discussions from the project team to work out the majority of decisions for a project.”

Sr Wong points out that conducting VM during the design stage of a project lets the project team collectively halt and think, to see if the project team is doing the right thing. Needs and wants can be found by looking at the functions of the project and more importantly it lets the project team (multi-disciplinary effort) creatively generate new ideas to enhance the objectives or functions of the project in addition to documenting the decision-making process.

Similarly, Sr Dr Leung recommends launching VM from the project feasibility study stage, especially when public engagement is to be involved for public works. “If the project will satisfy public needs but at very high cost, with VM workshop conducted in public engagement, you can explain to LegCo not just from your own perspective but can justify the rationale behind as supported by

the results of the VM workshop,” she says. “At the VM workshop, construction professionals can contribute from the technical point of view and indeed have the good opportunity to let the public know and understand the rationale behind the project proposal. As a result, the decision would be a collective decision involving the public and social cohesion can be reinforced. Project completion also needs VM. For instance, the Housing Authority will do a start-up workshop when a project construction starts and a close-out workshop after construction completion for lesson-learned feedback. I will apply the VM approach in these workshops, asking what the functions are, what alternatives are the best. In short, from the beginning to the last stage, VM can be applied.”

Sr Tang also agrees that VM studies should be conducted as early as possible to get the maximum benefits even at the project inception stage. “VM studies should not be a one-off exercise for a project,” he says. “VM studies can be conducted for the whole project on the overall design first, then on individual detailed design at any stage, and on individual construction method during the post contract stage. For design and build projects where the contractors can share the cost savings in alternative designs or construction, the contractors would be keen to suggest cost saving proposals, while the employers should ensure that there are value benefits. VM studies can help in this respect. During the post contract stage, VM studies can also be conducted if there is a change in market demand for varied design or if there is a need to cut cost to balance the cost overrun.”

The article is published courtesy of Classified Post.

「價值管理未有廣泛應用在私營項目的其中一個原因是，負責計劃的團隊一般已聘請專業的工料測量師，專門及妥善地處理成本的問題，故認為有關安排已經足夠，而忽略了價值這個概念。」

價值管理—— 被忽略的資源

價值管理在決策過程中發揮重要作用，有助增加和達致成本效益，但有關概念並未廣泛應用在香港的工程項目。

葉潔明

『價值工程』源自二戰時美國的製造業，由時任美國通用電氣的工程師勞倫斯麥爾斯提出。『價值工程』，後又稱『價值管理』，乃用來分析產品零件的功能和尋找提升產品價值的方法。時至今日，價值工程或價值管理被廣泛應用在美國、歐洲、日本和澳洲的土木及建築工程項目。有關方法在 90 年代傳入香港。

部分用家欣賞價值管理富系統性的團隊決策過程，亦有人喜歡它旨在增加和達致成本效益的運作方法。事實上，價值管理是最有效改善設計和功能的方法之一，可平衡建築或土木工程項目的成本、穩定性和表現。本身是工料測量師的貝鐳華顧問有限公司副董事黃裕安測量師，也是合資格的價值管理促導師，他認為價值管理集系統性和各界別之力，用來分析項目的功能，旨在以最低的项目生命周期成本，爭取最高的效益。

黃裕安測量師說：「據我所知，價值管理 (VM) 涵蓋價值工程。在香港，很多客戶慣以英文簡寫『VE』去形容價值管理或價值工程或作為純粹減省成本的手法的名稱。雖然價值管理或價值工程有別於減省成本，但兩者的確有助達到減省成本的效果。價值管理或價值工程利用公式『價值 = 功能 / 成本』所體現的關係，提高產品或服務的價值。」

鄧琪祥顧問有限公司董事鄧琪祥測量師，同樣是工料測量師和合資格的價值管理促導師，他說：「項目參與者通常只會關注項目的基本成本，務求符合緊縮的預算。價值管理或價值工程不僅如此，更多的是分析項目的功能（包括目標和困難）和價值低的地方，有系統地集思廣益，創新思維，找出和評估其他增值方法。『價值工程』源自美國製造業，其他行業和國家相繼採用及按需要調整有關做法。後來執行細節和應用範圍有變，衍生出『價值管理』一詞。」

價值管理廣泛應用在香港政府的工程項目。港府在 1997 年成立了跨部門督導委員會，負責制訂指引和監督價值管理的推廣工作。政府在 1998 年發布工務技術通告第 16/98 號，把價值管理引入應用在公營工程項目。有關通告建議各政府部門每年至少為三個項目進行價值管理研究，但不鼓勵為預算少於一億港元的計劃進行價值管理研究。政府在 2012 年發布另一份通告，指出所有大型項目都應該進行價值管理研究，亦即預算超過二億港幣的項目。但價值管理並未廣泛應用在私營工程項目。

香港城市大學建築學及土木工程學系副教授梁美容博士測量師說：「我想價值管理未有廣泛應用在私營項目的其中一個原因是，負責計劃的團隊一般已

聘請專業的工料測量師專門及妥善地處理成本的問題，故認為有關安排已經足夠，而忽略了價值這個概念。」既是工料測量師又是合資格的價值管理促導師，梁美容博士測量師參與過約 30 個關於價值管理的工作坊。她說：「一般建造業從業員缺乏價值管理的知識和培訓，無法有系統地識別項目的主要功能和其他可能性。事實上，並非所有大學與建設相關的本科課程都有提供價值管理的科目。因此，建造業從業員並不真正理解價值管理的技巧，當他們處理政府工程時，難免有只當是減省成本的心態。」

作為價值管理的主促導師，黃裕安測量師觀察到香港業界並未廣泛採用真正的價值管理，亦即由一位合資格的價值管理促導師引導其他界別持份者按價值管理工作計劃進行價值管理工作坊。他說：「原因乃工程團隊和持份者需要花更多時間參與價值管理工作坊，有可能需要花超過一天的時間，而且香港合資格但全職的價值管理促導師人數不多。撇除這兩個原因，目前要游說持份者接納價值管理這個概念也非易事，他們仍然依賴與工程團隊例行開會，提出想法和討論，然後落實大部分工作。」

黃裕安測量師指出，若工程項目在設計階段進行價值管理，負責項目的團隊就有機會停一停、想一想，到底團隊的方向是否正確。審視項目的功能，可以找出真正的需要及追求，更重要的是，負責項目的團隊（集各界別之力）可想出更多新意念，去提升項目的目標或功能，同時記錄整個決策過程。

梁美容博士測量師同樣建議在工程項目的可行性研究階段，納入價值管理，尤其是涉及公眾參與的公共項目。她說：「若工程項目符合公眾利益，但涉及高昂成本，讓公眾參與價值管理工作坊，有助游說立法會相信有關項目的意見並非只是個人意見，而是有價值管理工作坊的結果支持項目背後的理念。建造業專家在價值管理工作坊除提供技術層面的意見外，亦有機會讓公眾更加認識和理解建議項目背後的理念。因此，決定是集體作出的，公眾是有份參與的，社會凝聚力會增強。項目完成後同樣需要做價值管理。例如，香港房屋委員會在項目開始和完成時，分別進行啟動和完成工作坊，後者可收集有用的實際經驗和教訓。我會以價值管理的手法來帶領工作坊，找出項目的功能、有否其他更好的選擇。簡單來說，價值管理可以由始至終貫穿整個項目。」

鄧琪祥測量師同意越早進行價值管理研究，收效越大，甚至早在計劃構想階段已經可以進行研究。他說：「價值管理研究不應是一次性行動，而是可以應用於工程項目的全過程，首先是在整體設計，然後是各階段的個別具體設計，以及在簽訂合約後的個別施工方法。在設計和施工承包的工程，若容許承包商共享另選設計或施工方法所節省的成本，承包商會積極提出節省成本的方案，但僱主應確保方案會帶來真正效益。價值管理正正可在這方面發揮作用。在合約實施階段，若因市場對設計的需求有變，或因超支而需要減低成本，依然可以進行價值管理研究。」

本文由《Classified Post》撰文。



測量師認同越早進行價值管理研究，收效越大。
(相片提供：Getty Images)

「價值管理研究可以應用於工程項目的全過程，首先是在整體設計，然後是各階段的個別具體設計，以及在簽訂合約後的個別施工方法。」



Sr Dick Kwok

June is always a peak period for us, and my days were filled with HKIS activities, campaigns and events, which were a great success. For instance, our “Create Your District” Competition proved to be the best one we have launched and the list of future events keeps growing. I will not be sitting on my laurels and will continue to draw on more resources and support to make this year’s campaign a glorious and memorable one.

Reconnect with Legislative Council

Since the vacant seat of LegCo member for Architectural, Surveying, Planning and Landscape was filled by Sr Tony Tse, we have been working keenly to re-establish our links with the chamber. On 21 May, a dedicated meet-up took place between the HKIS and Sr Tse at the LegCo Complex and I led representatives from six Divisions and the Young Surveyors Group (YSG) to meet with him. During the two-hour meeting we exchanged views on topics such as the environment, works, management and manpower exchange. We also asked Sr Tse to help voice our industry’s needs such as the opening-up of more surveyor jobs.

YSG CPD at Yeung Hau Temple in Tai O

It is not too often we have organised a CPD at a local temple, so it was a great pleasure to hold one at Yeung Hau Temple in Tai O. To ensure the smooth running of the event, I assisted the YSG in preparing this special occasion as I was involved in the refurbishment of this monument some years ago in my capacity as chairman of the Chinese Temple Committee Works Working Group. About 20 people joined the visit guided by architect KC Yuen, who is also an expert in culture, temple conservation and local customs. In addition to the history and architecture of the Yeung Hau Temple, Yuen is also passionate about conservation. I also shared the challenges and difficulties encountered so as to inspire members to look at issues from different perspectives.

Fruitful Joint Institutes Discussion Forum - Land for Hong Kong Forum

On 29 May, the Land for Hong Kong forum jointly organised by LegCo member Sr Tony Tse and four Institutes (HKIA, HKIS, HKIP and HKILA) drew an audience of about 150 professional members, more than a third of them from our Institute. I was also glad that in addition to chairmen and former chairmen from four institutes, the chairman of the Task Force on Land Supply Stanley Wong accepted our invitation. Also in attendance were team members, among them Stephen Wong Yuen Shan and Jasper Tsang Yok-sing. The whole discussion session went well, with the floor bringing forward some balanced and constructive views.

HKCPS Visit to Guangdong

Our proactive approach to the Greater Bay Areas (GBA) project continued when I led a group of four on a two-day visit to Guangdong Province on 1-2 June. Organised by the Hong Kong Coalition of Professional Services, the function covered a wide spectrum of professional sectors such as surveying, accounting, medical, law and finance. With the help of Liao Jingshan, Director General of the Hong Kong and Macao Affairs Office of the People’s Government of Guangdong Province, our party met with Government department chiefs from four key sectors – architectural, surveying, planning and landscape; law; finance and medical. It is very important for us to make sure that all doors – big or small – be open to us when our members expand into Greater Bay Area in future.

First Drinks Gathering by Members’ Welfare Committee

On 5 June, the HKIS Members’ Welfare Committee hosted its first network drinks gathering in 2018 at the L16 Cafe and Bar in Hong Kong Park. The highly successful event was attended by 110 members, including Senior Vice-President Sr Dr Tony Leung; HKIS Vice-President Sr Billy Wong; Members’ Welfare Committee Chairman and HKIS Honorary Treasurer, Sr Paul Wong; HKIS Past Presidents, Sr Thomas Ho, Sr C K Lau and Legislative Councillor Sr Tony Tse and, of course, myself.

Update on Create Your District Competition 2018

When applications closed on 15 June we had received an overwhelming response with over 180 participants from 31 secondary schools signed up. On 2 July, we will arrange

a pre-tour for all docents followed by a workshop and guided tour of the St James settlement (Wan Chai) on 7 July. After this, students will focus on creating their ideal district for Wan Chai, using 3D models or multimedia video. I am very excited and look forward to seeing their creative presentations and ideas when submissions close on 14 September.

2018 Quality Property & Facility Management Award (QPFMA)

A joint project staged by the HKIS and the Hong Kong Association of Property Management Companies (HKAPMC), this biennial QPFMA recognises exceptional achievements and excellence in the property and facility management industry. It is now open for nominations, and a briefing session held on 13 June was almost fully subscribed. The theme for this year is "Smart Buildings, Smart Management". Submission deadline is Friday, 24 August 2018. Please help spread the word.

