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Long-term solution to "three-nil" buildings

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Sr Edwin TANG

Welcome to the Year of the Ox! May I take this opportunity to wish you all good health and a successful year ahead.

HKIS started the Lunar New Year with a fruitful media briefing at the Surveyors Learning Centre in mid-February. As I elaborated at the briefing, a key area of focus for HKIS is mitigation of risks from epidemics and promotion of healthy buildings and the built environment. In line with this, we have come up with several proposals related to government policy on drainage systems and the strengthening of property and facility management's anti-epidemic measures.

Advocating drainage improvement

Since June 2020, the Buildings Department has engaged consultancy firms to proactively inspect external drainage pipes of around 20,000 private residential or composite buildings. The project, an initiative under the Anti-epidemic Fund, is targeted for completion within 24 months of the launch. Owners issued with statutory repair orders by the Buildings Department must comply.

HKIS views it as a matter of urgency that owners issued with such repair notices take action as soon as possible, given that people's health is involved. Otherwise, default repairs will have to be arranged to ensure fundamental deficiencies are addressed. One way that owners could be encouraged to act promptly is through a subsidy to those in need. We were therefore delighted that the Financial Secretary earmarked \$1 billion in his Budget 2021-22 to provide subsidies for owners of more than 3,000 buildings with relatively low rateable values to carry out drainage repairs or enhancement works.

In line with our commitment to combat the spread of COVID-19 and other epidemics, we further propose that internal drainage systems should be investigated and repaired as necessary. However, we acknowledge that entry to private units could pose legal challenges.

We therefore suggest that the government sets up a task force to devise a comprehensive framework that encompasses these and other issues, including potential conflict of interest and legal implications when enhancement works are required on top of default repair works.

Such a framework could also benefit implementation of other statutory improvement works in existing buildings, such as improvement works under the Fire Safety (Buildings) Ordinance, Cap.572.

Spearheading building management

Proper building management is another significant area for HKIS, especially with regard to boosting a healthy and safe living environment. Among ideas resulting from a public consultation on the issue after the SARS outbreak in 2003 was the proposal that building inspections, engagement of property management companies, and the formation of owners' corporations might all be made mandatory. The government subsequently brought in mandatory building inspections in June 2012.

HKIS now sees the current crisis as the opportune time to introduce mandatory engagement of property management companies. One factor is the licensing regime under the Property Management Services Ordinance that came into operation in 2020. This ensures professional standards of property management companies and practitioners, which was a concern revealed in the previously mentioned public consultation. In addition, the move would promote the integration of building management and maintenance, as well as offer a sustainable approach to the prevention of building decay, spread of disease, and crime.

Given affordability issues for some owners in older buildings, which are often "Three-

nil Buildings”, that is, buildings without owners’ corporations, or any form of residents’ organisations, or that have not engaged property management companies, we recommend that the government consider providing a special fund or subsidies under a government department or through an NGO.

After all, property management companies can help provide solutions on building maintenance, hygiene, security, fire safety, among others. In doing so, they offset social hazards and social costs to owners, residents, as well as Hong Kong citizens at large.

Input on Lantau Tomorrow Vision – Proposed Artificial Islands in Central Waters

Separately, February has brought a further exchange of views with the government on the large-scale Lantau Tomorrow Vision, in particular the proposed Artificial Islands in Central Waters project. This initiative, part of the government’s multi-pronged approach to boost land supply, involves reclamation and provision of medium to long-term housing solutions, with the majority being public housing.

I, together with Sr C K Lau, Chairman of our Land Policy Panel, attended an informal meeting with the Development Bureau along with Sr the Hon Tony Tse Wai-chuen, LegCo Councillor for our constituency, as well as representatives from the Hong Kong Institute of Architects (HKIA), Hong Kong Institute of Planners (HKIP), and Hong Kong Institute of Landscape Architects (HKILA). We provided two main suggestions: provision of periodic updates about the multi-pronged approach on land supply to the public; and the launch of larger-scale stakeholder engagement initiatives by the government to communicate the overall framework related to town planning and eco-habitat studies to address public concerns on the proposed Artificial Islands project.

The four institutes were pleased to learn that most of our comments, given under the collective name of the Lantau Tomorrow Professionals Concern Group in Spring 2019,

have been incorporated into the Expression of Interest document for the project’s Investigation Study. Through the project, together with other initiatives in relation to brownfield sites, agricultural land, revitalisation of industrial land, we look forward to an increase in Hong Kong’s land supply.

Further plans for 2021

Our own plans at HKIS for the year have moved ahead as well. Our six divisions will continue to collaborate and make use of their professional knowledge to reflect and provide input on our healthy buildings and built environment proposals and advice to the government, industry, and public. Meanwhile, the mid-February media briefing provided division heads with the opportunity to expand on their individual key areas in the coming year: promotion of anti-epidemic measures to the public (Building Surveying), advocacy related to the Lantau Tomorrow Vision (General Practice), fostering Smart City development (Land Surveying), fighting the epidemic and city disasters (Planning and Development), managing Three-nil Buildings (Property and Facility Management), and raising public awareness and knowledge of the profession (Quantity Surveying).

I am also pleased to report that the chairpersons and convenors of various committees, policy panels, working groups and task forces under HKIS have been confirmed. They will arrange their first meetings upon confirming representatives from the Divisions and Young Surveyors Group.

As such, HKIS has a full and meaningful programme of activity to engage in over 2021, and the leadership in place to carry it forward. With members’ support and commitment, it promises to be a rewarding year.

Sr Edwin Tang
President

祝

福大家牛年進步，身體健康！

二月中，香港測量師學會趁著新春期間於測量師研習中心舉行傳媒聚會。我在會上強調，學會其中一項重要事務是協助香港減低疫症傳播，以及締造合乎健康衛生標準的建築物與建設環境。為此，我們就政府政策提出建議，特別是改善排水系統、以及透過物業設施管理增強防疫措施的政策。

改善排水系統

自 2020 年 6 月開始，屋宇署委聘顧問公司主動視察約二萬幢住用或綜合用途私人樓宇的大廈外牆排水管。計劃透過防疫抗疫基金推出，目標是於 24 個月內完成視察；收到屋宇署法定維修命令的業主，必須安排維修。

由於排水管維修關乎公眾健康，學會認為業主有逼切性盡快採取行動；假若業主無法遵從維修命令，則必須有補缺維修的安排，以確保基本問題得到處理。其一方法是向有需要的業主提供援助，鼓勵他們盡快採取行動。我們樂見財政司司長在 2021 至 2022 年的財政預算案預留十億元，以援助超過三千幢差餉租值不高之樓宇的業主進行渠管維修或提升工程。

為了加強抗疫，我們建議單位內排水系統亦需要檢查與維修。然而若要進入私人單位內，在現行法律上將有一定難度。因此，我們建議政府成立專責小組，制定整全框架以涵蓋這些議題，包括潛在的利益衝突、以及於補缺維修以外再進行改善工程的法律效應。

這個框架亦將有助在現有樓宇落實其他法定改善工程，包括第 572 章《消防安全（建築物）條例》下的改善工程。

提升樓宇管理

妥善管理樓宇是香港測量師學會的另一重要範疇，尤其是提升居住環境衛生和安全標準。當局於 2003 年非典型肺炎後進行的公眾諮詢結果顯示，強制驗樓、強制聘用物業管理公司、以及強制成立業主立案法團都是重要的建議。政府於 2012 年 6 月落實強制驗樓一項。

現在，學會視今次疫情為引入強制聘用物業管理公司的時機，尤其去年物業管理服務條例下的發牌制度已經生效，能確保管理公司及從業員達到專業標準。是項舉措將促進物業管理與維修工作進一步融合，並且透過可持續的方法應對樓宇失修、傳播疾病以及衍生罪案等問題。

由於部分舊樓業主、尤其是三無大廈（沒有業主立案法

團、沒有任何形式的居民組織及沒有聘用物業管理公司的大廈）業主未必有能力負擔有關費用，我們建議政府考慮於政府部門下或透過非政府機構設立特別基金或援助金。

物業管理公司可以協助解決樓宇維修、衛生、保安、防火等問題，抵銷這些負面因素的社會成本，減低對業主、住客以至全港市民造成的不良影響。

就建議中的明日大嶼中部水域人工島提供意見

同月，我們就明日大嶼願景向政府反映意見，並特別關注建議中的中部水域人工島。當局以多管齊下的方針增加土地供應，包括透過填海方式提供以公營房屋為主、解決房屋問題的中長期方案。

我與學會土地政策小組主席劉振江測量師一同參加發展局的非正式會議，與會者包括我們功能組別的立法會議員謝偉銓測量師，以及香港建築師學會、香港規劃師學會、和香港園境師學會的代表。我們認為政府除定期向公眾公布多管齊下土地供應方針的最新發展外，亦可就整個人工島建議的框架跟公眾溝通，包括公眾關注的城市規劃與生態研究等範圍。

四個專業學會於 2019 年春季以明日大嶼專業關注組的名義提出意見，大部分意見已成為勘查研究意向書的一部分。我們期望明日大嶼以及其他分別牽涉棕地、農地、活化工廈等計劃，將為香港持續開拓更多土地。

2021 年的計劃

今年，學會事務亦得以長足發展。六個組別將繼續合作無間，利用專業知識就健康衛生的建築物與建設環境向政府、業界與公眾提出意見。在二月中的傳媒聚會上，各組別主席特別介紹今年的計劃，包括提升公眾對防疫措施的關注（建築測量）、有關明日大嶼的倡議（產業測量）、智慧城市發展（土地測量）、疫症與都市災難的防禦（規劃及發展）、三無大廈管理（物業設施管理）、以及提升公眾對專業組別的認識（工料測量）。

我同時公布，學會已確定各個委員會、政策小組、工作小組與專責小組的主席與召集人；他們確認各組別與青年組的代表後，將召開首輪會議。

今年，學會各組別將在主席的領導下繼續舉辦饒有意義的活動，期待在會員的支持下取得豐碩成果。

會長
鄧海坤測量師

Long-term solution to “three-nil” buildings

By Jimmy Chow



Sr Billy Wong
Chairman of HKIS
Building Surveying Division



Sr David Chan
Past Chairman of HKIS
Building Surveying Division



Sr Kays Wong
Chairman of HKIS
Property and Facility
Management Division



Sr Charles Hung
Vice Chairman of HKIS
Property and Facility
Management Division



The problem of so-called “three-nil” buildings has long plagued the residents living in such buildings and the community as a whole. Since last year, the pandemic has further highlighted the risk of virus transmission in this kind of ill-managed buildings that do not have owners’ corporations (OCs) or any form of residents’ organisations or have not engaged property management companies (PMCs). Other long-standing problems such as fire safety, security and hygiene have yet to be addressed as well.

In light of increasing public concerns about the “three-nil” buildings amid the pandemic, the Hong Kong Institute of Surveyors (HKIS) proposed a raft of measures to strengthen the management of “three-nil” buildings last year. After listening to the public’s opinions, including those of the HKIS, the Government has set aside HK\$1 billion in its latest budget to subsidise owners of some 3,000 buildings aged 40 years or above to repair and upgrade their sewage pipes.

According to government plans, the Urban Renewal Authority (URA) will oversee the implementation of the scheme. No assessment of applicants’ income and assets will be carried out. The scheme will be launched in as short as five months. The amount of subsidy available for each building ranges from HK\$120,000 to HK\$1 million.

It is reported that the measures are aimed at common pipes, including pipes extending from the flats to the outer wall. At present, there are about 9,600 old buildings eligible for the proposed scheme. Of them, more than 3,000 aged 40 years or above with low rates valuations will be handled in the first phase (for instance, those located in the urban area, of which the annual rate valuation of each unit does not exceed HK\$162,000. For those located in the New Territories, the annual rate valuation of each unit does not exceed HK\$124,000).

The HKIS is pleased to see that the Government has accepted the suggestions made by the HKIS to subsidise owners of more than 3,000 old buildings with low rates valuations to carry out drainage maintenance or upgrading works, and to allow the Buildings Department to help those who are unable to organise works on their buildings, especially “three-nil” buildings.