Sr Dick Kwok
President

本會很多工作都集中在六月進行，我亦頻繁地參與本會多個活動、計劃和項目，取得豐碩成果。例如「細看社區歷史 構建『你』想灣仔」地區發展創作比賽已成為我們最成功的活動之一，其他一系列活動亦密鑼緊鼓地進行中。我將繼續努力，投放更多資源和全力支持今年的活動，為大家帶來精彩和難忘的回憶。

與立法會重啟對話

自謝偉銓測量師當選立法會功能界別建築、測量、都市規劃及園境界議員後，我們致力與議會重新建立溝通。本會和謝議員於5月21日在立法會綜合大樓見面，我率領六大組別和青年組的代表出席會議。會議進行了兩小時，我們討論了多個議題，就環境、工作、管理和人手分配交換意見。我們促請謝議員轉述業界的期望，包括開放更多測量師職位。

青年組參觀大澳楊侯古廟

我們不常在本地廟宇舉行持續專業發展活動，對於能夠在大澳楊侯古廟舉辦活動感到非常高興。為了確保活動順利進行，我協助青年組籌備活動，善用我早年擔任華人廟宇委員會工程小組主席時參與古廟復修工作的經驗。活動吸引約20人參加，由袁國章建築師帶領參觀導賞古廟。作為精通傳統文化、寺廟保育和地方習俗的專家，袁國章不但熟識楊侯古廟的歷史和建築，他對於保育古廟更是不遺餘力。我當日亦有分享這方面工作需面對的挑戰和困難，期望能啟發各會員從多角度思考保育及文化傳承的問題。

四大學會聯合順利舉辦香港土地論壇

立法會議員謝偉銓測量師和四大學會，包括香港建築師學會、香港測量師學會、香港規劃師學會和香港園境師學會，在5月29日合辦了土地供應論壇，吸引約150名專業會員出席，當中超過三分一是本會會員。我很高興四大學會的現任和前任會長皆親身到場參與論壇，土地供應專責小組主席黃遠輝先生也應邀出席，其他小組成員包括黃元山先生和曾鈺成先生亦有現身。整個討論環節順利進行，台下踴躍發表中肯和具建設性的意見。

香港專業聯盟訪問廣東

我們積極支持大灣區計劃，我在6月1日和2日率領四人小組一連兩日訪問廣東省。這次活動由香港專業聯盟主辦，內容涵蓋多個專業界別，包括測量、會計、醫學、法律和金融。在廣東省人民政府港澳事務辦公室主任廖京山的安排下，我們與來自四大界別的政府部門的首長見面，包括建築、測量、規劃和園境、法律、金融以及醫學。我們需要確保通往大灣區的大門常開，以便日後會員前往大灣區發展事業。

會員福利委員會首場聯誼酒會

會員福利委員會於6月5日假香港公園的L16餐廳舉行本年度首場聯誼酒會，110名會員出席這次盛會，包括高級副會長梁家棟博士測量師、副會長黃健兒測量師、會員福利委員會主席及義務司庫黃國良測量師、上任會長何國鈞測量師和前任會長劉振江測量師、立法會議員謝偉銓測量師，我身為會長當然亦有出席支持。

「細看社區歷史 構建『你』想灣仔」地區發展創作比賽 2018 進度匯報

參賽報名期已於6月15日完結，反應十分踴躍，超過180名來自31間學校的中學生報名參賽。我們於7月2日先為一眾測量師導賞員舉行簡介會，之後在7月7日於聖雅各福群會為學生舉辦工作坊和導賞團，帶他們細看灣仔。學生及後將發揮創意，利用3D模型或多媒體影片，繪畫出自己理想中的灣仔區，於9月14日或之前提交參賽作品。我非常期待收到學生具創意的作品和創新的想法。

優質物業設施管理大獎 2018

由香港測量師學會和香港物業管理公司協會聯合主辦的優質物業設施管理大獎，每兩年一屆，旨在表揚物業管理從業員優秀的表現和貢獻。今屆獎項現正接受提名，早前於6月13日舉辦的簡介會更是座無虛席。今屆主題是「樓宇管理智能化，物業管理齊優化」。提名截止日期是8月24日（星期五）。在此鼓勵各會員踴躍支持及推廣。

會長
郭岳忠測量師

Constructive insight

A meticulous attention to detail and a strong work ethic have helped Sr Boris S M Yeung, Deputy Managing Director of K. H. Group and Founder of Tactful Group, succeed in a highly challenging career.

Kit M Yip



“ When I founded Tactful Building Co Ltd in the early 90s, there were only five of us. It later grew to having more than 200 employees. ”

“Talents are not simply defined by their profession: be it surveying, engineering or architecture. Rather, it is their dedication, work ethics, integrity, willingness to observe and learn which count,” says Sr Boris S M Yeung, Deputy Managing Director of K. H. Group Holdings Ltd and Founder of Tactful Group. “If you are committed to doing what you are good at, you will earn appreciation from others. Opportunities will follow.”

Sr Yeung’s road to success is testimony to these attributes. What is perhaps surprising is the passion for construction he has had since he was a teenager. He used to look at construction sites, and wonder how the construction plant worked, what the workmen were doing, and how buildings were built. Where other people might find construction sites a nuisance, his curious mind was set to discover about these amazing processes. “Sites can become completely different within months, and buildings are like mega-products in the making,” recalls Sr Yeung with excitement.

With this innate passion, it was only natural that Sr Yeung became a student of building surveying at the Hong Kong Polytechnic in 1986. “Polytechnic’s programme gave us practical, work-ready knowledge ranging from building technology to construction law and cost control,” he says. “I was honoured to have an internship at Swire Properties, where I worked under Sr David Chan Wah Wai, former Chairman of HKIS’ Building Surveying Division, my respectful mentor who teaches good attitude and a sense of responsibility and whom I still call ‘my master’ today.”

He then went to the UK to complete, with distinction, a BSc in Building Surveying from the University of Greenwich (then Thames Polytechnic) to acquire further perspectives and some valuable experience.

Upon his return to Hong Kong, he joined Wayfoong Property, which was the then-property division of HSBC. As a management trainee, he was posted to various departments, including architectural design, property management and project management. And, as a young part-time student at the University of Hong Kong’s MSc in Real Estate Development, he was happy to learn from seasoned practitioners in related fields and broaden his exposure.

During a brief period at Colliers Jardine, he began to find his inner entrepreneur. “I was 29 and wanted to experience the hardship and adventure of founding my own business,” Sr Yeung says. “Considering that I only had four years’ experience in consulting, and out of my drive to embrace a challenge, I decided to start a firm as a contractor rather than as a consultant – to the surprise of many.”

As a contractor, he was engaged with practical aspects of building and construction, which were actually in tune with his childhood dreams of construction. It was relatively rare for professionals to become contractors in the early 90s, and he found his cutting edges when his surveying professional knowledge and top-class quality control elicited positive responses from clients. “When I founded Tactful Building Co Ltd in the early 90s, there were only five of us. It later grew to having more than 200 employees.”

More opportunities emerged as K. H. Foundations Ltd, a leading piling firm, was ready for acquisition. “The challenge was: could I manage the engineering side of things?” Sr Yeung says.

Sr Yeung at first took a cautious approach to consolidating the newly acquired firm’s strengths while going through a steep learning curve in engineering. After gradual and stable integration, he began expanding the company

MEET THE SURVEYOR

“ Don’t be deterred by hard work or humble beginnings at the start of your career; be diligent and dedicated, and you will ultimately have better choices than others. ”

more aggressively. It was the time when the building development in Hong Kong was getting hot and other large infrastructural projects were being launched. K. H. made important investments in additional new equipment and human resources to meet clients’ needs. Within three years, its annual turnover multiplied threefold.

The results were only achieved with hard work. K. H. Foundations had to meet ever toughening regulations when stakeholders became much more alert and demanding. Sr Yeung met the challenge with quality work and professional ethics.

Throughout the years, the innovative spirit in Sr Yeung and his companies resulted in some of Hong Kong’s signature projects. They participated in the building of Yaumati Catholic Primary School, which became the model for Y2K school design in Hong Kong. The company was also involved in the Immigration Services Training School in Tuen Mun which was a sizable and complicated construction for the medium sized firm, and the District Open Space at Po Kong Village with the longest elevated steel cycling track in Hong Kong. On the engineering side, K. H. successfully tackled the challenging design and construction of the foundation system for the Yuen Long Public Library. The site’s extra-ordinary complex caves and soil properties presented an intricate problem, the firm decided, after much exploration, not to use traditional piling technologies and instead turned to bouyancy raft technology which was rarely used in Hong Kong then. The intelligent solution won accolades for both the firm and the in-charging Government department.

Currently, Sr Yeung as the helmsman focuses on drafting the corporation’s blueprint for development to enable steady growth under market conditions, and ensuring allocation of

human and financial resources to maximise synergy. He also oversees business development from seed to harvest, leveraging market trends to spearhead tender preparation, implementation, quality control, and adherence to safety and environmental standards. He is also exploring opportunities for expansion in areas ranging from construction machinery to specialised building trades such as curtain wall systems.

Sr Yeung is keen to show consideration for stakeholders, from the company’s shareholders to workers on site. Transparency, fairness and attention to details are his keys to maintaining accountability to shareholders. To deliver with quality services in every project, and to ensure customer satisfaction, his firm frequently reviews measures for enhancement and maintains partnering relationships with other practitioners. Spending a quarter of his time on construction sites, he has a sound grasp of on-site issues and helps build team spirit.

He thinks today’s young professionals are well-educated, broad-minded and tech-savvy, and that they should take advantage of Hong Kong’s projects worth hundreds of billions of dollars each year, as well as the thriving mainland market. Moreover, he hopes they will help bring robust technology to advance the surveying and construction professions.

From being a building surveyor to participating in construction to civil and structural engineering, Sr Yeung thinks that, despite occasional setbacks and lessons learned, he has earned fair recognition from others. He gives the following advice to aspiring professionals: “Don’t be deterred by hard work or humble beginnings at the start of your career; be diligent and dedicated, and you will ultimately have better choices than others.”

The article is published courtesy of Classified Post.

「我在 1990 年代初創立達高建業有限公司，當時公司包括我在內只有五位成員，至現在已有超過 200 名員工。」

精闢見解

對細節一絲不苟和對職業操守的堅持，是楊秀明測量師，亦即劍虹集團副董事總經理和達高集團創辦人，在充滿挑戰的營商環境下成功的關鍵。

葉潔明

「人才並非單以專業來定義，不論是從事測量工程或建築，真正的人才取決於個人的勤奮積極、職業操守、誠信以及是否願意去觀察和學習。」劍虹集團控股有限公司副董事總經理和達高集團創辦人楊秀明測量師說：「當你決心要發揮所長，其他人會打從心裡欣賞你，機會自然會降臨你身上。」

楊秀明測量師的成功之路，正展示了這些特質。令人感到意外的，也許是他從青少年時代起就對建築業充滿熱忱。還在中學時期的他已經喜愛觀察地盤，有關工地的運作、工人的工作和樓宇的建築過程，都引起他濃厚興趣。有人可能對地盤退避三舍，但地盤大大小小的工程激發了他的求知慾。「地盤可以在數月內改頭換面，很多大型樓宇崛起。」他饒富趣味地回憶說。

基於這份與生俱來的熱忱，楊秀明測量師理所當然地在 1986 年入讀香港理工學院，選修建築測量。「理工學院的課程提供實際、有助就業的知識，包括建築技術、建築法例和成本控制。」他續說：「我很榮幸能在太古地產實習，跟從香港測量師學會建築測量組前主席陳華偉測量師工作，他是我很尊敬的友師，教導我何謂良好的工作態度和責任心，至今我依然稱呼他為『師父』。」

他之後負笈英國，在格林威治大學（前身為泰晤士理工學院）以優異成績考取建築測量學理學士學位。這段留學日子增長了他的見聞，為他帶來寶貴的經驗。

返港後，他加入當時為滙豐銀行旗下的滙豐物業工作。作為一名管理培訓生，他被調配到不同部門，參與建築設計、物業管理和項目管理的工作。他同時兼讀香港大學理科學士（房地產）課程，乘工作之便，得以請教相關行業的前輩，擴闊視野。

在任職怡高物業期間，他發掘出自己潛在的企業家才能。「我當時 29 歲，渴望經歷和面對創業帶來的種種機會和難題。」楊秀明測量師說：「考慮到自己只有四年的顧問經驗，但又很想挑戰自己，我決定創立自己的公司，以工程承建商而非顧問開創事業。當時很多人都對我這個決定大感意外。」

作為工程承建商，他接觸更多的是樓宇的實際建築過程，正好可以實現他童年對建築的夢想。回想 1990 年代初，當年很少專業人士會轉行擔任承建商，這正是他的優勢所在，客戶很滿意他擁有測量師背景的專業知識和高水平的質量控制。「我在 1990 年代初創立達高建業有限公司，當時公司包括我在內只有五位成員，至現在已有超過 200 名員工。」

更多發展機會緊隨收購劍虹地基有限公司而至。「我能否應付土木及結構工程公司的管理和營運？這是挑戰所在。」楊秀明測量師說。

楊秀明測量師最初採取謹慎的方向去鞏固新收購公司，以公司的地基業務優勢，加快掌握基建工程方面的工作。經過循序漸進的整合過程，公司業務擴展速度加快。適逢香港的建造工程發展如火如荼，多個大型基建項目動工，劍虹加大投資，購入新型儀器和增聘專業人手，應付客戶需要。三年內，其年利收益增長了三倍。

只有付出辛勤的汗水，才能換來驕人的成績。劍虹地基有限公司要著力應付更嚴格的規例，尤其當持份者對此更加留神和更有要求。楊秀明測量師以優質的工作和專業的操守，克服挑戰。

多年來，楊秀明測量師和他帶領的公司，為香港帶來多個標誌性項目。他們參與了油麻地天主教小學的工程，奠定香港千禧年代學校建築設計的模範。公司亦參與了屯門青山道入境處訓練學校及掃管笏入境事務中心的工程，對中型企業來說，有關工程規模是龐大而且複雜的挑戰。另外，公司參與黃大仙蒲崗村休憩用地興建項目，全港最長的環鋼結構高架單車徑。在元朗公共圖書館地基工程項目方面，公司克服了多個涉及地基系統設計和建築的難題，工程選址發現複雜熔洞和土壤條件都為工程帶來困難，公司經過多重研究後，最終決定放棄傳統打樁技術，改為採用浮筏地基技術，當時本港業界並未廣泛應用這種技術。這個妙計更為公司和有關政府部門帶來不少殊榮，成為佳話。

現時作為公司的掌舵人，楊秀明測量師勾劃公司的發展藍圖，確保公司在各種市場環境下依然有穩定增長，亦要適當調配人手和資金，發揮最大的協同效應。他仔細參與每個業務發展，緊貼市場趨勢，包括招標準備、項目執行、質量監控以及遵守安全和環保標準。他同時不忘從多方面探索更多發展機會，包括投資建築機器，應付各種建築技術的需要，及發展如建築幕牆系統的專門行業。

楊秀明測量師考慮到不同持份者的需要，由公司股東至地盤員工，他亦一一顧及。他堅守透明、公平和專注細節，按這些原則向股東負責。為了確保每項工程都是高質素，以及維持顧客滿意度，他的公司定期檢視提升工程質素的方法，同時與其他從業者保持合作。他有四分一的時間都用來定期巡視地盤，不但可以對地盤的一切運作瞭如指掌，和地盤同事緊密溝通更有助提升團隊士氣。

他讚揚現時的年輕人教育程度高、視野廣闊、精通科技，提醒他們把握香港每年數以千億計的工程項目，以及蓬勃的內地市場所帶來的機遇。他期望年輕一代能夠為測量和建築業引進更多新思維、新技術。

由最初的建築測量師，到後來涉足建築承建和土木及結構工程領域，楊秀明測量師認為，即使自己偶然遇到挫折和教訓，但整體還是有幸得到業界肯定。他寄語有抱負的年輕人說：「不要因為最初的困難就想著放棄，萬事起頭難，只要勤奮和用心，你最終會比同儕得到更多。」