Sr David Chan, Past Chairman of HKIS Building Surveying Division (BSD), is pleased with the Government’s adoption of the HKIS’ preliminary recommendations, but points out that the relevant legislation, i.e. Chapter 123I, “Buildings (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations”, has not been updated or optimised since its revisions in 1976.

“For decades, Hong Kong’s society, living environment and people’s living habits have changed dramatically from more than 40 years ago. The Government should review whether there is room for improvement in the current laws and allow a certain degree of flexibility. As long as the results are in line with the original intent or spirit of the rules and regulations, some flexibility in works should be accepted.”

It is found that many old buildings’ pipes have been leaking for a long time, with many of them considered to be illegal works. Sewage flows out of these leaked or broken pipes, through surface (rain) water manholes of the back lanes and open channels it eventually discharges into the sea. The discharge of raw or untreated sewage into the sea can create a health hazard to the entire community.

Sr Chan says while action is needed to relieve the most pressing problems, a long-term, effective solution has to be derived to address the root cause. For example, for buildings without proper drainage connections to public sewers, the building owners shall receive notices for relevant improvement works, requiring them to connect their drains to the appropriate terminal manholes and public sewers.

Sr Billy Wong, Chairman of BSD, says the HKIS has provided follow-up suggestions to the Budget. In order to tackle the illegal connections and ageing pipes falling into disrepair of “three-nil” buildings, the Government should provide guidelines for the specifications and installation of W-trap water seals as soon as possible and encourage the industry to follow the guidelines. The Government should also consider implementing a pipe subsidy scheme as soon as possible to encourage property owners to carry out necessary maintenance works.

Furthermore, the Government should establish an inter-discipline expert group (including medical, building and technical experts) within 6-9 months to

review relevant laws and regulations, as well as to formulate holistic solutions to address public hygiene, building design, management and maintenance issues concerning old buildings.

Meanwhile, owners of buildings with improper or illegal connections should be issued building orders to bring about compliance. The HKIS further suggests that a pre-purchase survey (covering the drainage system) be carried out in order to protect the interest of second-hand property buyers and improve the standard of public health in the long run.

The funding from this fiscal year's Budget is a good start. In the long run, however, regular building inspections should also be carried, says Sr Wong. "Given limited resources, we understand that it is difficult to subsidise all owners in order for them to inspect and repair the pipes (horizontal branches) inside their units. Maintenance works must be done spontaneously by the owners themselves. But since average homeowners may not have relevant knowledge, the HKIS is always committed to providing guidelines for the industry and property owners to enhance their knowledge and awareness."

Sr Kays Wong, Chairman of HKIS Property and Facility Management Division (PFMD) and Sr Charles Hung, Vice Chairman of PFMD, point out that the lack of professional property and facility management is another reason indirectly causing cluster outbreaks in old buildings. They suggest that the Government and professional bodies continue to promote the establishment of owners' corporations.

The Government also needs to set up a dedicated department as soon as possible to hire professionals in property management and facility management to manage, monitor and improve the environment of old buildings and the neighbourhoods they are located in. When reviewing the rates system, the Government should be empowered to recover the relevant expenses. In the long run, the Government should consider legislation to implement mandatory property management in phases so as to improve the environmental sanitation and facilities of such buildings and areas.

An audit report issued by Audit Commission last November reveals that the Mandatory Building Inspection Scheme (MBIS) is not effective in carrying out prescribed

inspection and repair works. According to the audit report, as of December 2019, of the 18,066 buildings subject to the MBIS, it is estimated that 12,000 were not selected for statutory notice. The Buildings Department targeted 600 buildings last year, so it means that it would take 20 years to complete the notification of the remaining 12,000 buildings, not to mention ageing buildings coming on stream every year afterwards.

Due to a shortage of manpower, the Buildings Department often fails to inspect the problematic buildings in a timely manner, says Sr Wong. It is also due to the lack of a co-ordinating organisation. For example, building planning, design and construction are managed by the Buildings Department, while the Fire Services Department is responsible for the fire services installation and safety. Owners and residents easily find themselves lost in bureaucratic red tape with orders issued by different government departments.

He hopes that the Government will set up a joint office to coordinate these matters. The present remedial action to improve the pipe and drainage problems is only to treat the symptoms, but without curing the root cause. Regular and timely mandatory building inspections (for example, inspection to be done every seven years) can help to identify problems and fix the damages before they morph into dangers. The scope of inspection and maintenance should include structural safety, fire safety, lifts, and electrical facilities in addition to drains and pipes.

Preventive maintenance is a must to keep costly repairs to a minimum and most importantly, is a long-term solution to building disrepair, he says. In addition to strengthening the enforcement of mandatory building inspections and the establishment of a joint office, the Government also needs to implement mandatory building management in the long run.

Appointing professional property management companies is therefore the most effective, long-term solution to prevent building disrepair. "Property management companies bring together professionals across industry and can play an important role in providing owners with the services they need. We understand that some small homeowners may not be willing to bear the additional financial burden. Therefore, we hope that the authorities will set up a subsidy fund to help those in need, such as the owners of 'three-nil buildings'."

應對「三無大廈」問題之長策

「三無大廈」舊樓問題一直困擾大廈居民以至整個社區，去年至今疫情下更突顯了這類型舊樓的病毒傳播風險，而消防安全、治安和衛生等長久以來的問題，仍有待改善。有見疫情下社會對「三無大廈」（沒有業主立案法團、沒有任何形式的居民組織及沒有聘用物業管理公司的大廈）的關注增加，香港測量師學會（學會）去年亦提出加強「三無大廈」管理的建議，政府在聽取民意包括學會的建議後，於新一年的財政預算案預留 10 億港元，以資助超過 3,000 幢差餉租值不高的老舊樓宇業主，進行渠管維修或提升工程，計劃由市區重建局負責，不設資產審查，最快 5 月推出。每幢樓可獲資助額由 12 萬至 100 萬港元不等。

據悉，措施針對樓宇公用渠管，包括由單位延伸出外牆的渠管，目前符合資格申請的舊樓共約 9,600 棟，首階段會先處理逾 3,000 棟。相關舊樓多為樓齡 40 年或以上，差餉估值較低（位於市區而單位每年差餉估值不超過 16.2 萬港元、位於新界而單位每年差餉估值不超過 12.4 萬元）的樓宇。就此，學會樂見政府採納本會早前提出的建議，資助超過三千幢差餉租值不高的老舊樓宇業主進行渠管維修或提升工程，並讓屋宇署為無力自行籌組工程的大廈，例如「三無」大廈，進行相關工程，並受惠於資助計劃。

學會建築測量組前主席陳華偉測量師對政府採納學會初步建議表示欣喜，但指出相關法例，即第 123I 章《建築物（衛生設備標準、水管裝置、排水工程及廁所）規例》，自 1976 年修訂至今仍未曾優化。「幾十年來，香港的社會、居住環境以至人們的生活習慣都跟四十幾年前不同。政府好應該檢視現時法例是否有改善空間，並應該容許一定彈性，只要做出來的效果符合法例的原意或精神，理應接受。」

他補充，現時很多三無舊樓的渠管出現長期滲漏，很多屬非法接駁，污水源源不絕流出後巷，未經污水沙井就流到後巷明渠、經清（雨）水沙井後再流

入大海，這些問題對整個社區的衛生和防疫都構成巨大風險。他建議有關當局先要針對目前最逼切的問題，對症下藥，然後再逐步找出問題根源，徹底解決潛藏問題。例如，針對沒有恰當接駁公共污水渠的樓宇用地，發出相關「改善工程通知書」與樓宇業主，著令將樓宇用地產生的所有污水引往特定接駁處，即終端沙井（俗稱「尾井」），以便駁往公共污水渠。

學會建築測量組主席黃健兒測量師表示，學會就政府最新的財政預算案有進一步的建議，供政府考慮。為徹底改善三無舊樓渠管違章接駁及失修等問題，學會認為政府應於短期內，盡快提供 W 型隔氣水封裝置及安裝指引，鼓勵業界採用。政府亦應考慮盡快推行喉管資助計劃，鼓勵業主進行相關全面性維修。

中長遠而言，學會促請政府於 6-9 月內，研究成立跨界別專家小組（包括醫療、建築及科技研究等專才），重新檢視相關法例，就公共衛生、樓宇設計、管理和維修、提供全面性徹底革新；同時研究及推行發出改善渠管安裝命令，提升舊樓排水系統衛生水平。另外，研究實施二手樓買賣前全面樓宇檢查（包括喉管）規例，長遠提高公共衛生水平，亦增加買賣的透明度。

他補充，今個財政年度的撥款針對樓齡達 40 年或以上的舊樓有示範作用，但長遠而言還需要實施定期樓宇檢驗，以確保排水系統及衛生設備得到妥善保養。「在資源有限的情況下，我們理解很難資助所有舊樓業主檢驗和維修單位內私人範圍的渠管（橫喉），必須靠小業主自發去做，但由於一般小業主未必有相關的專業知識，所以學會一直致力為業界和業主提供指引，提升業主的知識和意識。」

學會物業設施管理組主席黃貴生測量師及副主席熊傳笏測量師指出，缺乏專業物業及設施管理亦是疫情在大廈間爆發的原因之一。他們建議，政府及各



界應繼續推動成立業主立案法團，政府亦有需要從速成立專責部門，聘用物業管理及設施管理之專業人士，負責管理、監控、改善舊式樓宇及地區環境。在檢討差餉制度時，應賦權政府收回有關費用。政府長遠應考慮立法分階段推行強制性的物業管理，以改善此類樓宇及地區的環境衛生及設施上的工作。

根據審計署去年 11 月發表的一份審計報告，其中一份檢視屋宇署的強制驗樓計劃。審計報告批評，截至 2019 年 12 月，強制驗樓計劃涵蓋 18,066 幢樓宇，但估計有 12,000 幢未被揀選發出法定通知。署方去年目標每年揀選 600 幢樓宇，要完成通知 12,000 幢需要 20 年，還未計算之後新涵蓋的樓宇。

黃貴生測量師表示，屋宇署很多時因人手不足問題，未能及時檢驗問題樓宇。亦因為欠缺統籌機構，例如樓宇規劃、設計和建造方面等問題由屋宇署來管，消防裝置及設備方面的執行當局則為消防處，至於民政總署則負責鼓勵和協助業主成立合適的居民組織，不同政府部門的要求及法令，會導致業主及居

民無所適從及混淆。他希望政府能設立一個聯合辦事處，統籌這些事情。政府現時只解決渠管問題，只是治標不治本的短期做法。但主要根源就是大廈缺乏專業的管理，才導致百病叢生。

他認為，定期適時的強制驗樓（例如強制七年驗樓），有助定期查出樓宇的問題和損毀情況，檢查及維修範圍除渠管還包括樓宇結構安全、防火設施、升降機及電力設施，以便進行預防性樓宇維修，是實際而有效解決樓宇失修的長遠方法。除加強強制驗樓的執法和設立聯合辦事處等建議之外，長遠而言政府有需要實施強制性的樓宇管理，聘用物業管理公司是預防樓宇失修的可持續方案。

「物業管理公司匯聚了大廈管理行業專才，在為業主提供所需服務方面可擔當重要角色。我們理解部分小業主未必接受或承受額外的財政負擔，故希望當局成立資助基金，針對性補貼財政上有困難的業主，例如三無大廈業主。」



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6/3/2021: 3-4:30pm, Online
3400 8122 (Miss Wong)
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国内新闻分享

山东出台健康住宅开发建设技术导则将疫情防控内容纳入住宅建设

疫情之下，人们越来越注重健康与住宅的深层关系，“健康住宅”也再度成为了房地产业的焦点。日前，山东省住房和城乡建设厅在考察调研基础上，编制了《山东省健康住宅开发建设技术导则》（以下简称《导则》），于2021年1月起实施。

据山东省住房和城乡建设厅房地产市场监管处处长张国强介绍，山东省将加快完善《导则》配套技术文件，包括全装修实施意见，健康住宅评价标准，健康住宅项目认证办法等，并选取创业，众成，备选3家企业分别在淄博，东营，临沂开展健康住宅项目试点，同时对《导则》要求进行实践验证，尽快形成可复制，可推广的经验。

住房和城乡建设部建筑标准化委员会主任委员，中国建筑标准设计研究院总建筑师刘东卫认为，作为有关居住健康的地方标准，剑指所在住区建设中亟待解决的卫生防疫与居住安全保障问题，《导则》的出台和实施将对贯彻和纳入国家发展战略，推进整个住宅建设的转型升级，推动提升全民生活居住品质具有非常重要的意义。

政府部门推出健康住宅开发建设技术导则

数据显示，截止到2019年，山东城镇人均住宅建筑面积达到37.1平方米，基本实现了从“有房子住”到“住大房子”的理想，也由住房缩减时期进入到存量房时代。

“但很多住宅在卫生条件，结构设计，建筑部品，室内环境，性能质量等方面，还存在很多不足。”山东省住房和城乡建设厅房地产市场监管处二级调查员王春杰坦言，调查数据显示，受疫情影响，消费者对健康人居环境需求大大提高：80%的替代者把通风和采光作为健康好房子的基本要求；70%的替代者把物业服务作为健康好房子的首要因素。

据了解，《导则》共7章83条，分别从户内空间，室内环境，户外空间，住宅建设，健康管理与物业

服务等多个维度和相互区别有关标准和要求，是由政府部门推出的健康住宅开发建设技术导则。

“与普通住宅比例，健康住宅既可以满足人们挡风避雨与安全居住的基本需求，还为居住者提供更健康的空间和环境，满足居住者生理，心理以及老龄化和卫生防疫等多层次健康需求。”山东省建筑设计研究院有限公司二分院建筑副总工康翠霞说。

张国强表示，《导则》并非强制性标准，而是对推动山东省健康住宅发展具有重要指导意义，适用于全装修交付的新建住宅，既有住宅改造也可参照执行。

值得一提的是，《导则》将疫情防控内容纳入住宅建设，并创新性地提出了兼顾疫情防控，满足老龄化，无障碍，非接触等实际需求，探索居家医养结合新模式，为医疗服务向家庭延伸提供支撑。

针对健康生活，《导则》在满足住宅基本功能的基础上，对玄关，厨房，卫生间，卧室，储藏间等提出的具体要求。在设计时所有房间均做到自然通风采光；每户均设玄关，利用玄关组织收纳，消杀等行为；卫生间按功能进行净污分离；还特别提出了户内分类储藏的要求，保证居家生活整洁卫生。

“健康住宅的核心要义在于减少住宅安全隐患，强化健康风险防范，改善健康保障条件。”在山东省建筑设计研究院有限公司四分院建筑师李磊看来，围绕住宅的医养结合，健康保障方面，《导则》主要提出了非接触功能，卫生防疫，健康管理3项新的要求，“这在以前的住宅开发建设中没有具体规定的。”他说。

据李磊介绍，《导则》明确了非接触功能要求，通过技术及智能手段，在小区，单元，地下车库等入口处采用非接触式门禁，电梯控制采用非接触式设施，避免交叉感染。“目前住房和城乡建设部只有关于非接触性节水器具方面的技术规定，此要求放置了相关领域的空白。”

同时，突出住宅的卫生防疫需求，明确住宅单元，地下车库入口要预留封闭改造的可行性；强化电梯的防疫条件，预留紫外线消杀设备接口；保证公共垂直通风道的通风安全；落实定期清洗，消毒和水质检测措施。针对疫情防控常态化需要，对解决日常生活中的常见问题，如防止地漏病毒传播和厨房烟道串味以及室内新风系统，室内管线维修，公共区域消杀，垃圾分类收集等均作出相关规定。

提出解决老龄化问题的具体实施

面对日趋严重的老龄化问题，《导则》从住宅开发计划提出解决山东省老龄化问题的具体举措，提升居住健康性，安全性和舒适度。

康翠霞说，在室内环境舒适健康方面，《导则》明确，通过防控噪音，保证住宅的日照时长，提升照明设计标准，优化保温隔热措施，提高排放水质标准以及在自然通风的基础上，通过选配优秀部品或设施来改善室内空气质量。户内还增设了紧急求助系统，设置人性化模块，如助力扶手，大尺寸开关，适老门把手，起夜脚灯，语音播报等，方便老年人和行动不便者使用。这些室内环境条件的改善能切实提高使用者的健康度和舒适度。

山东省建筑设计研究院有限公司建筑副总工王卓然说，在住宅空间体系方面，《导则》特别突出了无障碍功能，满足人们健康生活，居家养老，居家健身等在空间上的要求。

针对居家养老，《导则》对有老年人和残障人士使用的户型提出了无障碍要求，包括轮椅使用空间要求。针对居家健身，《导则》建议利用起居室，阳台等场地，预留健身、康复空间，并对场所安全、降噪等提出技术要求，以解决疫情防控期间居民居家隔离缺少锻炼以及老人生理机能衰退需进行康复等问题。

户外空间部分，重点针对公共空间，在无障碍保障，非接触设施，公共交往和公共卫生等方面进行约定。值得关注的是，《导则》要求4层及4层以上新建住宅建筑，或住户入口层楼面距地面设计地面的高度超过9米的新建住宅建筑，必须设置电梯，“在与北京，浙江，江苏等先进省市住宅建筑设计规范要求一致的基础上，山东还提出了电梯应满足担架使用功能的更高要求。”王卓然说。

居家医养合是趋势，特别是面对老龄化社会，住宅的健康管理服务越来越重要。《导则》专门对“健康管理及物业服务”作出相关规定，突出通过智慧化科技手段，实现健康物业服务；明确小区宜搭建健康信息平台，与户内配备的智能健康检测一体化终端设备相连接，实现小区物业服务与居家报警、紧急求助等系统互联互通，提供及时、专业、精准服务。

摘自中国建设报 2021.01.20 作者：苗淼

更多测量相关的内地新闻资讯可于学会网页内浏览（每星期更新）：

https://www.hkis.org.hk/sc/newsroom_mainlands.html



北京代表处资讯

3 月份活动预告

上海市议会将于3月12日举行的“解读《中华人民共和国民法典》等法律法规最新进展及对建设工程领域的影响和意义”讲座，并于月内举办「陆家嘴前滩国际商务区 BIM 全生命周期应用」参观活动，有兴趣参加的会员请到本会网站了解参加详情。

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

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

关注香港测量师学会

香港测量师学会微信公众号：

微信号：HKIS-Official
微信名：香港测量师学会



香港测量师学会 QQ 群聊 (只供会员加入)

群号：113919687
群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



CPD Program Series for Advanced Construction Technology & other Related Topics



- Recommended for members of HKIE, HKICM, CIOB, HKIA, HKIS, HKICW, ICW or other related Institutions.
- Program commences on **31st March 2021**. Application for later programs or talks is still open upto 15th April.

Please visit the website for more details:
<https://icollege.hk/cpd>

Recommended for 5 to 15+ CPD hours under various optional selections

AIM:

The aim of this program is to provide an in-depth review of some of the major construction systems being used in the construction industry. Real-life applications employed in recent projects will be used as part of the presentation to help the speakers better share their experiences. Upon completion of the program, participants should be able to understand:

- Related technologies & operation details involved in the mentioned construction systems.
- How the technologies are applied in various scenarios.
- Integration of technologies in the construction of complicated, large-scale projects.
- The theoretical, financial, technical and managerial implications in the application of these technologies or construction systems in real-life practices.

SPEAKER & COORDINATOR:

Ir. Wong is a recently retired member of the City University. Besides serving as a full-time academic staff in the University for 28 years, he also engaged as an independent researcher focusing on complex construction systems, infrastructure and urban development studies, both locally and overseas. In the past 15 years, he is frequently invited by many HK's professional institutions as a guest speaker to deliver talks.

To know more about Ir. Wong, please visit: <https://const-infobank.org>

Other speakers (including RSE or RGE practitioners) will be invited as co-speakers occasionally to deliver talks.



Ir Wong Wai-man, Raymond

TARGET GROUP:

- Graduates of or Undergraduates studying civil/structural/geotechnical engineering, surveying building construction or architectural discipline.
- Practicing Engineers, Surveyors, Builders, Project Managers, Planners, Inspectors or other interested practitioners from related fields wish to extend their experience.
- Any interested practitioners in the related professional fields

Seeing Construction from a deeper angle

SERIES 1 :

ADVANCED CONSTRUCTION TECHNOLOGY & PRACTICES (1)

- Talk 1: Construction of large Scale Basement or Underground Structures
- Talk 2: Prefabricated Construction for Building and Civil Works (including MIC)
- Talk 3: Construction of Super High-rise Composite Structures
- Talk 4: Application of advanced Formwork Systems for Building and Civil Works
- Talk 5: Practical concerns for construction and Site Safety

SERIES 2 :

ADVANCED CONSTRUCTION TECHNOLOGY & PRACTICES (2)

- Talk 1: MiC/Precast construction/ Design for Manufacturing and Assembly (DfMA)
- Talk 2: Installation and connections of long-span Structural Steelworks involving heavy lifting
- Talk 3: Introduction about the new Statutory registration system for TCP/AP/RSE/RGE/Contractor

SERIES 3 :

REVIEW OF HK REPRESENTING CONSTRUCTION PROJECTS

- Talk 1: Review the design and construction of recent Railway projects
- Talk 2: Review the design and construction of recent Highway projects
- Talk 3: Review HK's major marine and coastal engineering projects
- Talk 4: Major projects involving large-scale site formation and slope works
- Talk 5: Tunnelling technology, recent representing Hong Kong's cases

SERIES 4 :

HIGHLIGHT ON RECENT BUILDING & CIVIL PROJECTS IN CHINA

- Talk 1: Highlight some China's major building project cases (including projects in Guangzhou, Shanghai, Beijing, Chongqing etc... with focus on the technology used and work practices)
- Talk 2: Review of a world-renowned project in Shanghai - formation, construction and development for the venue of 2010 World Expo
- Talk 3: Review of a world-renowned project in Guangzhou - formation, construction and development of the new city axis and the nearby CBD zone in Guangzhou
- Talk 4: Review of some large-scale and representing heritage and revitalization project cases in China
- Talk 5: Review of some environment upgrading/ regeneration projects in China (including cases in Guangzhou, Shanghai, Beijing, Chongqing and Quizhou)

FORMAT :

- Zoom Webinar (6:30PM - 9:00PM)
- Conducted mainly in Cantonese
- Materials will be in English

FEE :

Ranging from \$200 - \$230 for each talk depending on option

REGISTRATION :

To register, go to this link :
<https://bit.ly/3bhfsCF>
You can also scan this QR code:



CONTACTS:

Administration matters:
Erica Tam,
61023267

Email:
info@icollege.hk
Course Details:
Raymond Wong,
60828928

HKIS Views on 2020-2021 Budget

The Financial Secretary, Mr Paul Chan, delivered the 2020-2021 Budget to the Legislative Council on 24 February 2021. Its full text can be viewed and downloaded at the following website:

<https://www.budget.gov.hk/2021/>

In response to the Budget, the HKIS issued a press release on the same day setting out its views and comments on various issues including land and housing policy, drainage repair/enhancement policy, proper property management and maintenance especially for old buildings, cost control, training of construction-related experts and country parks improvement.

Please refer to the link below for more details (Chinese only):

<https://bit.ly/3riwQhb>

HKIS Media Briefing

The Institute hosted a media briefing on 19 February at the Surveyors Learning Centre which was well-covered by the media. More than 24 media representatives attended and met the 2020-2021 HKIS spokespersons who shared his/her professional points of view on topical public and social issues and answered enquiries from the editors and reporters. President Sr Edwin TANG shared the Institute's intended direction in 2021, which is to promote healthy buildings and built environment as ways to mitigate risks from epidemics and the impact this might have on surveying practices. Chairpersons of the six divisions, YSG, Land Policy Panel, Building Policy Panel and Housing Policy Panel introduced their expertise and area of focus in the year.