本文由《Classified Post》撰文。



「不要因為最初的困難就想著放棄，萬事起頭難，只要勤奮和用心，你最終會比同儕得到更多。」

北京办事处新闻

6月16日 北京《王府中环参观活动》圆满结束

王府井大街，是北京最有名的商业街，是号称“日进斗金”的寸金之地。在6月16日我们有幸参观了在这条金街上新开幕的王府中环商业广场，王府中环是香港置地在北京打造的首个时尚高端生活中心，尊踞首都商业与政治核心地带，其设计与规模均巧妙融合了王府井地区的历史底蕴与精粹。王府中环致力于打造别具一格的京城生活体验，让每一位顾客发掘生活灵感意趣，欣赏文化风韵，并开启崭新环球视角。

参观的过程中更是令人赞叹的是商场内部设计的精致、先进、环保、节能和人性化。我们学习到了先进的绿色环保建筑、空气净化防霾系统、雨水循环使用系统、厨余处理系统和存冰制冷系统等先进环保科技的投入使用。不管是否有雾霾，在商场内部的空气质量始终会维持在20-30的优良空气质量。商场的厨余在垃圾处理系统基本可以做到无味，最后可以做成可利用的有机肥料。



厨余处理系统



精致人性化的卫生间



存冰制冷系统



参观活动结束后的大合影

人事变动

香港测量师学会北京代表处在2013年11月成立，我们成立初的第一位员工张璠女士在学会工作了四年半的时间，在过去的几年里，感谢 Carol 为学会工作，祝愿您的未来前程似锦，一切顺利。接任的裴丽萍女士将于7月中旬上岗，负责办事处的财务和行政支援工作。



张璠女士(左)和北京议会主席胡煜琳测量师

上海議會活動



上海議會主席
張麗娟測量師



上海議會副主席
梁傲文測量師

上海鑄舍 - 素凱泰酒店 - 查公館參觀考察活動

2018年6月23日上海區域會員活動報告

興業太古匯位於南京西路789號，由香港興業集團和太古集團共同投資、擁有和管理營運。興業太古匯中的三家酒店分別為鑄舍居舍客房、公寓式酒店和素凱泰酒店。分別提供111間、102間及201間客房。

兩間酒店設計風格各有特色，會員對酒店設計構思、精心選材等都感到非常讚歎。

查公館前身為民立中學，經移位及修繕後改為展覽和商業用途。是上海市第三批優秀建築。其中外立面和室內樓梯部分為重點保留項目。

活動結束後，各會員友好在網紅餐廳雙立人繼續進行午餐交流分享，共度一個愉快的周末。



- 1-2. 鑄舍的‘MIDDLE’源於其所在位置‘大中里’的‘中’字，大中里為上海別具歷史文化氣息的地區之一。
3. 素凱泰酒店客房牆面採用環保的硅藻泥裝飾，色調舒緩柔和，有效淨化空氣、調節濕度、吸收雜音，為賓客營造一個健康、純淨的宜居環境。
4. 上海市第三批優秀建築查公館前集體合照
- 5-7. 雙立人餐廳午餐分享

Members' Welfare Committee Drinks Gathering

The HKIS Members' Welfare Committee organised the first networking drinks gathering in 2018 on 5 June at L16 Cafe & Bar in Hong Kong Park. It provided a cozy and relaxing atmosphere for meeting new friends and reuniting the old ones.

The event was attended by 110 members, including HKIS President, Sr Dick Kwok; HKIS Senior Vice-President, Sr Dr Tony Leung; HKIS Vice-President Sr Billy Wong; Members' Welfare Committee Chairman and HKIS Honorary Treasurer, Sr Paul Wong; HKIS Past Presidents, Sr Thomas Ho, Sr C K Lau and Legislative Councilor Sr Tony Tse. The gathering provided an invaluable opportunity for senior and younger members to mingle and network.

The HKIS Mentorship Scheme also had its first causal gathering at the event. Some 30 mentors and mentees met for the first time and had meaningful exchanges and conversations

For more event photos, please visit <https://goo.gl/EcxXcC>.



HKIS Outstanding Dissertation/Thesis Awards Presentation 2017

The HKIS Outstanding Dissertation/Thesis Awards is dedicated to the pursuit of surveying and built environment knowledge and acknowledges outstanding research work in this arena.

Winners of the HKIS Outstanding Dissertation/Thesis Awards 2017 (Undergraduates and Postgraduates) received Certificates and Prize Cheques from Senior Vice-President Sr Dr Tony Leung at the Diploma Presentation on 1 June 2018.

The executive summary of the winning papers will be published in *Surveyors Times* starting from this issue.

Undergraduates

- 1 **Top Award (BS) - TSANG Tsz Lan**
The Hong Kong Polytechnic University
The Impact of Building Information Modelling (BIM) on the Project Management in Hong Kong Construction Industry (Photo 1)
- 2 **Top Award (GP) - TO Wing Cheong**
The University of Hong Kong
Hk-Reit As Dumping Ground For Developers (Photo 2)
- 3 **Top Award (LS) - FU Xuandi**
The Hong Kong Polytechnic University
Conversion of IFC Datasets to LOD4 CityGML Building Models: Development of Extension for CityGML (Photo 3)
- 4 **Top Award (PD) - WONG Wing Yu**
City University of Hong Kong
Spatial Characteristics and Impacts of Comprehensive Development Area (Photo 4)
- 5 **Top Award (PD) - CHAN Chung Fan**
The University of Hong Kong
The Price Dynamics of Residential Parking Spaces and Residential Properties
- 6 **Top Award (PFM) - LI Chun Lok**
The University of Hong Kong
An Empirical Study of Mediation for Building Management Disputes of Private Residential Building in Hong Kong (Photo 5)
- 7 **Top Award (PFM) - LEE Ka Wai Kelly**
City University of Hong Kong
Effects of Incentive Scheme on Construction Contracting Behaviour (Photo 6)
- 8 **Second Award (BS) - LAU Yuen Yan**
The University of Hong Kong
Preference for Aging in Place in Hong Kong (Photo 7)
- 9 **Second Award (BS) - HO Sze Wan**
The Hong Kong Polytechnic University
An Investigation on the Effectiveness of The BFA Application in Public Rental Housing in Hong Kong (Photo 8)
- 10 **Second Award (GP) - LAM Shuk Fong**
The University of Hong Kong
The Impact of User Reviews on the Pricing of Online Travel Accommodations – The Case of Airbnb and Hotel Rooms (Photo 9)
- 11 **Second Award (LS) - FUNG Man Yiu**
The Hong Kong Polytechnic University
Point Cloud to BIM: Methodology and Application (Photo 10)

- 12 **Second Award (PFMD) - LAI Pui Lam**
City University of Hong Kong
Developing an Environmental Design Guide for Material Selection in Residential Building via Green BIM (Photo 11)
- 13 **Second Award (PFMD) - CHAN Leonie Yuet-man**
The University of Hong Kong
A Study of the Link Between Management and Use of Public Space (Photo 12)
- 14 **Second Award (QS) - YU Ka In**
City University of Hong Kong
Mediating and Moderating Effect of Apology on Positive Responses in Construction Dispute Negotiation (Photo 13)



Postgraduates

- 15 **Grand Prize (PhD) - OSEI-KYEI Robert**
represented by his research colleague, Mr Michael ADABRE
The Hong Kong Polytechnic University
A Best Practice Framework for Public-Private Partnership Implementation for Infrastructure Development in Ghana (Photo 14)
- 16 **Grand Prize (PhD) - WU Shanshan**
represented by Miss Huang Danyan
City University of Hong Kong
Modelling Shopping Centre Location Choice: A Shopper Preference Based Approach (Photo 15)
- 17 **Grand Prize (Master) - HO Nga Sum Clarice**
The University of Hong Kong
An Empirical Study of the Socio-Economic Impacts of an Urban Renewal Project under CDA Zoning on its Residential Neighbourhood (Photo 16)



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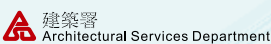
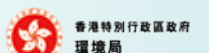
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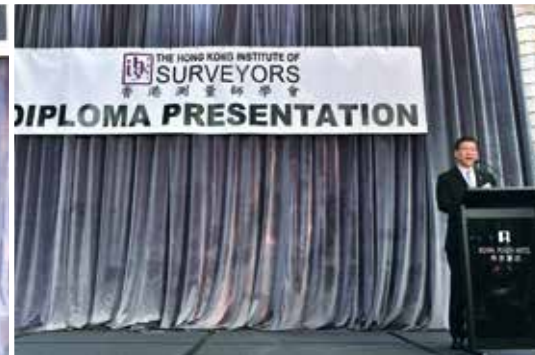
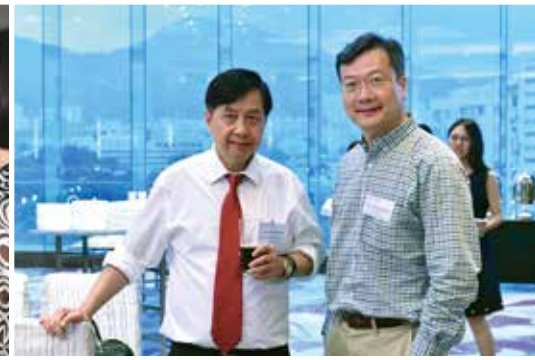
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THE HKIS DIPLOMA AND AWARD



PRESENTATION CEREMONY 1 JUNE 2018



The HKIS Outstanding Dissertation/ Thesis Awards 2017 Executive Summary of Winning Papers

A BEST PRACTICES FRAMEWORK FOR PUBLIC-PRIVATE PARTNERSHIP IMPLEMENTATION FOR INFRASTRUCTURE DEVELOPMENT IN GHANA

Postgraduates - Grand Prize (PhD)

Awardee: Robert Osei-Kyei

The Hong Kong Polytechnic University – BRE

Abstract

Public-private partnership (PPP) is a procurement method that brings the public and private sectors together to deliver value-for-money public infrastructure. The concept has grown over the years with many governments – particularly those in developing economies/countries – seeking to enhance their infrastructure growth and development. Similar to many other countries, the Ghanaian Government is keen on utilising PPPs to bridge its current huge infrastructure funding gap. However, in spite of the attempts and considerable efforts by the government since it adopted PPP in 2004, few physical infrastructure projects (i.e., public construction projects) have been procured, with many others failing to proceed successfully to the implementation stage. The lack of understanding, skills, and knowledge of local practitioners in how to successfully procure construction PPP projects in the local context has

been the major setback in the policy's development.

Against this backdrop, this study aims to develop a practice framework for successful PPP implementation in Ghana by drawing on international experiences specifically from the Hong Kong Special Administrative Region (HKSAR). In order to achieve the author's research aim, he derived six objectives:

- 1) to develop a conceptual model for successfully implementing PPP projects;
- 2) identify representative case studies from other countries to examine their approaches to success and failure;
- 3) investigate the evolution and experience of PPP in Ghana and identify case studies to examine their implementation constraints and success;
- 4) identify and evaluate the reasons for adopting PPP and the obstacles/constraints and risk factors associated with it in Ghana;
- 5) identify and evaluate the critical success factors (CSFs) for PPP in Ghana and develop a model to predict the success of PPP projects; and
- 6) consolidate the findings to develop a best practices framework for PPP implementation in Ghana.

The results revealed that the reasons associated with economic and social benefits of PPPs were more important in Ghana, whereas those reasons related to the efficiency and quality delivery of public facilities were more important in Hong Kong. As for the implementation constraints of PPPs, those related to the general investment climate for PPP projects (i.e., the ecological conditions of PPPs) ranked higher in Ghana, whilst in Hong Kong, the implementation constraints that related to a project's organisation and negotiations took precedence. On the risk factors in PPP projects, country risk factors generally ranked higher in Ghana, where the top five significant risk factors were corruption, inflation rate fluctuations, exchange rate fluctuations, interest rate fluctuations, and delays in project completion. In Hong Kong, project-specific risks were generally ranked higher, with the top five significant risk factors being land acquisition delays, project completion delays, operation cost overruns, construction cost overruns, and political interference. As for CSFs in PPP projects, those

factors related to the socio-political and economic conditions of PPP projects were very critical in Ghana, whereas organisational and relationship-related CSFs were considered significant in Hong Kong. Only 'favourable legal and regulatory framework' was found to be very critical in both economic jurisdictions.

The results of the MRA technique (stepwise selection) revealed the three best predictors of successful PPP projects in Ghana: appropriate risk allocation and sharing, sound economic policy, and right project identification. The findings for the first five objectives were triangulated to develop a best practice framework for PPP project implementation in Ghana. The framework was further validated by PPP experts from Ghana to demonstrate its reliability, comprehensiveness, adequacy, and objectivity. Overall, this study informs practitioners in Ghana and other neighbouring developing economies/countries of the best strategic measures to employ to achieve successful PPP projects. It also makes a substantial contribution to the literature on the best international practices for PPP implementation.

MODELLING SHOPPING CENTRE LOCATION CHOICE: A SHOPPER PREFERENCE-BASED APPROACH

Postgraduates - Grand Prize (PhD)

Awardee: WU Shanshan

City University of Hong Kong

Abstract

The location of shopping centres affects urban development socially and economically. Thus, appropriate location selection is critical to both developers and urban planners. Attracted by economic returns, shopping centre developers, as well as governments, have generated a boom in shopping centre construction in many Asian cities. Some of these investments are speculative, resulting in unfavourable returns after

their openings. This makes it necessary to use modelling techniques to investigate the factors that influence shopping centre performance.

There have been several studies on the location choice model such as that for stores, service facilities, etc. However, a study of a shopping centre's locational problems has been ignored until now. Some studies that are relevant to shopping centre location selection ignored management and aesthetic issues in a mixed form. As a result, the decisive factors in location choice remain unclear. For this study, the author developed a shopper preference-based competitive location model (SPCLM) to determine the optimal location of a shopping centre in a given urban area.

The proposed model incorporates the decisive factors of consumer shopping destination choices, in which consumers are hypothesised as the primary stakeholders who decide the location of a new shopping centre. Based on individual preferences, the model is able to determine an ideal location that can attract the maximum number of consumers or shoppers.

Four urban areas in Hong Kong were selected for modelling and parameter calibration. Also, Huff's Model was implemented and compared during the modelling process to benchmark improvements in the SPCLM. The results showed that the SPCLM generated highly-accurate improvements in most cases. An on-site survey was also conducted to compare the pedestrian flow rate at each location to its estimated total patronage share. The survey data supported SPCLM as a useful tool for settling shopping centre location problems.