President Sr Edwin TANG at the HKIS Media Briefing



"Promote anti-epidemic measures of building surveying to the Public" by Sr Billy WONG, Chairman of the Building Surveying Division (BSD)



"Advocate a Comprehensive Study of the Lantau Tomorrow Vision" by Sr Alnwick CHAN, Chairman of the General Practice Division (GPD)



"Foster the Development of Smart City" by Sr KOO Tak-ming, Chairman of the Land Surveying Division (LSD)



"Formulate Response Strategies on Fighting the Epidemic and City Disasters" by Sr Francis LAM, Chairman of the Planning and Development Division (PDD) and Housing Policy Panel



Sr C K LAU, Chairman of the Land Policy Panel



"Hire Professionals to Manage Three-nil Buildings" by Sr Kays WONG, Chairman of the Property and Facility Management Division (PFMD)



Sr Kitty NG, Chairlady of the Young Surveyors Group



"Promote the Quantity Surveying Profession" by Sr Amelia FOK, Chairlady of the Quantity Surveying Division (QSD)



The HKIS Spokesmen 2020-2021

1st row (from L to R): Sr Robin LEUNG, Honorary Secretary of HKIS; Sr Paul WONG, Vice-President; Sr Billy WONG, Chairman of BSD ; Sr Francis LAM, Chairman of PDD; Sr Amelia FOK, Chairlady of QDS; Sr Edwin TANG, President; Sr Alwrick CHAN, Chairman of GPD; Sr Kays WONG, Chairman of PFMD; Sr KOO Tak-ming, Chairman of LSD; and Sr Alexander LAM, Honorary Treasurer and Vice Chairman of GPD.

2nd row (from L to R): Sr Sunny CHOI, Vice Chairman of QSD ; Sr Arthur CHEUNG, Vice Chairman of BSD; Sr Paul TSUI, Vice Chairman of LSD; Sr Kitty NG, Chairlady of YSG; Sr Wilson Ko, Vice Chairman of YSG; Sr Vincent HO, JP, Chairman of Building Policy Panel; Sr LAU Chun-kong, JP, Chairman of Land Policy Panel; Sr Kenny TSE, Immediate Past Chairman of BSD; Sr Terence WAI, Vice Chairman of PFMD; Sr Staw WONG, Honorary Secretary of QSD; Sr Sunny WONG, Vice Chairman of YSG



Sr Vincent HO, Chairman of the Building Policy Panel

The HKIS Outstanding Dissertation Awards 2020

The HKIS Research Committee recently organised the HKIS Outstanding Dissertation Awards 2020, which contained two categories: Outstanding Final Year Dissertation Awards and Dissertation/Thesis Awards for Postgraduate Students.

Outstanding Final Year Dissertation Awards

Outstanding Final Year Dissertation Awards are organised for final year undergraduate students taking HKIS-accredited first degree courses. The purpose of the Awards is to promote research amongst future surveyors and reward the efforts of the best ones.

The Awards are based on merit in research, as well as the applicability of the student's research to the surveying profession. Having assessed the papers nominated by the students' universities, the panel of assessors awarded prizes to the following candidates:

Division	Award	Awardee	University/ Institution	Project Title	Supervisor
BSD	Top Award	CHEUNG Kwan Kin	University of Hong Kong, REC	Performance and Challenges of Green Retrofit Implementation in Existing Private Residential Buildings in Hong Kong	Dr SW Poon
BSD	Second Award	SHAM Cherie	University of Hong Kong, REC	Green Retrofitting in Hong Kong: The Barriers of Implementing Green Retrofits in Existing Public Housing	Dr Roine Leiringer
GPD	Top Award	LAU Ping Shing	University of Hong Kong, REC	The Impact of Institutional and Informational Transparency on the Long-and Short-Term Links between Direct and Indirect Real Estate	Professor KW Chau
GPD	Second Award	LO Chung Ching	City University of Hong Kong	Statistical Analysis of Brownfield Prices	Dr Li Xin
LSD	Top Award	CHONG Chi Man	Hong Kong Polytechnic University, LSGI	Shape Context Descriptor: A New Approach for Assessing the Consistency of Two Correlated Land Boundaries	Dr Yan Wai-Yeung
LSD	Second Award	CHUE Cheuk Ying Cherry	Hong Kong Polytechnic University, LSGI	Digital Geospatial Flood Inundation Mapping with the Aid of Unmanned Aerial Vehicles	Dr Wang Shuo
PDD	Top Award	YEUNG Sze Lung	University of Hong Kong, REC	The Impact of Income Inequality, Market Sentiment, and Population Density on Housing Affordability: International Evidence	Professor KW Chau
PDD	Second Award	TAM Hiu Lam	University of Hong Kong, UPD	Walking to the Tram: Spatial Cognition of the Route Environment in Hong Kong	Dr Guibo Sun
PDD	Second Award	YEUNG Yat Ching	University of Hong Kong, UPD	Exploring Factors that Affect Travel Mode Choices in Hong Kong Using the Analytical Hierarchy Process	Dr Nam Kyung-Min

PFMD	Top Award	LUK Sin Yee	Hong Kong Polytechnic University, BRE	A Study of the Scheme Feed-in-Tariffs (FiT) in Hong Kong: A Review of the Costs and Benefits of Installing Solar Panels	Mr Kong Wai Kei
PFMD	Second Award	CHEUNG Yiu Him	Technological and Higher Education Institute of Hong Kong (THEi)	The Integration of BIM and RFID Asset Tagging Technology in Facility Management	Sr Ir Dr Ken HC Chan
QSD	Top Award	KONG Tsz Pang	School of Professional Education and Executive Development (SPEED)	Assessing the Potential Applications and Hurdles of Cost Management IF Using 5D Building Information Modelling (BIM)	Dr Sandy LY Tang
QSD	Top Award	SIN Yan Ki	University of Hong Kong, REC	An Empirical Study of the Logistical Challenges of Modular Integrated Construction in Hong Kong	Dr Daniel CW Ho
QSD	Second Award	YIP Ming Fuk	School of Professional Education and Executive Development (SPEED)	An Interpretivist Approach to the Factors that Affect Construction Labour Productivity in Hong Kong	Dr Sandy LY Tang

Dissertation/Thesis Awards for Postgraduate Students

The purpose of the Dissertation/Thesis Awards for Postgraduate Students is to promote research in the surveying industry.

The Awards are based on merit in a student's research contribution to the surveying industry, innovation, and application to the surveying profession. Having assessed the papers nominated by the universities, the panel of assessors has awarded prizes to the following candidates:

PhD Category

Awardee	University/Institution	Project Title	Supervisor
Emmanuel Kingsford Owusu	Hong Kong Polytechnic University, BRE	Dynamic Evaluation of Corruption in Public Project Procurement: A Comparative Study of Emerging and Established Economies	Prof Albert PC Chan

Master Category

Awardee	University/Institution	Project Title	Supervisor
YEUNG Sin Yee, Tiffany	University of Hong Kong: UPD	Rediscovering the Leftovers: An Investigation of the Spaces Underneath Flyovers in Hong Kong	Ms Christina Lo

Congratulations to all of the winners! The certificate and prize presentations will take place at the HKIS Scholarship and Outstanding Dissertation Awards Presentation Ceremony in 2021.

Council Members Reaching Out

1 February	建造業議會舉辦「建造業創新及科技基金」中期檢討焦點小組討論	Sr Paul Wong
2 February	建造業議會舉辦「建造業創新及科技基金」中期檢討焦點小組討論	Sr Billy Wong
20 February	MTR Society Link Virtual Gathering on "Smart Mobility and Smart Maintenance"	Sr Kays Wong
20 February	Workshop on the Quality Lift Service Recognition Scheme Organised by the Electrical and Mechanical Services Department	Sr Ray Ng
23 February	香港理工大學建築及房地產學系舉辦「前海工程建設領域深港合作研討會」	Sr Edwin Tang Sr Dr Stephen Lai Sr Wendy Cheung Sr Wu Yuk Lam Sr Edgar Li
27 February	Workshop on the Quality Lift Service Recognition Scheme Organised by the Electrical and Mechanical Services Department	Sr Paul Wong

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.

Each retailed at HK\$80.



Male



Female

For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://www.hkis.org.hk/en/hkis_shop.html.

HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)

HK\$80 (Member price)



HKIS 35th Anniversary Cap

HK\$35 (Member price)



Available for sale at HKIS reception / HKIS Website

For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://www.hkis.org.hk/en/hkis_shop.html



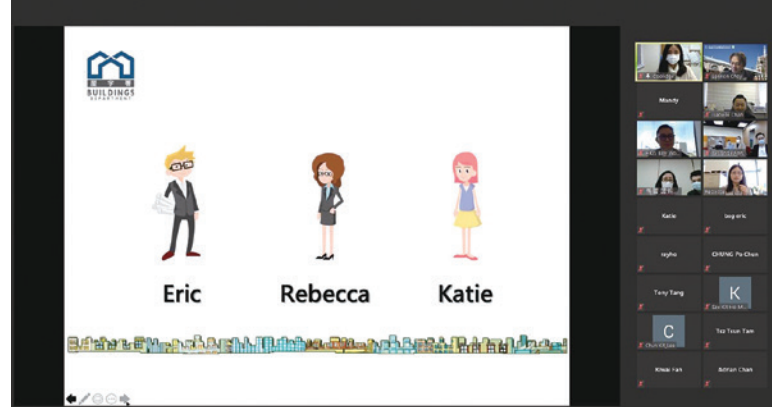
Building Surveying Division
Sr Billy Wong BSD Council Chairman

FOR STUDENTS

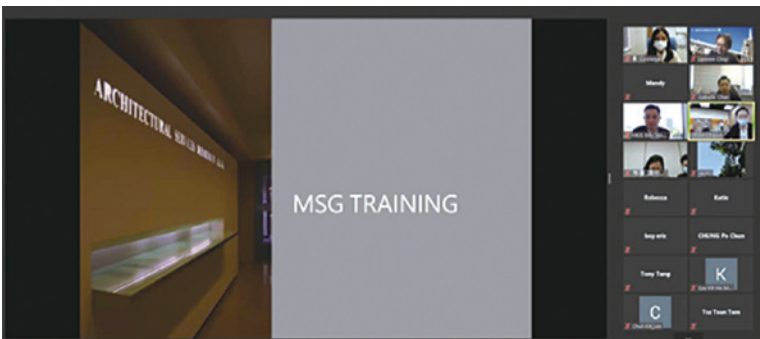
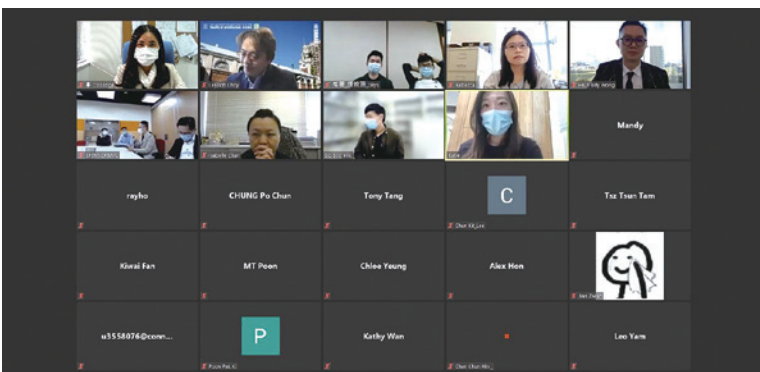
Online Career-Sharing Roadshows at Universities

The BSD arranged online career-sharing sessions at four local universities to meet with current surveying students during the first quarter of 2021. Representatives from the Architectural Services Department, Buildings Department and Housing Department, as well as the private sector, were invited to share their training programmes with final year students. The online career talks at HKU and THEi were successfully conducted on 5 and 19 February, respectively, while those for CityU and PolyU are scheduled for early March.

I thank all speakers for taking time out of their schedules to speak to Hong Kong's aspiring surveyors and the universities for arranging these events. The HKIS hopes that the students found the information useful to plan and prepare for their future career paths.