The validated SPCLM has wide applications in practice. This study uses it to test a rule-of-thumb when formulating a shopping centre location strategy. As observed in many cases, shopping centres in Hong Kong, as well as those in other large cities, tend to be located near metro stations. The test showed that the rule-of-thumb was partially true in determining shopping centre location. For example, in a low retail agglomeration area, the estimated patronages near metro stations were similar. Based on this finding, the author developed a simplified method for selecting shopping centre location, thereby solving a real world problem.

第十屆 兩岸四地土地學術研討會

與時俱進 善用土地

香
港

2018年8月25至28
(星期六至星期二)

香港測量師學會
會員可獲
6小時CPD時數

研討會簡介

香港測量師學會聯同中國人民大學土地管理系、浙江工商大學中國土地與城市治理研究院、台灣政治大學地政學系及澳門地圖繪製地籍局主辦第十屆兩岸四地土地學術研討會，將於2018年8月25至28日在香港舉行。本次會議的主要目的和宗旨在於為從業者、學者以及相關政府官員發表對土地及房地產相關議題的意見，並提供資訊交流平台。來自兩岸四地的講者會就以下分論題進行研討。現誠邀香港測量師學會會員和全日制學生出席。除此之外，與會者亦可自由參與8月26至28日的考察團。

研討會分論題

1. 為年長人士提供土地
2. 土地的可持續利用
3. 市區重建與保育—最佳方法
4. 智慧城市—社會福利
5. 土地發展密度與管理
6. 農業／綠色土地與施工用地
7. 土地開發
8. 利用遙感技術對土地用途的監察
9. 移動製圖系統在土地管理及地市建設的應用
10. 與土地利用、管理、政策和制度等相關的其他議題

日程安排

- | | |
|------------|----------------------------------|
| 8月25日(星期六) | 研討會(上午9時至下午5時) |
| 8月26日(星期日) | 中環商業發展及市區重建實地考察 |
| 8月27日(星期一) | 參觀香港大學房地產及建設系、
香港理工大學建築及房地產學系 |
| 8月28日(星期二) | 參觀香港城市大學建築科技學部 |

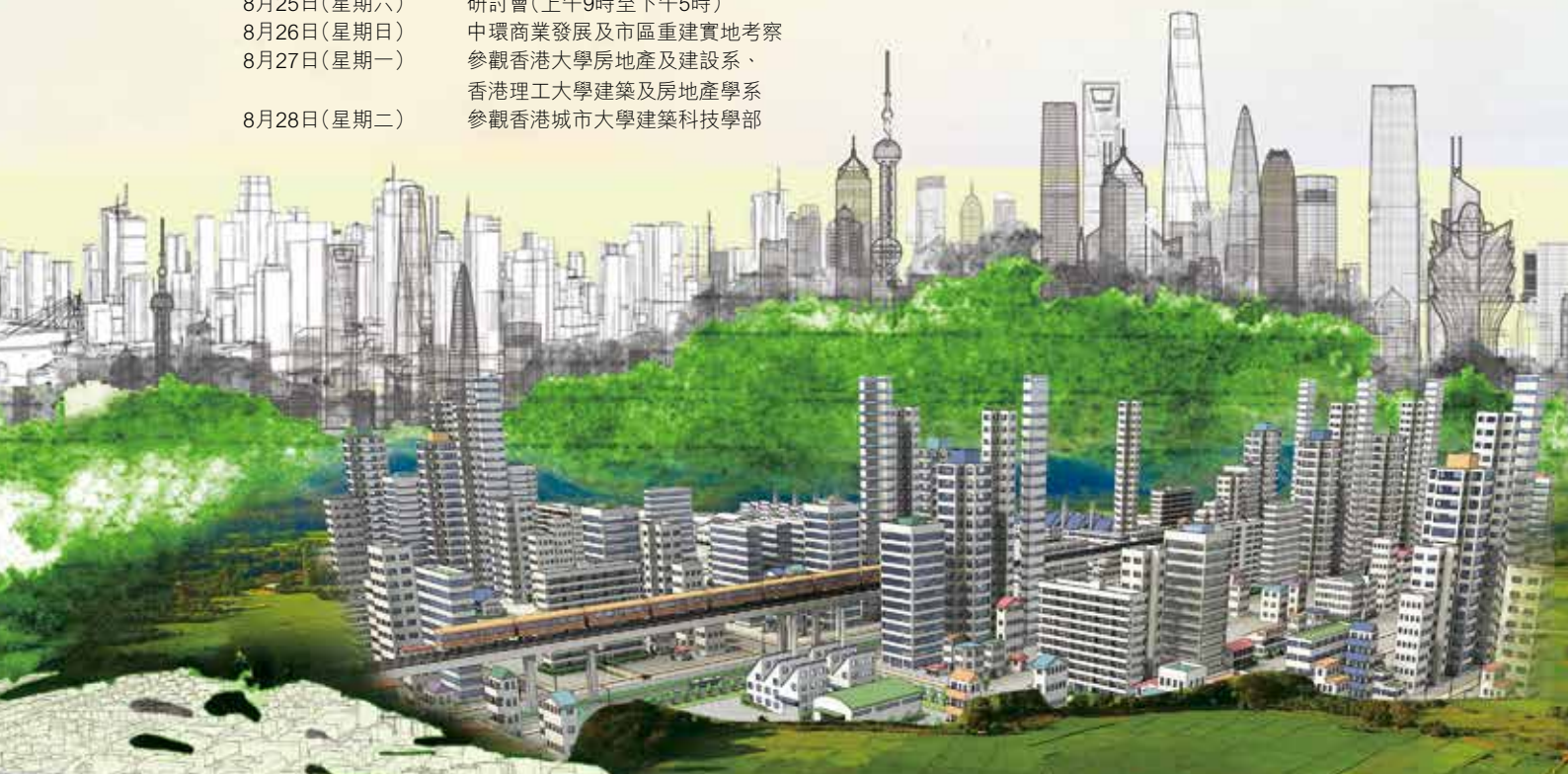
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主題演講嘉賓

- 立法會(建築、測量、都市規劃及園境界)議員，
謝偉銓議員，BBS
- 浙江工商大學中國土地與城市治理研究院徐建春院長
- 浙江工商大學中國土地與城市治理研究院周德教授
- 中國人民大學公共管理學院張秀智副教授
- 台灣國立政治大學地政學系賴宗裕教授
- 台灣國立政治大學地政學系林老生教授

(演講嘉賓名單將會更新)



研討會註冊表格

參加者資料

聯絡人姓名：(教授／博士／測量師／工程師／先生／女士／小姐) _____

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- 8月26日(星期日) 中環商業發展及市區重建實地考察
 8月27日(星期一上午) 香港大學房地產及建設系
 8月27日(星期一下午) 香港理工大學建築及房地產學系
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許善雯小姐

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研討會查詢

研討會秘書處

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許善雯小姐

電話：+852 3159 2908

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HKIS ANNUAL CONFERENCE 2018

Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma

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

Date: 22 September 2018 (Saturday)
Time: 9am - 5pm
Venue: Ballroom, JW Marriott Hong Kong, Pacific Place, 88 Queensway, Hong Kong

CPD
6 HOURS

Registration Fees

Early Bird Rate: HK\$1,400 (on or before 20 July 2018)
Standard Rate:
Member of HKIS & Supporting Organisations – HK\$1,600
Non-member – HK\$1,900
Full-time Student – HK\$200 (Full day, lunch is not provided)

For the seventh consecutive year Hong Kong has been ranked the most expensive housing market in the world. The city's greatest perennial challenge is to provide adequate, affordable housing solutions for its residents, and meeting the long-term housing needs for its growing population. Supplying adequate land to help combat the housing market crisis and support our economic and infrastructure development will be Hong Kong's greatest challenge for the foreseeable future.



Guest of Honour



Mr Chan Fan, Frank JP
Secretary for Transport and Housing
Transport and Housing Bureau
The Government of the Hong Kong Special Administrative Region

Speakers*



Mr Thomas Chan, JP
Director of Lands
Lands Department
The Government of the Hong Kong Special Administrative Region
Topic: Facilitating Development Process and Expediting Land and Housing Supply



Mr Cheung Neoton, Francis
Convenor and Chairman
Doctoral Exchange
Topic: Marine Wisdom to Solve the Land Supply Issue in Hong Kong



Ms Ada Fung
Chairperson, Committee on Building Information Modelling
Construction Industry Council
Topic: Building a Collaborative Future with BIM: What is Your Contribution?



Dr Peter Cookson Smith
Founder, URBIS Limited
Past President, The Hong Kong Institute of Planners
Past President, Hong Kong Institute of Urban Design
Topic: Land Use Planning, Land Supply and Liveability



Mr Joseph Tsang
Managing Director, Hong Kong, Macau and Taiwan,
and Head of Capital Markets, Hong Kong
JLL

Topic: The Heat is On: How Can We Release the Pressure of the Hong Kong Housing Market



Sr Augustine Wong, JP
Executive Director
Henderson Land Development Co. Ltd
Topic: Land for Private or Public Housing?



Mr Wong Yuen Fai, Stanley, SBS, JP
Chairman
Task Force on Land Supply
Topic: Land for Hong Kong: Our Home, Our Say! – Public Engagement Exercise of Task Force on Land Supply



Mr Wong Yuen Shan, Stephen
Deputy Executive Director and Head of Public Policy Institute
Our Hong Kong Foundation
Topic: Considerations of Hong Kong Land Supply

* Speakers in alphabetical order of surname

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 Email: adrian.ho@creativegp.com / joanne.hui@creativegp.com
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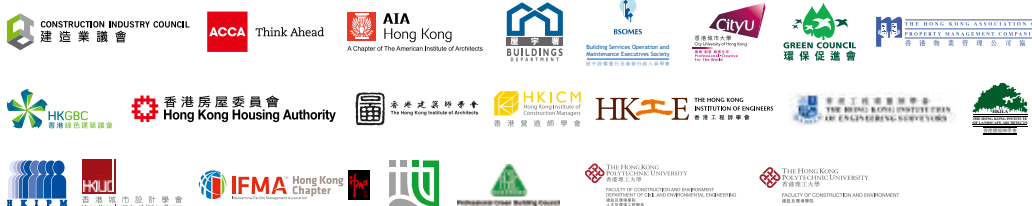
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Supporting Organisations



Remarks

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

Council Members Reaching Out

1-2 June	Visit to Guangdong Organised by the Hong Kong Coalition of Professional Services	Sr Dick Kwok Sr Stephen Lai Sr Kirsten Lam Sr Kitty Ng
2 June	LEAPS Professional Discourse Series 2018: The Land Supply and Affordable Housing Forum	Sr Dr Tony Leung
5 June	Annual Corporate and Regulatory Updates Conference 2018 Organised by the Hong Kong Institute of Chartered Secretaries	Sr Andrew Chan Sr Prof James Pong
7 June	Annual Dinner of the Association of China-Appointed Attesting Officers Limited	Sr Thomas Ho Sr Keith Yim
7 June	"Consultancy Study on Enhancing Walkability in Hong Kong – Feasibility Study" Commissioned by the Transport Department	Sr Alexander Lam
7 June	Sharing Session of the Secretary for Commerce and Economic Development	Sr Dr Tony Leung Sr Stephen Lai
15 June	QBA 2018 Award Presentation Ceremony	Sr Dick Kwok Sr Winnie Shiu Sr Alexander Lam Sr Thomas Ho Sr Kenny Tse Sr Raymond Kam Sr Kirsten Lam Sr Raymond Kong Sr Francis Lam Sr Terence Wai Sr Victor Ng Sr Francis Lau Sr Eddy Cheung Sr Joanmi Li Sr Kendy Cheuk
18 June	Ribbon-cutting and Eye-dotting Ceremonies of the Sun Life Stanley International Dragon Boat Championships	Sr Dick Kwok

19 June	香港註冊承建商會舉辦第二屆委員會就職典禮	Sr Dick Kwok
21 June	Prize Presentation Ceremony for the Best Landscape Award for Private Property Development 2018 Organised by the Leisure and Cultural Services Department	Sr Dick Kwok
21 June	Luncheon of the Construction Industry Council	Sr Dick Kwok
24-26 June	2018 AACE International Conference & Expo	Sr Dick Kwok Sr Paul Wong Sr TT Cheung Sr Keith Yim
25 June	Experience-Sharing on the Acceptance Inspection of the Fire Services Department	Sr Billy Wong Sr Arthur Cheung Sr Gigi Mok Sr Ben Chong Sr Prof James Pong Sr Susan Ang Sr Spencer Kwan Sr Annie Chong Sr Cyrus Mok Sr Stephen Lam
27 June	The Hong Kong Institute of Building Information Modelling Directory and Awards Dinner 2018	Sr Billy Wong
27 June	Belt and Road Global Forum Annual Roundtable Organised by the Hong Kong Trade Development Council	Sr Dr Tony Leung
28 June	Belt and Road Summit 2018 Organised by the Hong Kong Trade Development Council	Sr KK Chiu Sr Winnie Shiu Sr Edmond Yew
29 June	Lunch with the University College of Estate Management	Sr Dr Tony Leung Sr Thomas Ho Sr Alan Sin Sr Kays Wong Sr Prof Lawrence Poon
30 June	Launch Ceremony for the Yuen Long District Secondary School Students Summer Internship Programme Organised by the Hong Kong Coalition of Professional Services	Sr Dr Tony Leung



Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Meeting with LegCo Member Representing the Architectural, Surveying, Planning and Landscape Constituency

On 28 May, BSD representatives, including myself, met with Legislative Council Member Sr Tony Tse to discuss and share their views on various topics related to the building surveying profession including the proposed setup of a Building Affairs Tribunal, pre-acquisition survey of second-hand domestic flats, a registered fire engineer scheme, etc. The discussion was fruitful, so the BSD will continue to closely communicate with Tony and other relevant parties for follow-up actions on the aforesaid matters and proposals.



BSD Great Bay Visit

The BSD organised a Great Bay Visit from 22-23 June to Zhuhai and Jiangmen. The group was well-received by two local government departments (珠海市住房、城鄉及規劃建設局 and 江門市城鄉規劃局) and leading establishments.

The BSD gained a solid understanding of both cities' medium and long-term strategic plans to meet national goals. Members took the chance to meet with the Zhuhai Association of Engineering Consultants (珠海市建設監理協會) to better understand the challenges and opportunities facing their members, which arose from the rising demands of each city's development. Members then visited the recently-completed campus extension project of Beijing Normal University-Hong Kong Baptist University, United International College (北京師範大學 - 香港浸會大學 聯合國際學院). This was a challenging project due to its short development period and innovative design elements. The most significant part of the visit was to the manufacturing line of CIMC (中集模組化建築), which is a leading player in the industry.

Those who want to know more about this visit can visit the BSD's official Facebook page, BSD-Hong Kong Institute of Surveyors.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊



BSD Great Bay Visit on 22-23 June

Construction Innovation and Technology Fund (CITF)

On behalf of the BSD, Sr Vincent Ho, JP; Sr Edgar Li; Sr Billy Wong; and I met with representatives of the Development Bureau and Construction Industry Council and Sr Tony Tse on 25 June to share views on the Construction Innovation and Technology Fund that was mentioned in the government's 2018-2019 Budget. The \$1 billion fund will mainly cover the two areas of technology adoption and manpower development.

During the meeting, attendees aired their concerns over the application criteria and processing time, funding arrangement and coverage, content of the list of pre-approved technologies such as BIM and surveying equipment, etc. The BSD will prepare a list of innovative equipment and new technologies that are applicable to the profession and submit it to the Development Bureau in the hope that it would include them on the pre-approved list.



Practical Task in November

The coming Practical Task will be held from 7-10 November 2018. The BSD estimates that over 130 candidates will participate in it. I want to again invite those members who have at least

five years of post-qualification experience to serve as APC assessors. Qualified members please send your contact details to bsd.chairman@gmail.com for the BSD's follow-up action.

ANNOUNCEMENT

BSD APC Practical Task 2018 7-10 November 2018

Applications for the Practical Task should be made on Form APC4/BS (April 2018 version).

Re-applications should be made on Form APC4R/BS (April 2018 version).

All applications should be submitted together with an assessment fee of HK\$1,050/HK\$650, whichever is appropriate, along with two recent photos.

Applications will only be accepted if they are received by the HKIS during the month of August 2018.

Late applications will be rejected and incomplete applications will not be entertained.

建築測量組代表於 5 月 28 日與立法會建測規園界功能組別議員謝偉銓測量師進行工作會議，席間討論到多個與建築測量業界息息相關的議案，包括樓宇事務審裁處、提倡二手住宅物業於成交前安排專業勘測及註冊消防工程師計劃等。除了繼續與謝議員緊密聯繫，BSD 亦不忘同時與各界持份者跟進以上多個項目的立法推行。

建築測量組訪問團於 6 月 22 至 23 日到訪珠海及江門，得到珠海市住房、城鄉及規劃建設局及江門市城鄉規劃局招待。訪問團了解到當地政府的城鄉規劃方針及因應配合國家政策的中、長期規劃。隨著城市急速發展，此行我們更與「珠海市建設監督協會」會晤，進一步了解當地監理工作的困難及挑戰。訪問團亦到北京師範大學 - 香港浸會大學聯合國際學院及中集模組化建築生產線考察，獲益良多。訪問詳情請參閱建築測量組 Facebook 帖文。

本屆政府的 2018-19 年度財政預算案建議撥款 10 億元成立建造業創新及科技基金 (CITF)，提升企業及從業員應用新技術的能力，及支援業界應用創新科技。學會建築測量組代表就此於 6 月 25 日與謝偉銓議員及發展局代表會晤，發表我們對撥款可預見的審批流程及處理申請時間表等問題的憂慮。會後，學會正在草擬一系列創新科技工具，及後呈交發展局考慮納入成為預先批核項目。

下一回 BSD Practical Task 將於 11 月 7 至 10 日舉行。屆時，我們預計有 130 名考生應考。就此再度呼籲有 5 年或以上的專業會員加入我們的考官行列！



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

IVSC Consultation on the Business Valuation Quality Mark

The International Valuation Standards Council (IVSC) recently launched outlining proposals for a new Business Valuation Quality Mark. The consultation runs until 1 August 2018 and seeks feedback on a quality mark, administered by the IVSC, which aims to identify and promote professional valuation organisations that demonstrate a suitably high (and agreed-upon) level of rigour in their awarding of BV credentials.

There are significant inconsistencies in the quality of business valuations around the world. The IVSC believes that as a global valuation standard setter acting in the public interest, it should lead the way in encouraging the development of high quality VPOs to provide enhanced BV professionalism. The IVSC proposes offering international recognition of qualified VPOs that meet a high quality level of BV technical and professional standards by way of a quality mark.

Details of the consultation, including a background of the proposal and further information on how to submit feedback, are available on the IVSC website:

<https://www.ivsc.org/news/article/consultation-proposed-ivsc-business-valuation-quality-mark>.

As valued stakeholders with a keen interest in this area, GPD members should pay more attention to this consultation. Please send your feedback to Sr KK Chiu, Chairman of the GPD Council, at kkchiu@hkis.org.hk before 20 July 2018 so that the Council could compile a consolidated reply to the IVSC.

Career-Sharing Session with UCEM Students

Together with other representatives from the BSD, PDD, and PFMD, GPD Council members Sr Jason CS Chan and Sr Kirsten Lam gave a career talk to students at the University College of Estate Management (UCEM) during the evening of 20 June. Sr Chan and Sr Lam introduced the GPD's role, outlined the APC requirements, and briefed the students on the career prospects for GP surveyors.



Report from the Education Committee

APC Part II Interview Assessment

The APC Part II Interview Assessment was held from 1-2 June. 7 out of 12 candidates passed the assessment and are now eligible to apply for Corporate Membership in the GPD. The passing rate is 58%, as compared to 50% in June 2017.

APC Part I Written Assessment 2018

A briefing on the APC Part I Written Assessment 2018 was conducted by the GPD Education Committee on 2 June (Saturday) at the Surveyors Learning Centre. During this briefing, the co-convenor of the GPD Education Committee, Sr Dr Lennon Choy, introduced the format of the APC Part I Written Assessment for 2018 and enlightened candidates on the key issues and points to note before taking the Part I Written Assessment.



GPD Structured Learning Programme (SLP)

The GPD Structured Learning Programme (SLP) 2018 commenced on 12 May. There were a total of 40 hours of lectures covering four major areas: valuation; agency practice and development and property management; land law; and urban land economics and analysis. The last SLP session will be on 4 August 2018. As at 29 June, there were 80 applicants for the SLP, of which 65 registered for the whole programme.

CPD: Ocean Park – Challenges and Opportunities (Code: 2018140)

Mr Timothy Ng, Executive Director of Operations and Entertainment at Ocean Park, did not bring a dolphin to the CPD held on 4 June, but he did share the park's history and successes and how it embraces future challenges to create new opportunities.

During fiscal year 2016-2017, Ocean Park saw single-digit growth in the frequent individual travellers' segment amid intensifying competition from neighbouring tourist destinations. But it achieved encouraging year-on-year growth from key source markets such as Japan, Indonesia, the Philippines, and South Korea.

Capitalising on the extension of the MTR to its doorstep, Ocean Park launched several new dining concepts and entertainment venues to attract the young adult demographic. Even as it marked 40 years in Hong Kong, it is firmly focused on staying ahead of the game by transforming itself from a theme park into a premier international resort destination with new highlights and hotel accommodations. It is now set to unveil its next phase of strategic

development, which will include the opening of the 471-room Hong Kong Ocean Park Marriott Hotel by the end of 2018; the launch of the year-round, all-weather Water World in 2019; and completion of The Fullerton Ocean Park Hotel Hong Kong by 2021 or 2022.

The HKIS wishes the Ocean Park every success and hopes that it will continue to attract visitors from everywhere and contribute to Hong Kong's tourism and hospitality industries.

would reduce the travelling time from Central to Quarry Bay. The enhanced connectivity coupled with extensive greenery and addition of retail, entertainment and dining facilities have turned Taikoo Place to a very competitive location for various business operators.



CPD – Taikoo Place: A Transformation That Continues (Code: 2018069)

Thanks go to Sr Corina Yeung of Swire Properties Ltd who gave an overview of their developments in Quarry Bay Area on 6 June 2018.

From a shipyard, sugar factory and various aged industrial buildings, Swire Properties Ltd transformed a significant part of Quarry Bay to Taikoo Shing, Taikoo Place, Taikoo School and continuing the revitalisation of the district to a vibrant commercial and residential area. The decentralised district attracted many office tenants who found the central business district rental too much of a burden while Taikoo Place offers viable alternatives especially when the near completion of Central - Wan Chai Bypass

ANNOUNCEMENT

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

The schedule of GPD APC Part One Written Assessment 2018 is as follows:

Date: 6 and 13 October 2018 (Saturdays)
Time: 9am – 2pm
Venue: To be confirmed

The Part Two Assessments will be held in December 2018. Detailed arrangement will be announced in due course.

Application form for the APC Assessment (**APC6/GP**) could be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Probationers who wish to sit for the APC Part One Written Assessments 2018 must complete the form and return to HKIS Secretariat by **no later than 6:00pm, Friday, 31 August 2018**. Late submission will not be accepted.

Probationers who are in the 2nd year training and have at least 21 months of APC training as at 31 August 2018 may apply for the APC Part Two Interview at the same time. Admission to the Part Two Interview will be subject to passing all subjects in the Part One Written Assessments.

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



Land Surveying Division
Sr Dr Conrad Tang LSD Council Chairman

HKIS LSD Diploma Presentation 2018

It was heartening to see younger surveyors obtain their corporate membership diplomas. Thanks to the great efforts of the LSD's Education Council, a record high 11 young surveyors achieved their professional diplomas and one achieved a fellow membership. Congratulations to Sr Chan Sze Man, Sr Chan Wing Fai, Sr Chu Shing Pan, Sr Hou Wing Sze, Sr Hung Ching, Sr Kwok Ka Lun, Sr Kwok Yi Ching, Sr Lai Sze Wing, Sr Lily Leung Yi Tak, Sr Ngan Shing Chun, Sr Tang Ka Man, and Sr To Ka Yi (fellow member).



HKIS LSD APC Part 1 Workshop 2018

The LSD is grateful for the dedicated efforts of eight experienced professional land surveyors for helping it conduct the HKIS LSD APC Part 1 Workshop 2018 across the LSD's competence

areas. The workshop was successfully held on 26 May and 14 June and well-attended by 30 participants. It aimed to help the audience gain a better understanding of the requirements of the LSD APC Part I Written Assessment and provided an effective platform for delivering and discussing the principles behind practical land surveying. The presented materials have been uploaded to the LSD's webpage for easy reference: https://www.hkis.org.hk/en/professional_apc.php?division=LSD&x=16&y=16.

The LSD wishes all participants success in their future endeavours.



1. Sr Danny Yeung Discusses Geographic Information Systems
2. Sr Kenny Chan Discusses Geodetic Surveying
3. Sr Leo Lee Kin-Chung Discusses Engineering Surveying

LSD Working Group on the Mutual Recognition of Membership with the RICS

The former Memorandum of Mutual Recognition of Membership (MMRM) between the HKIS and RICS was signed on 14 November 2005 and superseded an older agreement dating back to 30 November 1998. Upon reviewing the operation of the MMRM arrangement, the HKIS issued a letter to the RICS on 2 July 2013 to terminate the MMRM and this took effect on 2 January 2014.

Despite the termination of the MMRM, there

has been continuous cooperation between the RICS and HKIS including courtesy visits to each other's headquarters by key officer bearers of both organisations, co-organised conferences and CPD events, etc.

The HKIS-RICS Liaison Committee, which the HKIS formed on 22 February 2016 to foster a better relationship between the HKIS and RICS and discuss issues of common interest, agreed that, "The Divisions were encouraged to keep up dialogue and take proactive steps to approach their counterparts; to develop a better relationship through joint CPD and social events; and to consider the aspirations of the new generation for their future by exploring mutual recognitions as appropriate."

Since then, the GPD has re-opened the discussions on mutual recognition and entered into a new MMRM with the RICS on 8 March 2018.

Based on the GPD's successful mutual recognition arrangement, the LSD Council has also explored the potential re-establishment of a mutual recognition arrangement with the RICS. The LSD Council realises the benefits of re-establishing the MMRM with the RICS's Geomatics Professional Group and wants to do it according to the GPD framework. A questionnaire is being prepared to collect the views of LSD members in July. Please take the opportunity to express your views and suggestions on this issue. Thank you for your kind support.

Resident Land Surveyors (RLS)

The LSD only has 20-plus land surveyor posts in its thriving mega construction projects in Hong Kong and only half of them are corporate members. The rest of them obtained their

professional qualifications from the RICS, ICES, and Australia and New Zealand's surveying institutions.

The operating environment for RLSs is becoming harder and harsher with each passing day. According to Mr Roy Lim, RLS of the Hong Kong-Zhuhai-Macao Bridge and HK Boundary Crossing Facilities, RLS posts are becoming scarcer. Not long ago, the ratio of RLSs to engineers was about 1:20. Now it is 1:40. An RLS should organise survey staff for site checks, yet engineering survey officers (SOEs) are often not available, so jobs have usually been performed by chainmen. Land surveying personnel resources are tight and complaints over hasty works frequent. Engineers demand design works from RLSs, even though they are the responsibility of engineers. There are loaded problems in this engineering wing of the profession.

Wholeheartedly, I want to see all RLSs as professional HKIS members. Thus, I urge those few non-HKIS RLSs to join the Institute and go through its Assessments of Professional Competence (APCs 1 & 2). Meanwhile, the Institute should encourage and help these colleagues to familiarise themselves with its assessment contents and procedures.

On behalf of the RLSs, Mr Roy Lim asked if the HKIS will have a direct membership recognition programme. In response, the LSD said it sought a path for the mutual acceptance of professional practice experiences for those who apply for corporate HKIS membership and an RICS qualification. Many LSD Councils try to avoid using the term, "membership equivalence". The LSD would accept an RICS corporate member to have fulfilled its professional practice experience and yet not consider this "mutual recognition". Thus, an RICS member may only need to attend and satisfy an LSD professional interview to achieve the latter's corporate membership requirement. At this moment, the RICS is re-examining the term, "equivalent status".