	Speakers for HKU on 5 Feb	Speakers for THEi on 19 Feb
Architectural Services Department	Sr Paul LAU Sr Vincent CHAN Mr Ryan CHOI (MSG) Mr Jason CHEUNG (MSG)	Sr Liny LAU Ling-ye Sr Anson WONG Wai-yan Mr Andy NG Chun-fung (MSG) Miss Yanki SIN Yan-ki (MSG)
Buildings Department	Sr Rebecca LO Mr Eric YEUNG (BSG) Ms Katie LUI (BSG)	Sr Rebecca LO Mr Kelvin CHAN (BSG) Ms Kanice YIP (BSG)
Housing Department	Sr Grace LEE Mr Cyrus LUK (MSG) Mr Eric TSUI (MSG)	Sr Grace LEE Mr Cyrus LUK (MSG) Mr Eric TSUI (MSG)
HKIS Building Surveying Division	Sr Billy WONG, BSD Chairman Sr Coolidge SIU, YSG Committee Member	Sr Peter DY, BSD Hon Secretary Sr Coolidge SIU, YSG Committee Member



FOR PROBATIONERS

Since the BSD's 1st Final Assessment Day in October 2020, which cleared up a significant backlog of Final Assessment candidate applications, it has accumulated almost 100 more applications. The next Final Assessment Day is scheduled for 6 March 2021 (Saturday) at the Henrietta Secondary School.

FOR MEMBERS

The BSD will soon open the Building Affairs Expert Determination Centre (BAEDC) for those seeking expert determination on building-related technical issues or disputes such as water seepage, decoration or fitting-out works, repairs and maintenance works on existing buildings, etc. In this connection, lists of expert adjudicators will be set up to admit interested HKIS professional members with the appropriate experiences and expertise on building-related disputes. A structural training course organised in collaboration with HKU SPACE will commence in March 2021. It has already received very positive feedback and full enrollment.

FOR OUR COMMUNITY

BSD Channel: Episode 3 **[10 億救喉 夠唔夠喉?]**

The Financial Secretary announced the 2021-2022 Budget on 24 February. In order to relieve low income Hong Kongers' hardships, \$1

billion will be earmarked to provide subsidies for owners of over 3,000 older buildings with relatively low rateable values to allow them to carry out improvements on their drainage systems.

After the announcement of this beneficial subsidy scheme, the BSD Channel broadcast a live YouTube segment on 26 February to discuss the matter. Sr David Chan, Sr Vincent Ho, Sr Kenny Tse, Sr Billy Wong, and Sr Arthur Cheung were invited to express their views on the scheme. The general public has become increasingly concerned about environmental hygiene issues in buildings during the pandemic. One issue discussed was the difficulties and complications in buildings with dilapidated or poorly-aligned drainage pipes, such as the "three-nil" buildings. The speakers suggested short, medium, and long-term solutions that the Government could initiate.

During the YouTube feed, a phone-in hotline was set up for audience members to express their views and interact with the speakers. In the last year, the BSD has prepared user-friendly publications for the general public including, 《家居排水抗疫錦囊》 and 《家居排水系統保養全攻略》, to introduce proper drainage maintenance tips. In the future, the BSD will issue 《救喉秘笈》 and 《驗喉秘笈》 to introduce guidelines to the general public during periods of drainage maintenance. Stay tuned!

Members can view the episode at:
<https://youtu.be/z4TRNVZB5Yc>



Speakers (Left to right) Sr Billy Wong, Sr Vincent Ho, Sr Arthur Cheung, Sr Kenny Tse and Sr David Chan



Behind the scene

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.
- Word limit: 1,300 words
- 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





General Practice Division

Sr Alnwick Chan GPD Council Chairman

On behalf of the GPD, I wish you a prosperous Year of the Ox.

With the government's launch of the Covid-19 vaccination programme, I encourage you and your family to seriously consider getting vaccinated as soon as possible. Vaccination is a top priority in Hong Kong's anti-pandemic measures and getting vaccinated early will enable the city to overcome the pandemic and put its economy on the road to recovery sooner.

Expiry of HKIS Office Tenancy

The tenancy of the HKIS headquarters and SLC at the Wing On Centre will expire at the end of 2021. There are ongoing discussions on lease restructuring, relocation, renovation, downsizing, and other options.

This month, all divisional councils were invited to comment on four key scenarios compiled by the Task Force (TF). The scenarios were based on financial assessments with reasonable assumptions and benchmark rentals for comparison purposes.

I applaud the TF's option analysis, which was very professional and well-presented. It allows the General and Strategic Planning Councils to make an informed decision on the Institute's future location.

The GPD prefers that the HKIS remain at the Wing On Centre by negotiating a rent reduction and possibly downsizing its leased area. If it stays put, both the HKIS office and SLC require refurbishment after tenancy renewal.

While the options of relocating were deliberated, high capital costs render such options less attractive. The Wing On Centre already offers a convenient location and excellent access. Its renovated lifts and good maintenance and building services present a professional image and comfortable environment that HKIS staff and members deserve.

I take the liberty to extract the financial statement presented during the last AGM and include it here so that members become aware of the Institute's financial position as at 31 July 2020.

Finally, I express my highest appreciation to the TF led by Sr Winnie Koo, Sr Alvin Leung, and Sr Kent Yeung for steering this critical mission. Many thanks also go to the QSD and BSD for kindly providing their valuable inputs.

Accumulated Fund (HK\$)

	31/7/2020	31/7/2019
The Institute - Reserved Fund	3,393,521	2,019,909
The Institute	6,402,045	5,487,142
Building Surveying	1,780,176	2,043,172
General Practice	2,837,511	2,803,769
Land Surveying	161,454	205,323
Planning and Development	246,872	203,831
Property and Facility Management	682,127	573,079
Quantity Surveying	8,421,889	6,884,647
Young Surveyors Group	2,313,775	2,074,503
Total:	26,239,370	22,295,375

CPD Event: Property Rights, Built Military Heritage Conservation, & Sustainability

On 26 February, Professor Lawrence Lai of HKU's Department of Real Estate and Construction kindly delivered a presentation to share his views and research on Hong Kong's property rights, built military heritage conservation, and sustainability.

Lawrence explained the functions, differences, and importance, as well as the maintenance conditions, of existing military heritage sites that are often overlooked by the public. He also shared his knowledge of mapping and aerial photo interpretation, the basic concepts of property rights for classifying built military heritage, built heritage conservation governance & plant management, and heritage tourism in the city.

Lawrence ended his presentation with some recommendations on how to enhance the efficiency of Hong Kong's built military heritage conservation and promote the sustainable development of military heritage tourism in Hong Kong.

I express my sincere appreciation to Lawrence for sharing his knowledge with HKIS members.

ANNOUNCEMENT

GPD APC Part II Assessment & Professional Task in early May and June 2021

The GPD APC Part II Assessment & Professional Task will take place in early May and June 2021. Application form can be downloaded from our website (HKIS main page ⇨ Professional Development ⇨ APC ⇨ GPD). Completed form must be returned to HKIS Secretariat by **no later than 6:00 pm, Wednesday, 31 March 2021**. Late submissions will not be accepted.

Please call HKIS Education Department on 2526 3679 for more details.

ANNOUNCEMENT

Invitation for Speakers – HKIS General Practice Division PRE-QUALIFICATION STRUCTURED LEARNING PROGRAMME (SLP)

In accordance with Section 6 of the APC Rules and Guide promulgated in June 2012, candidates are required to attend **a mandatory 40-hour pre-qualification structured learning programme** before they can attempt the Part I Assessment. For the purpose of meeting this APC requirement, the GPD Education Committee will organize a 14-session (40 hrs) SLP for the candidates. The SLP aims to equip the APC candidates with an understanding of the practical application aspects of the GP surveying industry. Candidates are expected to attend at least 32 hours out of this 40-hour programme.

The GPD Education Committee would like to invite senior members (minimum 7 years of post qualification practical experience in relevant fields) to deliver talks (3 hours per session) in the format of face-to-face meeting or by online platform ZOOM to the probationers on the following topics.

1. Laws and Surveying (9 hrs)

- 1 General Practice Surveying Law (Lecture 1)
- 2 General Practice Surveying Law (Lecture 2)
- 3 General Practice Surveying Law (Lecture 3)

2. Agency Practice, Development and Property Management (9 hrs)

- 1 Transaction by Private Treaty, Sale and Letting, Auction & Tender
- 2 Planning and Development
- 3 Asset and Property Management

3. Urban Land Economics and Analysis (9 hrs)

- 1 Urban Land Economics (Lecture 1)
- 2 Urban Land Economics (Lecture 2)
- 3 Urban Land Economics (Lecture 3)

4. Valuation: (13 hrs)

- 1 General Valuation Principles (Session 1)
- 2 General Valuation Principles (Session 2)
- 3 General Valuation Principles (Session 3)
- 4 Statutory Valuation – Rating
- 5 Business Valuation

An honorarium for travel and meals for speakers/lectures will be paid at a rate of \$1,200 per hour basis or \$3,600 for each 3-hour session (inclusive of the preparation of lecture materials, notes, and setting of model examination questions with answers for the consideration of the GPD Education Committee). Teaching sessions will normally be held on Saturday mornings and afternoons and will tentatively commence in May 2021.

Interested members may send an email to HKIS Education Manager (Ms Judy Shiu, edudept@hkis.org.hk, Tel-2526 3679) for application and details of the SLP. The deadline for application is **15 March 2021**. The GPD Education Committee at its sole discretion will select suitable speakers to the SLP.

GPD Education Committee



Land Surveying Division

Sr Koo Tak Ming LSD Council Chairman

Year of the Ox

Kung Hei Fat Choi! Welcome to the Year of the Ox.

Oxen are hard workers among livestock, as well as intelligent, reliable, honest, and earnest. But they never demand praise because they are low key and never want to be the centre of attention. These traits often hide their talents, but their hard work often gains them recognition.

I hope that we can be as strong as an ox and keep our cool when facing challenges so that we can think logically and find ways to overcome them.

Land Surveyors Foster the Development of Smart Cities 推進智慧城市發展

An HKIS media briefing was held on 19 February at the Surveyors Learning Centre. President Sr Edwin TANG expressed that one highly topical area of concern is the promotion of healthy buildings and built environments to mitigate the risks of epidemics/pandemics, so as to reduce the impact they may have on surveying practices. The six divisions of the HKIS will collaborate and make use of their members' professional knowledge to reflect on its proposals and advice to the Government, industry, and the public.

To fully promote the development of smart cities, which include healthy offices and building environments, the LSD has to utilise its members' professional knowledge to facilitate the capture of high-precision spatial data and translate them into needed spatial information before setting it as the basic infrastructure for the development of a smart city.



President Sr Edwin TANG and HKIS Spokespersons



Sr KOO Tak-ming, LSD Chairman



Core Technologies for a Smart City

Why Spatial Data is so Important to Smart City?

80%
of data is spatial

Source of Spatial Data

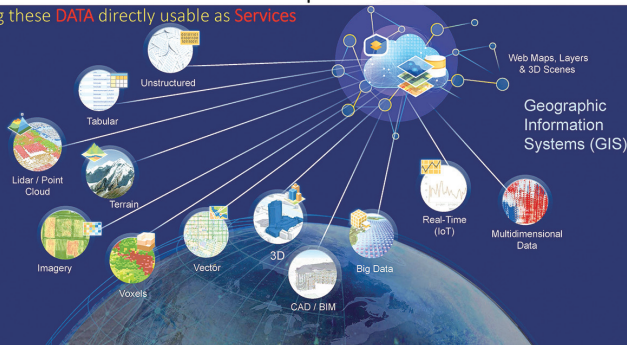
- GNSS-enabled devices,
- Aerial surveying
- UAV
- Radar, Lidar
- Satellite remote sensing
- Sensor networks
- Digital cameras
- Location of readings of RFID, etc....

Importance of Spatial Data

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

Integrates All Kinds of Geospatial Data

... Making these DATA directly usable as Services



Transformation of Spatial Data into Needed Spatial Information

Hydrographic Survey of Coastal Seawalls by the Multi-beam Echo Sounding System (10 February 2021)

High-resolution, multi-beam echo sounding surveys are fast becoming critical to any marine construction and maintenance projects in Hong Kong. The ability to digitally model physical structures improves the efficiency of the design, planning, and implementation of marine infrastructure maintenance projects. Moreover,

this new technology can potentially benefit clients because high-resolution hydro-spatial data, particularly for those projects that employ highly-demanded detailed mapping, can now be efficiently captured.



Presentation of Appreciation Certificate to Sr Jay PANG Wai-man (2nd from right)

Sr Jay PANG Wai-man showed members how the multi-beam echo sounding survey technique could be used to map Hong Kong's coastal seawalls.