Only with the joint-efforts of all RLS members could the LSD have sufficient voice to bring to the attention of the Bureau and Government Departments. Members should help their engineering surveying colleagues and provide a workable environment for younger and future land surveyors in the engineering surveying industry.

HKIS LSD CPD Event New Grant Lots

Sr Prof Leung Shou-chun gave a talk on new grant lots on 23 May. The CPD was co-hosted by the Department of Land Surveying and Geo-Informatics, PolyU, in Lecture Room N003 at the Hong Kong Polytechnic University. PolyU students and HKIS probationers filled the lecture room's 140 seats.

The talk analysed new grant lots with different types of land boundary problems. As Sr Prof Leung kindly promised, he allowed the LSD to upload his talk in PDF format and make it accessible on its webpage.

Sr Dr Conrad Tang presents an award to Sr Prof SC Leung to thank him for his talk. SC informed the LSD that he recently published a work on Hong Kong land boundary problems. For the benefit of LSD members, I felt obligated to deliver the following information to members:



書名：《地界迷津—從百多年前的丈量約份圖說起》

作者：梁守肫 著

ISBN：978-988-8484-08-9

出版日期：2018年7月

定價：\$108



內容簡介：

談到香港的土地問題，人人皆知。但若說到地界問題，又有多少人知道？或許有些人認為，這麼專業的知識，測量師了解便可，一旦地界有問題，找測量師協助便能解決。然而事實卻非如此簡單。

地界問題多不勝數，可能是面積紀錄與實地不符，亦可能是圖則與實地不一致。這些地界問題平時不為人所覺，卻深深影響著市民安居樂業。若有天你申請重建時卻不獲批准，原因便要追溯至百年前的地界紀錄。為何會這樣？因為與地界相關的政策、行政制度和法例，仍然以百多年前的丈量約份圖為依據。

現今社會發展迅速，政策、法律須與時俱進，才能追上時代急速轉變的步伐。可惜，地界粗疏的紀錄，未能應付現今發展所需，卻沿用至今。本書從百多年前的丈量約份測量說起，逐步探討現時的法例和行政制度，如何令地「症」叢生，希望除測量師外，律師和市民大眾亦能了解地界問題。

HKIS LSD CPD Event: New Testing Methods for Piles and Asset Integrity Solutions for Rail

The LSD gratefully thanks Dr William Fung for sharing his experiences in the application of monitoring techniques to provide sustainable engineering solutions on 15 June. The first part of his presentation focused on bi-directional testing and the use of full-scale geotechnical instrumentation to monitor soil-structure interaction, which has allowed for a better appraisal of load transfer characteristics and load-bearing capacity. The second part introduced an innovative suite of trainborne monitoring systems to measure track and rail corridors in a fast and efficient manner. This helps keep trains moving safely without interrupting services whilst keeping surveying personnel away from the tracks. Members learned about a “new” test method for friction piles and new technology to help conduct railway surveys effectively and safely.



Conference Events

HxGN LIVE will be held at the China National Convention Center, Beijing, from 10-12 September 2018. Adhering to the concept of “Shaping Smart Change,” Hexagon is determined to innovate efficient and feasible solutions in the fields of “smart cities” and “smart manufacturing” to make the impossible possible. Are you ready to initiate change? Check out the solutions that are making it happen. Participants will experience an incredible journey, as HxGN LIVE with great stories starts here! Furthermore, one can share great stories and photographs. Four awards are waiting to be won by land surveyors. Please contact Angel Wan (Tel: 2161 3880, e-mail: angel.wan@leica-geosystems.com) if you have any enquiry. For more details, please refer to the official webpage: <http://2018.hexagonchina.com.cn>.



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

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Join us and click the ‘like’ button now!



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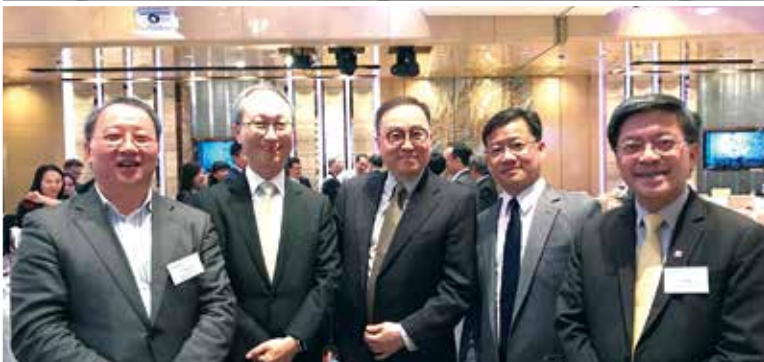




Planning & Development Division
Sr Edmond Yew PDD Council Chairman

QSD Annual Dinner

On 25 May, I was invited to the QSD Annual Dinner, which was held at the Royal Plaza Hotel. It was a pleasant night for getting to know new QSD members and mingling with fellows.



Sr Eureka Cheung (left) and Sr Dr Cyrus Mok (right) at the HKIS Diploma Presentation

Members' Welfare Committee Drinks Gathering

On 5 June, I joined a drinks gathering held at Hong Kong Park. It was an enjoyable evening for socialising with younger members, and mentees to share in their professional development.



HKIS Diploma Presentation

The HKIS Diploma Presentation cum Dissertation Awards Presentation was held on 1 June. During the presentation, HKIS Senior Vice President Sr Dr Tony Leung and I presented diplomas to two fellow PDD members, Sr Eureka Cheng and Sr Dr Cyrus Mok. I take this opportunity to congratulate them on their achievements. Their professional growth will greatly benefit the PDD profession in the future.



HKTDC Cocktail Reception

On 12 June, I had the pleasure of attending a cocktail reception organised by the Hong Kong Trade and Development Council (HKTDC) to meet the Regional and Branch Directors of its Global Network. This was a valuable opportunity to network and enlighten TDC representatives from different countries on the role of PD surveyors.



GPD Annual Dinner

I attended the GPD's Annual Dinner on 29 June. This event is one of the major social gatherings organised by the GPD. I certainly enjoyed meeting new faces and reconnecting with old friends for discussion of the latest development of PDD.



Belt and Road Summit

The Belt and Road Summit co-organised by the Government of the Hong Kong SAR and HKTDC was successfully held on 28 June at the Hong Kong Convention and Exhibition Centre. It was my honour to be invited to the summit, in which senior government officials, representatives of international institutions, and industry experts from around the world came together to exchange views on business cooperation and opportunities generated by the Belt and Road Initiative spearheaded by China. The summit also provided an important platform for investors to source their potential partners according to their business needs. The connections formed will be crucial to the future promotion of PD surveyors for their respective countries.

Upcoming CPDs

6-7 July 2018

Greater Bay Area CPD Series 4: Shenzhen Visit
(大灣區深圳考察交流團)

20 August 2018, 7:00-8:30 pm

CPD Talk by Mr Yeung Tak-keung, Commissioner for Sports

Topic: Review of the Private Recreational Lease Policy



Property & Facility Management Division
Sr Daniel Hui PFMD Council Chairman

Quality Property and Facility Management Award 2018

Jointly organised by the HKIS and the Hong Kong Association of Property Management Companies (HKAPMC), the Quality Property and Facility Management Award (QPFMA) 2018 is a biennial award ceremony that recognises exceptional achievements and excellence in the property and facility management industry. Led by the theme, “Smart Building, Smart Management,” QPFMA 2018 will award companies that are dedicated to upholding quality and professional standards by introducing innovative technologies and creative management applications.

On 13 June, an official opening of the nominations was held at the HKIS’s SLC, which over 100 potential project teams joined. Vice Chairman Sr Kays Wong, the Organising Committee Chair of the Award, together with Mr Cliff KS Wong, Adviser to the Award Committee, officiated the event.

QPFMA 2018 is open for nominations under the following three categories:

1. Residential	I. Large-Scale Residential Property Management II. Medium-Scale Residential Property Management III. Small-Scale Residential Property Management IV. Subsidised Housing Property Management
2. Non-Residential	I. Shopping Centre Management II. Office Building Management (Small- & Medium-Scale Office Buildings) III. Office Building Management (Large-Scale Office Buildings) IV. Industrial & Car Park Building Management V. Institutional Facility Management
3. International Innovative Strategic Management	

The Awards include Grand Awards, Excellence Awards, and Certificates of Merit. Nominated buildings and facilities (except in the international Innovative Strategic Management Category) must be within the territorial limits of the Hong Kong SAR. Project teams can choose to submit their nominations for any category. However, previous Grand Award winners are not allowed to re-enter in the same category. Site visits scheduled by the Organising Committee are required for all shortlisted buildings after the first screening process. After the site visits are completed, the chosen Finalists are required to conduct a Final Presentation to the QPFMA 2018 Judging Panel.



Judging Criteria

For the Residential and Non-Residential Categories, there are up to ten judging criteria:

1. Management Service
2. Maintenance Service
3. Cleaning Service
4. Security Service
5. Gardening and Landscaping
6. Financial Service
7. Green Management
8. Value-added Service/Corporate Social Responsibility
9. Innovation
10. Additional Acknowledgements (optional)

For the International Innovative Strategic Management Category, the judging criteria include:

1. Creativity and Innovation
2. Usability and Practicability
3. Cost of Implementation
4. Green Management (optional)

The schedule of the abovementioned events is listed below:

13 June 2018	Nominations open
24 August 2018	Nominations close
September 2018	Stage I: First Screening
13-14 October 2018	Stage II: Site Visits
10 November 2018	Stage III: Finalists' Presentation to Judging Panel cum Conference
8 January 2019	QPFMA 2018 Award Presentation Ceremony cum Dinner

Any member who is interested in submitting a nomination may visit www.qpfma.hk for more information.

HKIS Souvenir

HKIS Polo Shirt

Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.

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Quantity Surveying Division
Sr Raymond Kam QSD Council Chairman

HKIS Diploma cum Dissertation Awards Presentation (1 June 2018)

The HKIS Diploma cum Dissertation Awards Presentation was held in the Ballroom of the Royal Plaza Hotel on 1 June.

During the presentation, the HKIS Senior Vice-President, Sr Dr Tony Leung, and I presented diplomas to 69 newly-qualified QSD members (68 members and one fellow member).

Congratulations to everyone on their achievements. The new members' professional growth will definitely strengthen the quantity surveying profession in the future.

深圳市人民政府港澳事務辦公室、中港建設項目管理研究中心午餐 (2018年6月6日)

在2018年6月6日我應邀參與由深圳市人民政府港澳事務辦公室、中港建設項目管理研究中心在香港舉辦的午餐會。與會者包括深圳市人民政府港澳事務辦公室的副主任姜力琨、港澳聯絡處副處長潘穎、港澳辦科長郭小鈺，中港建設項目管理研究中心的陳廣言教授、朱清先總監、香港工料測量師顧問公司代表及一眾與會者。

在會上，姜副主任簡介了深圳市政府計劃在政策上向專業人士的建議，包括執業和稅務上的安排。也提出香港專業人士在一帶一路與大灣區的戰略發展中可以參與的機會。深圳市政府期待粵港澳的積極合作。

其他與會人士亦在專業教育、BIM的最新發展和應用各自交流了意見。



Visit to the Housing Department Quantity Surveyors' Association (20 June 2018)

Following the last meeting with the Housing Department Quantity Surveyors' Association

(HDQSA) in April 2016, the QSD once again met with its representatives at Housing Department headquarters on 20 June. QSD Vice Chairman Sr Raymond Kong, Sr Amelia Fok, Honorary Secretary Sr Sunny Choi, and I met with the HDQSA's Chairman, Sr ST Tai; Vice Chairman Sr Jack Cheung; and six HDQSA Council members: Sr Raymond Fong, Sr Jeff Ip, Sr Gene Ng, Sr Joe Wong, Sr Allan Lam, and Sr Kanty Fu. During the meeting, participants discussed HDQSA's concerns over the accreditation of local surveying degree courses, the current state of tertiary-level QS education, and the preparation of the next version of SMM. The QSD also requested more support for and participation in HDQSA affairs, including its CPDs.



Visit to the Housing Department Quantity Surveyors' Association (20 June 2018)

Visit to the University College of Estate Management (UCEM) (22 June 2018)

Sr Raymond Kong visited the local academic office of the University College of Estate Management on 22 June. He introduced the Institute, the development of the QS profession, and the routes to membership to the students. He also shared with them some information on the objectives of and criteria for the Assessment of Professional Competence (APC). Before ending his talk, Raymond led a session of floor discussions. The students showed great eagerness in joining the surveying profession.



Meeting with the Development Bureau (DevB), Construction Industry Council (CIC), and Legislative Councillor Sr Tony Tse on Construction Innovation and the Technology Fund (25 June 2018)

In his 2018-2019 Budget for the HKSAR Government, the Financial Secretary proposed setting up a \$1 billion Construction Innovation and Technology Fund to boost the capacities of enterprises and practitioners in the construction industry to adopt new technologies and help the construction industry harness innovation.

Sr Raymond Kong represented the QSD at a meeting, arranged by LegCo Councillor Sr Tony Tse, with DevB and CIC officials on 25 June. Also present were other HKIS representatives and surveying practitioners.

DevB briefly introduced how the fund would support technological applications and manpower development in the construction industry, while the HKIS representatives shared their views on how the fund would benefit the acquisition of software, hardware, and training for innovative technologies such as BIM.



Meeting with the Transport and Housing Bureau (THB), Highways Department, Transport Department, Drainage Services Department, HKIA, HKILA, HKIP, HKIUD, and Legislative Councillor Sr Tony Tse on the Yuen Long Footbridge (26 June 2018)

On 26 June, the Senior Vice-President of the HKIS and I attended a meeting, arranged by Sr Tony Tse, with the Secretary of THB, Ir Frank Chan Fan (JP); representatives of the Highways, Transport, and Drainage Services Departments; and the Chairmen of the Hong Kong Institute of Architects, Hong Kong Institute of Landscape Architects, Hong Kong Institute of Planners, and Hong Kong Institute of Urban Design to discuss the Government's studies on the viability, design, and construction cost of the Yuen Long Footbridge. There was also a plain and open discussion on the suggestions by and considerations of the HKIA, HKILA, HKIP, HKIUD, and HKIS on the footbridge design. The Government said it would review them for further discussion at the next meeting.

The HKIA, HKILA, HKIP, HKIUD, and HKIS have issued a public statement that could be viewed at the following link: <https://bit.ly/2lqRsN1>.





Young Surveyors Group
Sr Simon Wong YSG Committee Chairman

Events Highlight

HKIE YMC Annual Dinner

Our Vice Chairman, Sr Refeal Leung, represented YSG at the 33rd Annual Seminar cum Annual Dinner of the Young Members Committee of the Hong Kong Institution of Engineers on 6 June. YSG will explore the opportunities to organise more joint events amongst the young professional groups.



Dragon Boat

Congratulations to the HKIS Dragon Boat Team for its marvelous performance during the international competition in Stanley on 18 June. Thanks go to HKIS President Sr Dick Kwok and Immediate Past President Sr Thomas Ho for coming to support the team. YSG forms a dragon boat team every year with the aim of uniting members. This year, it recruited over 20 paddlers to participate in the Stanley competition. Thanks go to all helpers for handling its logistics. Special thanks go to Sr Kenneth Wan, Sr Sana Shek, and Paul Sze, who have participated in and led the dragon boat team for years. YSG looks forward to seeing everyone back next year!!!



YSG Long Distance Running Course

The last practice finished with a street run practice on 19 June. Participants have improved their finishing times and skills after a series of trainings. Thanks go to Sr Frank Poon and Sr Ling Wan for organising such a great event for everyone. YSG will organise more similar events in the future to encourage a better work-life balance for members.



Diploma Presentation

The first of June was a big day for YSG's newly-qualified members, as they received their diplomas from the Institute. I attended the ceremony and shared in their joy. Thanks go to the Committee Members, Coolidge and Johnny, being the masters of ceremonies for making this event successful! Once again, congratulations to all newly-qualified members!



YSG Drinks Gathering: "Welcome on Board"

This social event was successfully held on 22 June and provided a great chance for members, especially newly qualified members, to make new friends. Also, with the gathering's theme emphasising travel, it featured guest speaker Herman Yip, who shared his precious travel experiences and ways to buy low cost flight tickets. Participants also watched a World Cup match and their wild cheers marked the end of the event perfectly. Thanks go to Sr Kirsten Lam, Sr Kitty Ng, Sr Sylvia Lam, Jenny, and Cara for organising the first casual YSG gathering this year.



Joint Institutes Workshop

For the first time in Hong Kong, five professional institutes (the HKIA, HKIE, HKIP, HKIS, and RICS) that deal with the built environment teamed up to conduct an interactive workshop for younger professionals on 16 June.

The full-day workshop gave 30 participants a hands-on understanding of the principles of land development from multidisciplinary perspectives and allowed them to explore how conflicting approaches shape the built environment.

Thanks go to the HKIP for initiating this meaningful event; BSD Council member, Sr Idi Chan, for advising the insights into conservation aspects; and YSG committee member, Sr Kitty Ng, for serving as a facilitator. YSG looks forward to more collaboration and joint events in the future.



YSG Study Tour 2018

From 23-25 June, YSG led a mid-year study tour to Guangdong. This year was very special in that YSG has organised one mid-year and one year-end study tour. They aim to encourage younger surveyors to explore new developments and technologies outside of Hong Kong.

On the first day, YSG visited 翠亨新區規劃館 and 深中通道管理中心, both of which had exhibition halls that were visited by Chief Executive Mrs Carrie Lam in March. Participants were impressed by the overall planning for Zhongshan, which is a strategic part of the Greater Bay Area. Furthermore, an engineer from 深中通道管理局 briefed participants on its design concepts and infrastructure technologies. They were very similar to the design concept of the HZM Bridge, which features a suspension bridge cum tunnel sea crossing between artificial islands (人工島), the overall length of which is about 24km.





On the second day, YSG visited the 廣州城市規劃展覽中心 in the morning. This is a new exhibition centre that opened in 2017 and was designed by 何鏡堂院士. Participants also learnt about a new exhibition that showcases a future concept of a smart city in 2050. In the afternoon, the group visited more new landmarks – K11 Mall in Guangzhou and a revitalisation project, 紅磚廠藝術創意區, which was originally a food canning plant and now a place for institutional and creative F&B use.

On the third day, YSG visited a site that became the highlight of the tour – the new Tencent Headquarters – followed by a guided tour of 蛇口海上世界文化藝術中心.

During this tour, participants were given a good opportunity to socialise with fellow members, who ranged from students to full members, and exchange views on their chosen or future professions and upcoming mega projects in the Greater Bay Area. Everyone shared in this precious moment, so YSG looks forward to seeing them back for the year-end study tour to Singapore from 17-21 October 2018. Please mark these dates! Again, thanks go to all OC members for their unfailing support.



We Need You

For the continued success of YSG and the Institute, they need your support, ideas, advice, and active participation. If you are interested in joining YSG or have any enquiry, please contact it by e-mail at ysg@hkis.org.hk or refer to its Facebook page, "HKIS Young Surveyors Group, 香港測量師學會青年組," for the latest information.





Sr Dr Lesly Lam
Sports and Recreation Committee Chairman

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

HKIS Dragon Boat Team – Joint Professional Dragon Boat Competition

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

The HKIS Dragon Boat Team achieved 4th runner-up during the Joint Professional Dragon Boat competition on 30 June at Stanley Beach against teams of accountants, architects, barristers, doctors, and lawyers. It continues to undergo tough training for future races.

More members are welcome to join the HKIS Dragon Boat Team.



Joint Professional Singing Competition 2018 cum RSCP Annual Dinner

The Joint Professional Singing Competition 2018 cum Recreation and Sports Club for Hong Kong Professional Bodies (RSCP) Annual Dinner was successfully held on 26 May at the Hong Kong Academy of Medicine's Jockey Club Building. Elvis Cheung and Evangeline Cheung represented the HKIS at the competition. Their superb performance won critical applause and appreciation from the judges and audience. Many sports teammates came to support them and attend the annual dinner.

See you all again next year.



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

Reported by YSG CPD Convener

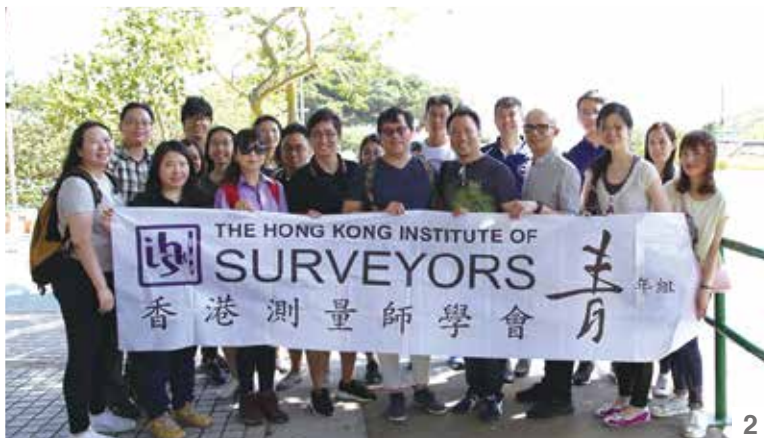
1. Site Visit to Yeung Hau Temple in Tai O (26 May 2018)

YSG was grateful to invite Mr KC Yuen, Authorised Person, to deliver a CPD site visit to the refurbished Yeung Hau Temple, which is a declared monument in Tai O. Mr Yuen began by introducing the history of the Temple by referencing its oldest relic and explained the importance of preserving the historical building in its original style. Mr KC Yuen then shared the characteristics of different building materials in Chinese Architecture. The participants gained a better understanding of the heritage conservation method used for the site.

YSG wants to thank the HKIS President, Sr Dick Kwok, and the Chinese Temple Committee for helping to arrange this site visit and ensuring its success.



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1. Group Photo
2. Souvenir Presentation to Speaker Mr KC Yuen

Reported by Sr Gigi Mok, YSG CPD Convener

2. Short Course (4): Experience-Sharing on the Application of Building (Planning) Regulations (2 June 2018)

Sr Terry KY Ng came for a fourth time to share his knowledge of the relevant sections of the Building (Planning) Regulations by regaling attendees on the 40 Fort Street Case (MP No 600, 1994) and highlighting the importance of an owner's control of land, along with the physical characteristics of the land.

Members learned that if there is an easement by way of a mutual right-of-way with adjoining owners granted or reserved in respect of this plot of land, the owner will not retain control of the land.



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3. Souvenir Presentation to Sr Terry KY Ng
4. Sr Ng shares his experiences with the application of the Buildings Ordinance to real cases.

Reported by Sr Gigi Mok, YSG CPD Convener

3. Contractor's Pricing for Preliminaries of Building Projects (7 June 2018)

YSG was pleased to invite Sr Paul KL Wong to deliver this captioned seminar, which focused on how to price a building project preliminary that is part of the Bills of Quantity and Schedule of Rates, while submitting tenders for building projects. Finally, Sr Wong presented a sample case to compile the preliminary costs (not exhaustive) of a sample building project.

Through participating in the seminar, participants, in particular members of the

BSD and QSD, learned the basic principles of building-up costs and pricing during the preliminary stages of building projects.



5. Souvenir Presentation to Sr Paul KL Wong
6. Paul shares the factors to consider when pricing during the preliminary stages of building projects.

Reported by Sr Gigi Mok, YSG CPD Convener

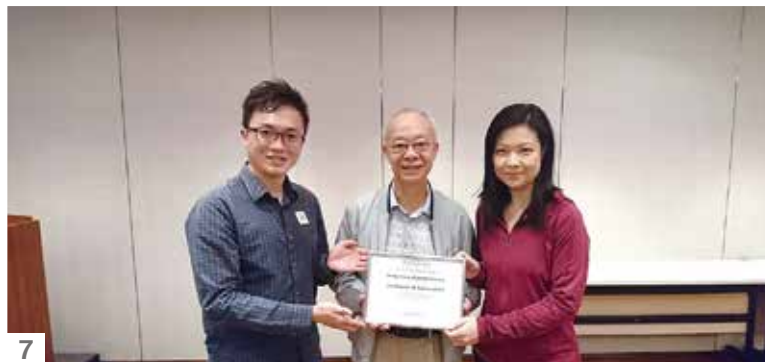
4. Visit to Joyous Living at The Tanner Hill (9 June 2018)

Special thanks go to the Chairman of the Hong Kong Housing Society (HKHS), Sr Marco Wu, and the HKHS tour guides, who helped participants gain a more comprehensive understanding of ageing in place.

In recent years, the HKHS has promoted ageing in place, a concept that is considered a high priority by the Hong Kong Government for Hong Kong's elderly population. The Tanner Hill helps forestall the early and gradual decline in the health of its residents through a safe living environment, high quality lifestyle, and healthcare services that support ageing gracefully.

Throughout the visit, members gained an understanding of this innovative high-rise project, which provides a full continuum of care – namely independent and assisted living – in self-contained residential flats and dependent living in a residential care home for the elderly that offers 24-hour care. Its integrated all-in-one wellness and recreational hub caters to seniors

at different stages of their advanced years to enable them to live sustainable and quality lifestyles characterised by autonomy, dignity, and social interaction.



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5. Souvenir Presentation to Sr Marco Wu, Chairman of the Hong Kong Housing Society
6. Group Photo

Reported by Sr Gigi Mok, YSG CPD Convener

5. Contractor's Pricing for the Structural Elements of Building Projects (13 June 2018)

Further to the seminar on pricing during preliminaries on 7 June, YSG was delighted to invite Sr Paul KL Wong again to share how to price the structural elements of concrete, formwork, and reinforcements while submitting tenders for building projects.

To price each of the above three elements, Paul discussed the building-up costs of structural elements and the factors to be considered when pricing.

By attending this seminar, members understood the importance of building-up costs through experience and by referring to the quotations received from sub-contractors, suppliers, and plant hirers; the importance of reviewing the building-up cost by referring to the method statement and programme prepared by project/construction managers; and the importance of adding costs in order to comply with the special requirements of the tender such as particular specification, preliminaries, and special preambles.



7. Souvenir Presentation to Sr Paul KL Wong
8. Paul shares the factors to be considered when pricing for the structural elements of building projects.

Reported by Sr Gigi Mok, YSG CPD Convener

6. Short Course (5): Experience-Sharing on the Application of Building (Planning) Regulations (16 June 2018)

During the fifth course, Sr Terry K Y Ng mainly shared his personal experiences with the related sections of the Building (Planning) Regulations using two real cases: Carson Mansion, 1994 WL 1063375 (Privy Council), and Mei Foo Sun Chuen. HCAL 51/2011.

Members learned that the development intensity determines if a site area on which a building is erected for the purposes of permitted site coverage, permitted plot ratio, or both may be exceeded in certain cases. With the aid of figures, Sr Ng explained that a street or service lane, as required under the statutory requirements, shall not be counted as part of the site area, but rather in any area dedicated to the purpose of facilitating public passage.



11. Souvenir presentation to Sr Terry KY Ng
12. Sr Ng shares his experiences with the application of Building (Planning) Regulations in real cases.

Members Corner Needs Contributions from You!