Survey Design

Selection of Survey Equipment

- Select appropriate equipment from possible options:

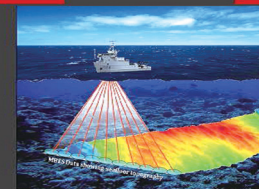
Roll Pitch Heave

Heading

Sound Velocity

Position

Tide Measurement



Multibeam Echo Sounding system

Essential Steps in the Selection of Equipment for a Survey

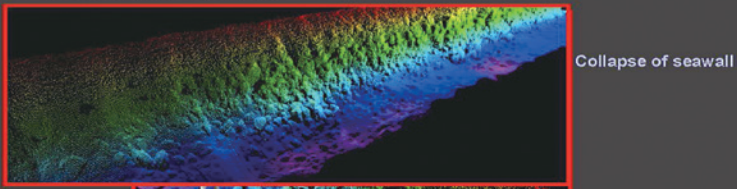
Jay presented his talk seamlessly by guiding the audience through the various stages of the task from pre-survey planning to field operations, data processing, and presentation of the results in both point cloud and geo-referenced underwater surfaces. For this project, he was awarded the Best LSD APC Award 2020.

I hope to see more effort spent on exploring the application of specialised hydrographic techniques for high-precision, geo-spatial data to support various types of marine activity in Hong Kong.

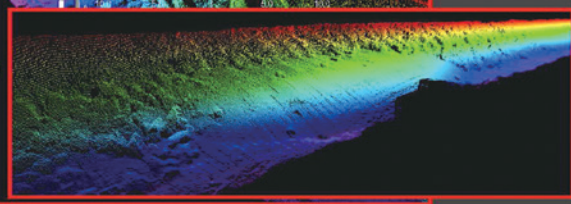
Presentation

Innovative

- Point Cloud Datasets



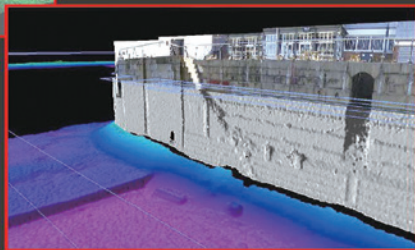
Seabed accretion



Point Cloud of the Survey

Improvements

- Imposing Geo-referenced Image
 - System proof
 - easier interpretation for non-survey client



Geo-referenced Image of the Underwater Features

HKIS Souvenir

HKIS Car Badge

A premium quality HKIS Car Badge is available now for you to decorate your car. Featuring HKIS' signature purple colour and shiny chrome, this nickel-plated car badge comes with two screws for easy installation.

Each retailed at **HK\$180.**



For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.html

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YOUTUBE CHANNEL



THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會
www.youtube.com/TheHongKongInstituteofSurveyors



HKIS PASS CONFERENCE:

Evolving Professional Surveying Services in Smart City

27/03/2021

9:00AM - 5:00PM

Event Code: 2021037 CPD Hours: 7

Admission Fee: HK\$460

Format: Webinar

Enrollment:

https://www.hkis.org.hk/en/professional_cpd2.html?id=5106



1. Enrollment will be accepted on a first-come, first-served basis as seats are limited.

2. For enquires, please contact [Mr Desmond FUNG](#) (HKIS PASS Project officer) at [61272253](tel:61272253) or email to desmond@hkis.org.hk

This event is funded by the Professional Services Advancement Support Scheme of the Government of the Hong Kong Special Administrative Region. Any opinions, findings, conclusions or recommendations expressed in this event under this project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee of the Professional Services Advancement Support Scheme.

Supporting organisation:



Event Details:

Date: 27 March 2021 (Saturday)

Time: 9:00 am – 5:00 pm

Admission Fee: HK\$460

Format: Webinar

CPD Hours: 7

Introduction:

The Conference is under a project funded by **Professional Services Advancement Support Scheme (PASS)** and aims to share the professional service, practice and experience from **Belt and Road cities / countries on Smart City development**.

The Conference will be held on **27 Mar 2021 through online**. It will invite different experts from Belt and Road cities / countries, e.g. Singapore, South Korea, Mainland China, plus local government officials, industry practitioners and academics to share their viewpoints and experience on 4 specific topics: **“Smart City and Common Spatial Data Infrastructure (CSDI)”, “Smart Development”, “Smart Geo-Information System (GIS)” and “Smart City Talent”**.

Don't miss this opportunity ! Please register and join the Conference on 27 Mar 2021 !

Here is our brief introduction to the conference sessions !

Session 1 Smart City and Common Spatial Data Infrastructure

Keynote speeches from guest of honor and panel discussion with the theme of application and development of smart city and CSDI

Session 2 Smart Development

Sharing speeches and panel discussion with the theme of applying smart city related technologies in the city planning and development

Session 3 Smart Geo-information System

Sharing speeches and panel discussion with the theme of developing GIS for smart city development

Session 4 Smart City Talent

Sharing speeches and panel discussion with the theme of training talents to contribute the future development of smart city

Enrollment

https://www.hkis.org.hk/en/professional_cpd2.html?id=5106



Event Code: 2021037

Enrollment will be accepted on a first-come, first-served basis as seats are limited.

For enquires, please contact [Mr Desmond FUNG](mailto:Mr.Desmond.FUNG) (HKIS PASS Project officer) at [61272253](tel:61272253) or email to desmond@hkis.org.hk



Planning & Development Division

Sr Francis Lam PDD Council Chairman

PDD Council Meeting

The PDD Council meeting was held on 4 February to discuss business. Its nominations list was confirmed with details listed below.

HKIS Boards	
Education	Sr Prof James Kenneth PONG Kam Keung Sr Victor NG Pak Kin
Membership	Sr Terence WAI Chun Sing Sr Francis LAM Ka Fai
Professional Development	Sr Annie CHONG Yiu Shing Sr Jasmine KONG Siu Nga

PDD Committees/Sub-committees	
PDD Education Committee	Sr Dr James Kenneth PONG Kam Keung Sr Edmond YEW Yat Ming Sr Terence WAI Chun Sing Sr Victor NG Pak Kin
PDD Membership Committee	Sr Edmond YEW Yat Ming Sr Francis LAM Ka Fai Sr Eureka CHENG Tak Yiu Sr Annie CHONG Yiu Shing
PDD CPD Sub-committee	Sr Annie CHONG Yiu Shing (Convener)
PDD Annual Dinner Organising Committee	Sr Terence WAI Chun Sing (Convener)
PDD Annual Conference Organising Committee	Sr Prof Albert SO Chun Hin (Co-convener) Sr Prof James Kenneth PONG Kam Keung (Co-convener)

HKIS Committees/Task Forces/Working Groups/Panels	
Administration Committee	Sr Joseph Junior HO

BIM Committee	Sr Eureka CHENG Tak Yiu Sr Annie CHONG Yiu Shing
Community and Charity Services Committee	Sr Joseph Junior HO
Dispute Resolution Committee	Sr Edmond YEW Yat Ming
Editorial Board Committee	Sr Francis LAM Ka Fai
Finance Committee	Sr Victor NG Pak Kin
HKIS/RICS Liaison Committee	Sr Ben CHONG Wing Hong Sr Eureka CHENG Tak Yiu
IT Committee	Sr Joseph Junior HO
Mainland Affairs Committee	Sr Raymond CHAN Yuk Ming Sr Edmond YEW Yat Ming
Members' Welfare Committee	Sr Annie CHONG Yiu Shing Sr Joseph Junior HO
Project Management Committee	Sr Grant YUEN Hok Lun
Public and Social Affairs Committee	Sr Raymond CHAN Yuk Ming Sr Joseph Junior HO
Research Committee	Sr Prof TANG Bo Sin Sr Edmond YEW Yat Ming
Senior Members' Committee	Sr Dr Tony LEUNG Ka Tung
Sports and Recreation Committee	Sr Annie CHONG Yiu Shing Sr Terence WAI Chun Sing
Strategic Planning Committee	Sr Francis LAM Ka Fai
Working Group on Green Buildings	Sr Edmond YEW Yat Ming
Working Group on Heritage	Sr Annie CHONG Yiu Shing
Working Group on Unmanned Aircraft Systems	Sr Jason WO
HKIS Annual Conference Organising Committee	Sr Prof Albert SO Chun Hin
HKIS Annual Dinner Organising Committee	Sr Terence WAI Chun Sing

Building Policy Panel	Sr Eureka CHENG Tak Yiu Sr Annie CHONG Yiu Shing
Housing Policy Panel	Sr Francis LAM Ka Fai Sr Annie CHONG Yiu Shing
Land Policy Panel	Sr Edmond YEW Yat Ming Sr Francis LAM Ka Fai Sr Victor NG Pak Kin (Co-opted) Sr Eureka CHENG Tak Yiu (Co-opted) Sr Terence WAI Chun Sing (Co-opted)



Sr Francis Lam (middle), Sr Victor Ng (left), and Sr Annie Chong (right) Serving as the Assessors of the PDD APC Final Assessment Interview on 8 February



Sr Francis Lam (right) and Sr Junior Ho (left) join the PDD Council meeting in the board room.

PDD APC Final Assessment

On 8 February, an interview panel was formed to consider an application for the PDD APC Final Assessment.

PDD CPD: New Challenges and Opportunities Presented by the Pandemic to the Hong Kong Community

On 25 February, the PDD was delighted to invite Mr Ryan Ip, Dr Pamela Tin, and Ms Helen So from the Our Hong Kong Foundation to share with members the challenges and opportunities that the pandemic has presented to Hong Kong. They expressed their views on how Hong Kong can adapt to these challenges – in particular in the areas of urban planning, healthcare, the arts, and technology.



The speakers share their views via Zoom in the Surveyors Learning Centre.



Ryan (middle), Pamela (2nd from left), and Helen (right) receive a crystal souvenir from Sr Francis Lam (2nd from right) and Sr Junior Ho (left).

HKIS Media Briefing

On 22 February, Sr Francis Lam and Sr Terence Wai represented the PDD at the HKIS media briefing. Francis spoke to the media that in view of the recent pandemic outbreak in Hong Kong's older buildings, its transitional housing should adopt modular integrated construction. Besides, the town planning system should be flexible enough to prepare for disasters and pandemics. The importance of a pandemic-resilient and healthy city should be promoted.



Radio Interview in Metro Finance

On 26 February, Sr Francis Lam was invited to a radio interview to discuss the planning and design of a waterfront promenade: the newly-opened Belcher Bay harbourfront open space in Sai Wan. Francis shared his thoughts on the latest design trend for open space with Dr Isaac Ng and Ms Grace Lam during the interview.



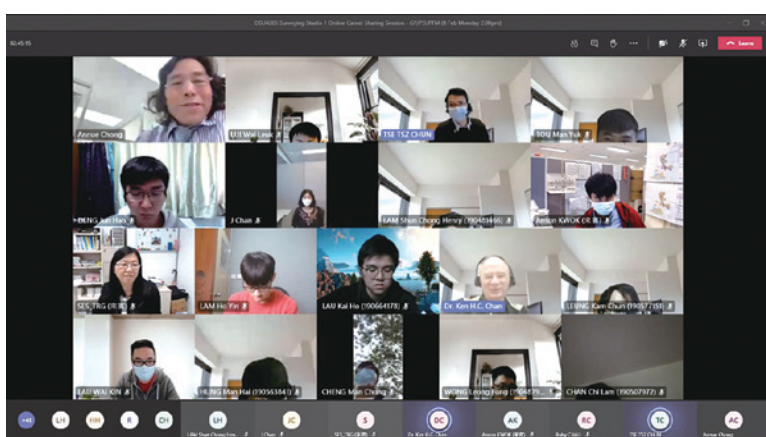
Sr Francis Lam (middle) at the Radio Interview with Dr Isaac Ng (left) and Ms Grace Lam (right)



Inside Metro Radio's Studio

PDD Sharing to Students

The Technological and Higher Education Institute of Hong Kong (THEi) has organised an online surveying career talk on 8 February 2021. Private consultants, developers, and government departments joined and discussed with THEi's surveying students. Sr Annie Chong represented PDD and responded to questions raised by over 50 students who attended the event online.