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

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

House rules:

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

*For HKIS corporate members' submission only



Sr Thomas Lam
FHKIS, GPD

論香港的土地房屋問題

本港樓價迭創新高，部份市民迫於無奈，紛紛抽居屋碰運氣，最新一期居屋就接獲多份申請，屬 2014 年復售居屋後的新高。本屆政府一直重視解決土地房屋問題，特首林鄭月娥上任後便馬上成立土地供應專責小組。因此，社會大眾對土地小組的這次公眾諮詢寄予極大期望，近日已不斷有團體就此提出建議。

香港的土地房屋問題由來已久，尤其是公營房屋的發展土地。根據 2016 年中期人口統計結果，全港估計約有 9 萬多個劏房，居民人數近 21 萬人，居住環境極其惡劣；即使是居住公屋或一般的私人物業，本港的人均居住面積亦遠較其他城市為低。香港人住得細、住得差，這是無須爭論的事實。本港過去曾經在一段時期內停止開拓土地，以致近年樓價高、公屋輪候冊長，這都是社會對房屋有着強烈剛性需求的表現。香港房屋供應不足，私人樓價已升至非一般市民可負擔的水平，加上公共房屋供不應求，都是香港房屋問題的真實寫照。

但與此同時，香港社會有關土地問題的爭論、討論已很多，但真正可供落實的拓地方案卻少之又少，希望政府更積極作為，以快和實效為原則，加快速度覓地建屋，拿出真正的成績，滿足社會的期望。

土地供應專責小組建議多個土地供應選項，期望通過這次廣泛諮詢可以就各選項的利弊、優次及取捨，凝聚社會最大共識，然後小組會提出一套完整建議，讓政府制訂開拓土地工作的整體策略。小組把未來供應劃分「短中期」、「中長期」及「概念性」3 個類別去諮詢公眾。

現時土地供應諮詢的 4 個短中期選項，包括棕地發展、利用私人的新界農地儲備、利用私人遊樂場地契約用地作其他用途和重置或整合佔地廣的康樂設施。以農地而言，主要以幾大發展商手持不少於 1,000 公頃農地為基礎，即中短期為 150 公頃；棕地則用 760 公頃計算，即為 114 公頃。私人遊樂場地契約用地的基礎為 408 公頃。至於重置或整合佔地廣的康樂設施中，不少土地面積少於 3 公頃。

就公私營合作 (Public Private Partnership) 而言，發展商過去囤積大量農地，必須通過冗長的城規程序和補地價拉鋸，但公私營合作卻可解決這些問題，更有助發展商收齊

農地業權，使農地得以發展。公私營合作發展可能是「雙贏做法」，但政府要設立專責委員會監督發展，確保補地價公正公平，以釋除官商勾結的觀感。在公私營發展模式下，政府可負責建設基建，並增加地積比，私人發展商則提供土地。

香港人「住得貴、住得細、住得擠」的問題，與土地供應有關，但不是單一因素，而是源於扭曲市場。住宅樓市「高處未算高」，一個新單位定價動輒 6、700 萬元以上，遠超一般打工仔的負擔能力。即使增加土地供應，「可負擔」的新增供應也不多，估計新建樓宇會繼續「納米化」，在樓價高企下，發展商只根據市場的購買力去推出發展項目。


現時市場由一手樓主導，二手「流轉」慢，政府政策亦有利一手樓，現時買家亦以打工仔及自住人士為主，只要定價吸引及有優惠，相信一手樓會持續熱賣。估計未來 3、4 年土地及房屋供應可達標及有支持。而現時政府亦有一定土地供應儲蓄應急。筆者估計 2018 至 2022 住宅供應足夠，但中長期土地供應不足，不單是住宅地皮，商業、物流及酒店等用地也不足，這除了影響市民住屋問題外，也影響香港長遠經濟發展。近年爭論多，許多事難有共識，所以筆者支持政府推行公眾諮詢，但一定要在諮詢後有實際行動及時間表，因許多建議或供應需未來一、兩屆政府的支援及推動，這又涉及政府政策及相關政策的持續性。


對任何地方的政府而言，居住都是政府必須妥善解決的問題，讓民眾有合適居住環境是最基本的責任，這理應是本次「土地大辯論」的基本前設。我們需要討論的，是如何更好地開發土地，筆者期待社會各界積極參與，多提出有建設性的意見。






筆者認為土地選項能否實施的關鍵不在於平息爭拗，而是政府有沒有足夠的決心、勇氣和政治能量去處理香港土地及房屋問題，以及現今的貧富懸殊和社會矛盾。筆者認為無論如何規劃城市，亦難扭轉局面，最關鍵的是政府是否願意站出來展示決心，敢去改變整個房地產市場。

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

03 JUL - 25 OCT
2018

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
03 Jul 2018	2018137	Applications of Unmanned Aerial System (Drone) on Project Management and Cost Management	Thomas Lee	HKIS(QSD), HKICM	1.5	✓	1.5	HK\$120 - members of HKICM and HKIS; HK\$180 - non-members of HKICM and HKIS
05 Jul 2018	2018119	Private equity real estate – In search of values through the market turbulence	Charles Lam	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
06 Jul 2018	2018035	It's time to change. BIM application in QS (FULL)	Peter Ng, Mike Li	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06-07 Jul 2018	2018155	Greater Bay Area CPD Series 4: Shenzhen Visit (大灣區深圳考察交流團) 	-	PDD	8.0	✓	1.5	HK\$750 - students / probationers; HK\$900 - HKIS members; HK\$1,050 - non-members (for two days)
07 Jul 2018	2018011	Short Course (6) - Experience Sharing on Application of Building (Planning) Regulations (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members; FOC - student members studying full time
07 Jul 2018	QSD/ S/201810	QSD Social Event - Coffee Cupping and Hand Drip Training Workshop (FULL - Class A)	-	QSD	-	-	-	\$220 for QSD members only (including snacks)
09 Jul 2018	2018058	BIM in Construction Project Management (FULL)	Welle W C Ng	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 Jul 2018	2018005Q	QSD PQSL Procurement Series 2018 (1) – Contractual Arrangement (FULL)	Philip S K Au	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
11 Jul 2018	2018141	Update of First- Hand Residential Sales Practice and Cases Sharing (FULL)	Raymond Wong	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
12 Jul 2018	2018148	HKIS Discussion Forum on Land Supply (FULL)	Stanley Wong	HKIS	2.0	To be determined by respective Division		Free of charge

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Jul 2018	2018055	The double-trouble issues of negative variation order and liquidated damages: A reflection from the Connie Towers' case and Cavendish Square Holding v. Makdessi (2015] UKSC 67 (FULL)	Stanley K Ma	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
17 Jul 2018	2018147	Role of a Quantity Surveyor in the Prolongation Cost Claim (FULL)	Eric Y C Ting	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
18 Jul 2018	2018111	玄空風水應用之揀樓攻略 (FULL)	鍾亦禮	PFMD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
20 Jul 2018	2018150	State-of-the-Art Smart City Technologies 	John W Z Shi	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
21 Jul 2018	2018126	Technical Visit to Laboratory Testing on Concrete & Building Diagnosis and Quality of Drinking Water (FULL)	Representative(s) from Casco Testing Centre Limited	BSD	3.0	✓	3.0	HK\$280 - members; HK\$350 - non-members
21 Jul 2018	2018052	QSD PQSL - QSD APC Part I Workshop 2 (FULL) (Same Workshop as the one held on 7 April 2018)	Experienced Assessors of QSD APC	QSD, YSG	-	✓	3.0	HK\$200 - members; HK\$300 - non-members
23 Jul 2018	2018146	Experience Sharing on Management Contract and NEC Contract (FULL)	Kenneth H W Mok, Dennis Tsoi, Nick Ling	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
24 Jul 2018	20180050	QSD PQSL Contract Administration Series 2018 (6) – Design and Build - The Making of ... from Knowing to Mastering ... (FULL)	Arthur Cheung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
25 Jul 2018	2018071	Development Control Under Lease in Hong Kong (FULL)	Tony Moyung	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
28 Jul 2018	2018077	Visit to Joyous Living at The Tanager Hill (FULL) (Same Visit as the one held on 9 June 2018)	Representative(s) of Hong Kong Housing Society	YSG	2.0	To be determined by respective Division		HK\$180 - members; HK\$250 - non-members
28 Jul 2018	2018095	Site Visit to the Residential Building - Upper East (FULL)	Terence K W Mang, Barrie Pang	QSD	3.0	✓	3.0	HK\$150 - members of HKIS and HKICM (including insurance)
30 Jul 2018	2018073	NEC3 Contract – Some Controversial Practical Issues (FULL)	Harrison Cheung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
31 Jul 2018	2018124	Sharing of 'Successful Application of the New Engineering Contract (NEC) in Governmental Projects'	Simon Y O Lai, C L Leung	PFMD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
04 Aug 2018	2018133	Technical seminar on utility survey 	-	BSD	3.0	✓	3.0	HK\$250 - members; HK\$300 - non-members
04 Aug 2018	2018053	QSD PQSL - QSD APC Part II Workshop 2 (FULL) (Same Workshop as the one held on 21 April 2018)	Experienced Assessors of QSD APC	QSD, YSG	-	✓	3.0	HK\$200 - members; HK\$300 - non-members
06 Aug 2018	2018145	HKIS QSD APC Assessors' Refresher and Experience Sharing on QSD APC Assessment - QSD APC candidates' log book submission, written assessment and final assessment interview 	Raymond Kam, Raymond Kong	QSD	1.5	-	-	Free of charge - HKIS QSD APC Assessors (By invitation only)
11 Aug 2018	2018082	Glass Series (1) – Special Features and Safety Requirement of New Code of Practice for Structural Use of Glass 2018 (FULL)	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
14 Aug 2018	2018134	New Technology on Structural Strengthening work (FULL)	Gary Lee, Faye Qiao	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 Aug 2018	2018116	The Authority of the Land Boundary Evidence	Eric Tang	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
16 Aug 2018	2018128	Updates and experience sharing on AP(S) practice issues (FULL)	Vincent Ho, Arthur Cheung, Andrew Kung, Kenny Tse	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
17 Aug 2018	2018113	When Spatial Data Infrastructure meets Smart City	Albert Wong, Y C Chan	LSD, PDD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
18 Aug 2018	2018154	QSD BIM Series 2018: Building Information Modelling (BIM) Training Course for Surveyors – Quantity take-off for Architectural Elements [Class 1] 	Kelvin Kuo	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members
20 Aug 2018	2018152	Review of Private Recreational Lease Policy 	T K Yeung	PDD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
03 Sep 2018	2018005R	QSD PQSL Contract Administration Series 2018 (8) –Salient Issues in Sub-contracting: Hints from Main Contractor 	Frederick S C So	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
08 Sep 2018	2018083	Glass Series (2) – Updated Requirement on Testing, Measurement and Quality Assurance of New Code of Practice for Structural Use of Glass 2018	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
08 Sep 2018	2018120	BSD APC Mock Assessment for Practical Task 2018 (FULL)	-	BSD, YSG	-	✓	2.0	HK\$400 for BSD probationers and students

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Sep 2018	2018123	Smart and Healthy Green Building: A case of award-winning office building in Hong Kong (FULL)	Edward Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
21 Sep 2018	2018156	Cost Estimate and Project Management of Alteration & Addition and Fitting-out Works for Commercial Projects in Hong Kong and China New	David W Y Leung, M Y Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
22 Sep 2018	2018084	Glass Series (3) – Design Considerations of Structural Glass Works and Fire Protection of Curtain Wall and Façade Systems (FULL)	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
28 Sep 2018	2018005P	QSD PQSL Contract Administration Series 2018 (7) – Management of Claims (FULL)	Joseph S L Law	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
29 Sep 2018	2018153	Safety Management Course for Surveyors New	S K Cheung	HKS, CIC	3.0	To be determined by respective Division		HK\$200 for members only
25 Oct 2018	2018064	Land Issues in Utility Company	Eric Tsang, Margaret Lai, Joey Wong	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members

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

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



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

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\$2.3 per litre in gasoline** and **HK\$4.9 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 June 2018, HKIS members can enjoy the privileged instant discount of **HK\$2.5 per litre for petrol** and **HK\$5.4 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\$1.7 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 July 2018, the discount is **HK\$2.20** 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

10% DRIVING COURSE

From now until 31 December 2018, HKIS members can enjoy **10% discount** on specified driving training course from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit leekin.com.hk.

15% WINE SHOPPING

Wine etc is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2018. 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/>.

10% CHORAL CONCERT TICKET

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

UP TO 20% DINING

HKIS members can enjoy **10% discount** on Lunch Menu and **20% discount** on Dinner Menu or A La Carte Menu at **New Life Social Enterprise Restaurant** in Wan Chai. Privilege lasts until 31 December 2018. Please refer to HKIS website for more details.

10% BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2018.

UP TO 74% with FREE gift

From now until 31 December 2018, **health.ESDlife**, HK's largest online healthcare marketplace offers 1) **5% off** on over 340+ health check plans on eshop (Discount code: HKIS2018). For Royal Comprehensive Plan (2 person), HKIS members can enjoy up to **74% off** (value: \$20,220; average \$2,432/per person; HKIS discounted price: \$4,864). The plan consists of 93 checkup items including 3 ultrasound and 2 tumor markers with \$600 **FREE** Parki/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. For enquiry, please call **3151 2244**.

15% PROFESSIONAL COURSE

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

10% 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 2018, subject to availability.

28% ROOM ACCOMMODATION

From now until 31 December 2018, 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 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.

Up to \$6,800 CASH REWARD BANKING

Join **DBS Treasures** before 30 September 2018 and meet designated requirements to enjoy a total return of **HK\$6,800 up cash reward**. Additional exclusive offer for HKIS member include **extra HK\$1,000 cash** by making appointment through DBS Corporate Account Manager. Terms and conditions apply. Please contact DBS Corporate Account Manager Ms. Fontaine Chan at 3668 6814 / 9484 6198 and visit HKIS website for details.

UP TO 40% INSURANCE

From now until 31 December 2018, 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.

10% FOOTBALL SHIRT

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

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.

38%/35% 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\$3,280 for male** and **HK\$4,180 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 2018.

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

18% DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 2 January 2018 and last until 14 December 2018. 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.

15% 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 2018, 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.

10% ROOM ACCOMMODATION

Revitalised from the old Tai O Police Station, **Tai O Heritage Hotel** features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 2018, members of HKIS can enjoy an additional **10% discount** on the promotional room rates by making reservation with the hotel through email to info@taioheritagehotel.com along with membership proof. Room guests can also enjoy a **special rate at HK\$400 for a set dinner** for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/ewsletter/specialoffers.pdf>.

29% 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, or call **2891 3220** or email to info@anmboating.com.

UP TO 25% INSURANCE

From now until 31 December 2018, HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (**single trip plan, 25% off**), medical plan (**up to 15% off**), home protection plan (**15% off**), etc.

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

20% 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 lasts until 31 December 2018. For more discount, please visit HKIS website.

UP TO 30% Shopping & Dining

Enjoy up to **30% 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: **30% discount** at ESPRIT/ **20% discount** at MM AVEDA/ **15% discount** at i.t blue block, Paradise Dynasty/ **12% discount** at HABIU table/ **10% discount** at sen-ryo, Seasons/ **5% discount** at Jasons • Food & Living and others. Download the Lee Gardens App now at <https://goo.gl/k7RsRy> for registration (please enter referral code: MKT) and discover all these privileges!

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

Construction Innovation and Technology Application Centre

建造業創新及科技應用中心