Sing Tao Daily Column

An article written by Sr Francis Lam was published in Sing Tao Daily on 18 February 2021 under the column 高深可測.

卑路乍灣海濱長廊啟示

高深可測

自從去年十月十九日，位於堅尼地城的卑路乍灣海濱長廊局部向公眾人士開啟使用以來，這一片公眾臨海休憩空間受到區內居民的歡迎，甚至有區外市民慕名而來享用一番。

筆者曾經數次在周末探訪這個地方，發現一家大小都樂在其中，各適其適，尤其是海濱長廊內配置了很多移動板車，特別受到小朋友的喜愛，另外也有人騎小型單車、玩滑板等，跟坐在長椅上欣賞海景的人們共享這片空間，充滿生氣及創造力。另外一個角落是一個寵物公園，供寵物與其主人們一起玩耍活動。

這個公眾休憩空間完全不同於大家平常見到的公園，使用者享有自主運用的創意空間及彈性，並非像一般政府設計的公園格局與管制，沒有大大小小的花槽、小橋流水、亭台樓閣等硬件。卑路乍灣海濱長廊只設置一個公廁、一個配置資訊及適合做「打卡」的休息小亭，和少量向海長椅，其餘都是留空空間，甚麼硬設施也沒有安裝。但正正就是這樣的留空空間，市民到這裏休憩玩樂時，便可以按自己的方式去享用這個空間，動靜皆可，便會自自然地吸引不同年齡和需要的市民來使用，樂此不疲。

透過卑路乍灣海濱長廊的成功經驗，我們是否可以得到某些的啟示？如果一個公共休憩空間的使用者可以享有更多自由，從而去決定如何享用這空間，是否更貼地、更貼心服務市民呢？而這些公眾休憩空間可更加靈活地適應時代的轉變，真正體現出less is more的智

慧。
撰文者：香港測量師學會規劃及發展組主席林家輝

THE HONG KONG INSTITUTE OF SURVEYORS

香港測量師學會



Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman



牛氣沖天

The spirit of the Ox symbolises reliability, strength, fairness, patience, kindness, and honesty. I hope all PFMD members assume and channel these positive attributes this year in their daily work to meet all challenges, but not be opinionated and stubborn, which are the negative attributes of the ox.

In the fight against the Covid-19 pandemic, special attention should be paid to the protection of frontline staff, as several positive cases were found in these staff after tests for the virus. In-depth cleaning and preventive standard procedures in environmental hygiene should be followed and supervised closely by management. New and effective sanitisers, tools, and high-technology will be introduced to members from time to time. As can already be seen, some property management companies are using smart robots to clean the common areas intensively and effectively. In addition, touchless lift buttons and auto doorways, automatic sensor water taps and long-lasting nano sanitizers are becoming the new normal as a part of smart facilities management. The PFMD urges members to explore more new technologies for use on all types of infrastructure.

In the past month, the PFMD has the following issue and activities to share.

FSD Circular Letter No.2/2021

A Practical Guide for the Design, Installation, Acceptance, and Maintenance of Fire Service Installations and Equipment

Members should consult the above guide by visiting the following website for details:

https://www.hkfsd.gov.hk/eng/source/licensing/Practical_Guide.pdf

HKIS Media Briefing 2021

“Hire Professionals to Manage High-Risk Buildings”

A media briefing was held on 19 February at the Surveyors Learning Centre. I raised the PFMD’s concern over the latest outbreak of the pandemic in some ageing (three-nil) buildings and districts. The PFMD wishes the Government or statutory bodies to set up funds and subsidies, as well as establish a new specialised office to appoint property and facility management professionals to manage these high-risk buildings. This year, the Division will encourage members to apply more innovative technologies to their work to combat the pandemic. We shall also provide technical support to the Government with efforts to improve the quality of life in the Three-nil buildings, whenever necessary.

THEi Surveying Students Career-Sharing Seminars

A career-sharing seminar was held with THEi students on 8 February. Around 50 students joined this session. Sr Shelly Chan and I shared our career paths and work experiences with the students. We hoped that the talk gave them a better understanding of the PFM industry and provided a good blueprint for them to choose their streams of study and prepare for their careers after graduation.

Response to The 2020-2021 Budget: the PFMD's Perspective

(Please refer to the HKIS News section for the HKIS's Response to the Budget dated 24/2/2021 for details.)

CPD Activities and Events

ISO 41001: 2018 and FM Outsourcing Management

Reported by Sr Danny Leung, PFMD Council Member

The captioned sharing session was organised by the PFMD on 19 February via Zoom. Two speakers gave speeches followed by a Q&A session.

During the first session, Dr Lawrence LOK Ka Leung, Distinguished Professor at the National Research Base of Intelligent Manufacturing Service of Chongqing Technology and Business University (CTBU), presented the Contingency Outsourcing Relationship Model (CORE) shown in Figure 1. CORE originated in the Four Outsourcing Relationship Types (FORT) model.

While CORE is used in the globalised facility management (FM) industry, FORT was originally used in the global information technology industry. The purpose of Lawrence's paper was to analyse CORE through the relationship rankings for a client and globalised FM service provider in the four categories (in-house, technical expertise, commitment, and common goals) and the application of this model with the aid of artificial neural networks (ANNs).

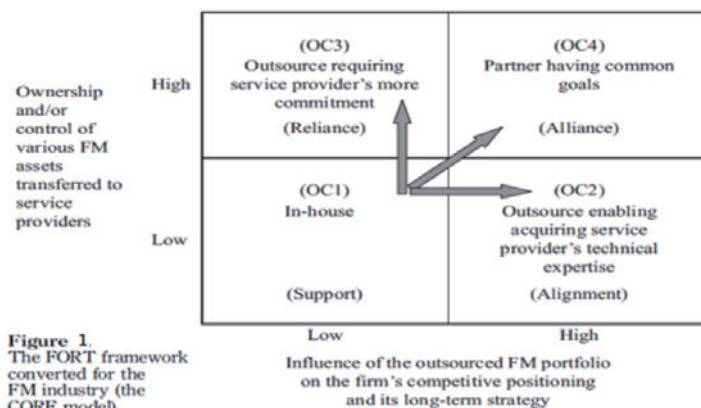


Figure 1. The FORT framework converted for the FM industry (the CORE model)

During the second session, Mr Ian van der Pool, MFM, Chairman of the European FM Standards Committee, CEN/TC348 (EN15221-series of FM standards), and the current Head of Delegation for the Netherlands in ISO/TC267, focused on ISO41001, which helps organisations manage, operate, and maintain facilities, assets, and services to meet ever-changing operational requirements efficiently and effectively.

FM organises disparate stakeholder group requirements, as well as the interrelationships between core business activities, support services, and the environments needed to meet stakeholders' needs and wants. In short, ISO41001 can help FM-professionals better prepare for future crises. Ian presented a recent case study from Singapore as an example.

During the Q&A session, Ian summarised the benefits of ISO 41001:2018:

- It distinguishes itself as the best FM service.
- It benchmarks its FM services from an international standard perspective.
- It gives customers strong confidence in the quality of the FM services being delivered.
- It helps FM organisations manage their strategic planning and tactical operations.

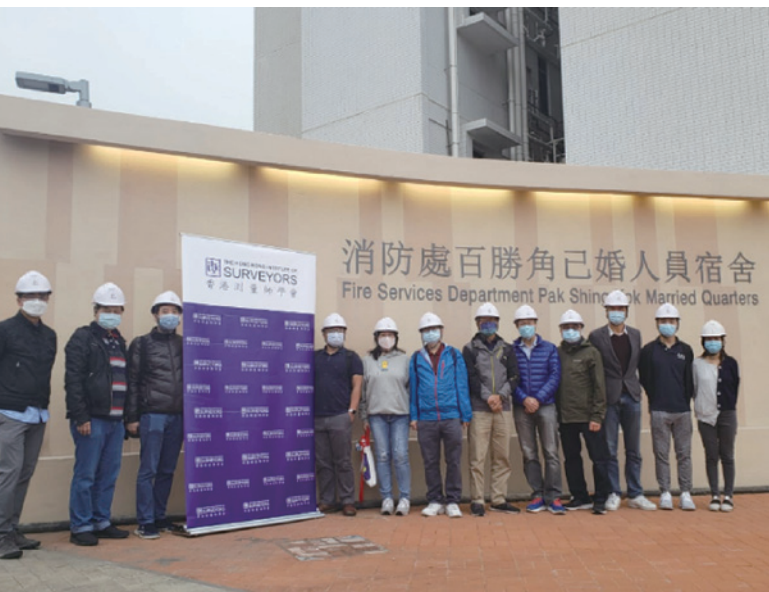


Sr Danny Leung (left) presents souvenir to Dr Lawrence Lok Ka-Leung (right).

Site visit to Hong Kong 1st High-rise Concrete Modular Integrated Construction

Reported by Sr Dick Li, PFMD Council Member

The captioned site visit for PFMD members was conducted on 27 February 2021.



Group Photo Taken at the Entrance to the Construction Site



Group Photo Taken inside the Exhibition Centre of the Construction Site

The visit began with an introductory session inside the exhibition centre conducted by Mr Terence Chan, Project Architect of Ho & Partners (hpa).

- 1) Ho & Partners' Scope of Work: the construction of five quarters blocks of 16-17 storeys each and eight units on each floor to produce a total of 648 three-bedroom units of 50 square metres.
- 2) Advantages of Concrete Modular Integrated Construction (MiC) are 40~50% site labour reduction, 20% faster completion for a 30-month contract, environmental friendliness, improved quality and workmanship, and better construction site safety.
- 3) MiC Scheme: 71% precast in volume for the typical floor and sectional details of kitchen/living room/dining room/bathroom/bedroom modules.
- 4) Challenges for this construction project, such as design submission & approval, transportation logistics from factory to site, material selection when changing its timber flooring to floor tiles, raising the capacity to cope with the weight of modules ranging from 13-24 tons, a large factory production area, quality liability issue for factory inspections by authorised or competent persons, site safety measures with extra CCTVs for tower cranes, and installation in respect of setting out/tolerance.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



1. FSD Pak Shing Kok Married Quarters
2. Typical Kitchen Design

To visualise how individual modules are combined to form a flat, Terence conducted a walkthrough inspection tour after the briefing session. PFMD members learned how gaps between modules are properly sealed off to prevent water seepage from the rain and the methodology behind the installation of mechanical, electrical, and plumbing (MEP) systems.

In conclusion, how the MiC method is applied depends on the site. Various factors, including the type and nature of the building to be constructed, the site environment, traffic conditions in the site's vicinity, etc, have to be duly considered.



Sr Kays Wong and Sr Charles Hung, Vice Chairman of the PFMD (right), present a certificate of appreciation to Ms Sammi Chan, Project Manager of Yau Lee, and Terence Chan, Project Architect of Ho & Partners (left).

Reminder- CPD Event on 19 March 2021

Topic:	風水學與私人屋苑及商場風水命理講座
Speaker:	鍾亦禮師傅 香港玄空星相研究協會 / 紐約玄空星相研究中心 / 澳門玄空星相研究協會 / 廣東玄空星相研究中心 / 馬來西亞玄空星相研究中心 主席及會長
Event Time:	7:00-8:30 pm
CPD Hour(s):	1.5 PQSL Hour(s)
Organiser:	Property and Facility Management Committee
Fee:	HK\$150 for members; HK\$210 for non-members
Priority:	PFMD members



PFMD Chairman Sr Kays Wong (right) presents a certificate of appreciation to Ms Sammi Chan – Project Manager of Yau Lee Construction Co, Ltd (left).



Quantity Surveying Division

Sr Amelia Fok QSD Council Chairperson

HKIS Boards/Committees/ Organising Committees/ Panels/Working Groups/ Task Forces

The following nominations of QSD representatives to the various HKIS Boards were endorsed during the first QSD Council Meeting in January:

HKIS Board	QSD Representative(s)
Board of Education	Sr Raymond Kong Sr Steven Tang
Board of Membership	Sr Jesse Wong Sr Keith Yim
Board of Professional Development	Sr Dr Betty Lo Sr Rex Ying

The following is a list of nominations of QSD representatives to the various HKIS committees/organising committees/panels/working groups/task forces:

HKIS Committee, Organising Committee, Panel, Working Group, or Task Force	QSD Representative(s)
Administration Committee	Sr Amelia Fok Sr Sunny Choi
Community and Charity Services Committee	Sr Christina Wong Sr Dr Ken Hui
Dispute Resolution Committee	Sr HY Wan (Chairman) Sr Daniel Ho Sr Eric Ting
Editorial Board	Sr Dr Joseph Chan (Honorary Editor) Sr Dr Ken Hui Sr Eric Ting
Finance Committee	Sr Rex Ying

HKIS Committee, Organising Committee, Panel, Working Group, or Task Force	QSD Representative(s)
Mainland Affairs Committee	Sr Dr Stephen Lai (Chairman) Sr Keith Yim Sr Tim Ngai
Members' Welfare Committee	Sr Paul Wong (Chairman) Sr Karen Wong Sr Sunny Wong
Public and Social Affairs Committee	Sr Staw Wong Sr Tiffany Chan
Research Committee	Sr Dr Mei-Yung Leung (Chairperson) Sr Dr Ken Hui Sr Dr Joseph Chan
Senior Members Committee	Sr Thomas Ho Sr CF Wong
Sports & Recreation Committee	Sr Frank Poon Sr Otto Li
Standing Method of Measurement Committee	Sr Dr Paul Ho (Chairman) Sr Sunny Choi Sr Rachel Yu
Strategic Planning Committee	Sr Amelia Fok Sr Sunny Choi
HKIS Annual Conference 2021 Organising Committee	Sr Tzena Wong Sr Dr Sandy Tang
HKIS Annual Dinner 2021 Organising Committee	Sr Christina Wong Sr Tzena Wong
HKIS Best Development and Conservation Award 2021 Organising Committee	Sr Poleon Chan Sr Sunny Wong
HKIS Charitable Foundation Operation Committee	Sr Karen Wong
Building Policy Panel	Sr Raymond Kong Sr Rex Ying
Housing Policy Panel	Sr Paul Wong Sr Staw Wong

HKIS Committee, Organising Committee, Panel, Working Group, or Task Force	QSD Representative(s)
Land Policy Panel	Sr Amelia Fok Sr Christina Wong
Working Group on BIM	Sr Dr Paul Ho Sr Sunny Choi
Working Group on Green Buildings	Sr Daniel Ho (Co-convenor) Sr Cindia Hui Sr Tony Choi
Working Group on Heritage	Sr Jesse Wong Sr Jim Chark
Working Group on Project Management	Sr Kenneth Lo Sr Tzena Wong
Working Group on Security of Payment	Sr Raymond Kam (Convenor) Sr Dr Paul Ho Sr Raymond Kong
Working Group on Unmanned Aircraft Systems (UAS)	Sr Sunny Choi Sr Karen Wong
Task Force on Contract for the Procurement of Leak Investigation Services	Sr Raymond Kam Sr Raymond Kong
Task Force on E-System Development (previously known as the IT Committee and Task Force on Electronic Voting System)	Sr Joseph Chong Sr H Y Wan Sr Poleon Chan (co-opt member) Sr Johnson Cheung (co-opt member)
Task Force on HKIS Office Accommodation	Sr Sunny Choi Sr Jesse Wong
Task Force on Lantau Tomorrow	Sr Raymond Kam Sr Keith Yim
Task Force on Manpower Supply in the Surveying Industry	Sr Raymond Kam
Task Force on Modular Integrated Construction (MiC)	Sr Amelia Fok (Co-Chairperson) Sr Paul Wong Sr Raymond Kam Sr Raymond Kong Sr Sunny Choi

Career Talks to THEi, CityU and HKU Students

The Promotion Sub-committee arranged and conducted online career talks with surveying students at Technological and Higher Education Institute (THEi), City University of Hong Kong (CityU), and University of Hong Kong (HKU) on 29 January, 3 February, and 9 February, respectively. These talks were well-attended by over 210 students ranging from Years 1 to 4. The QSD Council speakers at these talks were as follows:

Institution	Speakers
THEi	Sr Paul Wong, HKIS Vice-President and QSD Past Chairman Sr Amelia Fok, QSD Chairperson Sr Raymond Kong, QSD Immediate Past Chairman Sr Tiffany Chan, Chairperson of the QSD Promotion Sub-Committee and QSD Council member Sr Tzena Wong, Vice Chairperson of the QSD Promotion Sub-Committee and QSD Council member
CityU	Sr Paul Wong, Sr Tiffany Chan, and Sr Tzena Wong
HKU	Sr Amelia Fok, Sr Tiffany Chan, and Sr Tzena Wong

During these talks, the speakers introduced the roles and career prospects for professional quantity surveyors, as well as the routes to obtain the qualification. These were followed by each speaker giving an in-depth account of his/her professional experiences.

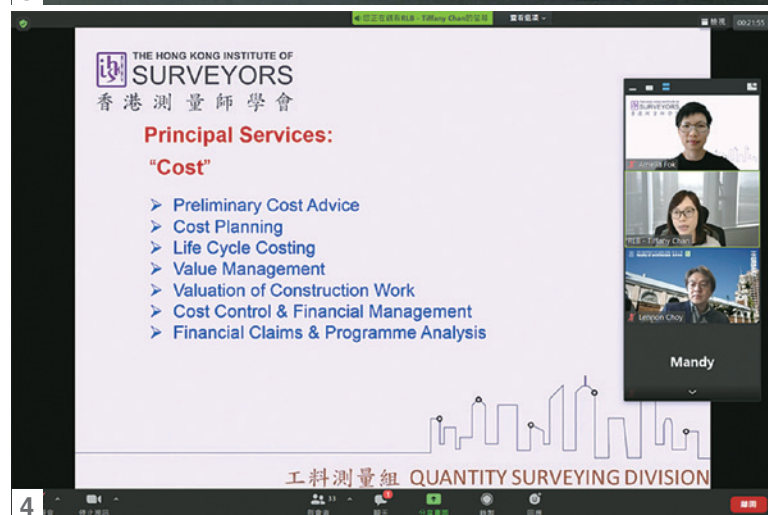
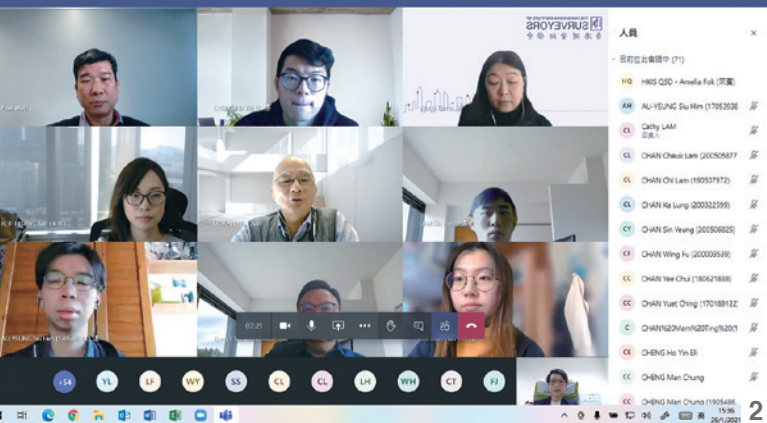
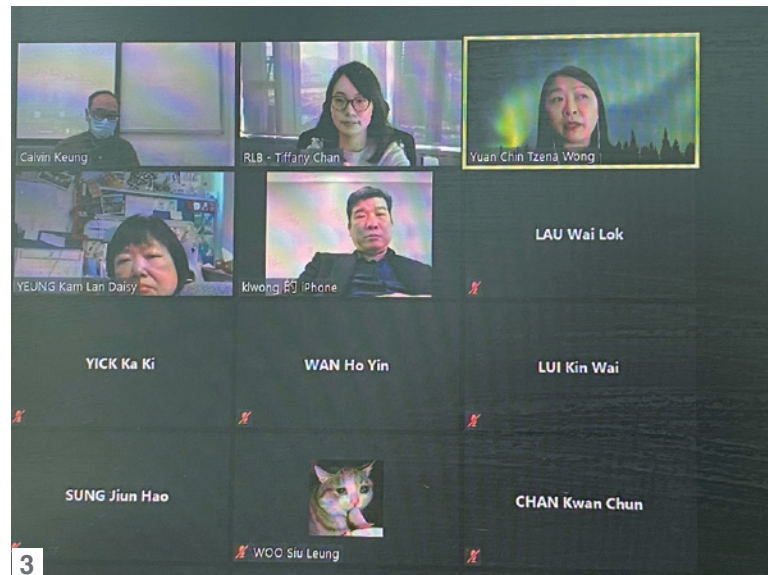
The students were actively involved during the Q&A sessions by inquiring on the essence of being a professional quantity surveyor, the challenges of and opportunities for the profession, techniques in preparing for the

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Assessment of Professional Competence, etc. I found this kind of promotional activity important in fostering greater communication between the surveying students and industry practitioners, which should effectively enhance the students' understanding of the profession as their possible lifelong career.

I want to express my gratitude to Sr Paul Wong, Sr Tiffany Chan and Sr Tzena Wong, who offered their kind assistance in organising the career talks for the QSD.



1. Speakers of Career Talk for THEi
2. Interaction with the students of THEi
3. Career Talk for CityU
4. Career Talk for HKU

Joint Free CPD Event: Hong Kong-Zhuhai-Macao Bridge – Design and Build Contract of a Viaduct for a Hong Kong Link Road on 8 February 2021

This was a joint event conducted by the Hong Kong Institute of Construction Managers, Hong Kong Institution of Engineers (Building Division), and the QSD. The talk was delivered by Ir Chan Man, who served as the Project Director for the Hong Kong-Zhuhai-Macao Bridge (HZMB) Hong Kong Link Road Section (HKLR) between the HKSAR Boundary and Scenic Hill on the contractor's side.

HZMB is the longest sea-crossing road network in the world. It provides a direct land transport connection between two shores of the Pearl River Delta by linking Hong Kong in the east to Macao and Zhuhai in the west. The HKLR, under the Highways Department, is a prominent structure that serves to connect the HZMB's main bridge from the HKSAR Boundary to Scenic Hill on Airport Island. The work mainly comprises the design and construction of approximately 9.4 km of precast segmental viaducts supporting dual three-lane carriageways. These viaducts were built via the balanced cantilever method using lifting frames, cranes, or launching girders. It is worth noting that the Hong Kong section of the HZMB won the 2019 People's Choice Award of the Institution of Civil Engineers.

During the talk, Ir Chan highlighted the challenges to and solutions employed in deck pre-casting and the erection engineering of the viaducts. The main challenges for the project included the management of the marine logistic,

the deck erection in the open sea, the vicinity of the Airport, and environmental constraints. The salient points in the design and build contract administration were also discussed followed by a Q&A session.

My sincere thanks go to Sr Betty Lo, our CPD Sub-committee Chairperson and Council member, who coordinated the various institutions to arrange the talk.



Media Briefing on 19 February 2021

The HKIS media briefing was held on 19 February. Sr Paul Wong (HKIS Vice-President and QSD Past Chairman), Sr Sunny Choi (QSD Vice Chairman), Sr Staw Wong (QSD Honorary Secretary), Sr Sunny Wong (YSG Vice Chairman and QSD Co-opted Member), and I attended this event.

During the briefing, I presented the theme, "Promote the Quantity Surveying Profession," to the press. This year, the QSD hopes to promote the quantity surveying profession so that the public will become more familiar with its development. Furthermore, the QSD will provide recommendations on relevant industry issues in respect of cost and contract.

The QSD spokespersons are Sr Amelia Fok, Sr Sunny Choi, Sr Staw Wong, and Sr Raymond Kam.



Free APC Workshops for Probationers and Associate Members

The coming APC Parts I and II workshops will be held on 10 and 17 April 2021 (Saturday) from 2:30-5:30 pm. This year, due to the pandemic, a one-off free APC workshop will be offered to probationers and associate members. Each probationer can enroll in one workshop for each of APC Parts I and II for free, while associate members can enroll in one Part II workshop for free.

News Column

I wrote an article, "疫情下對承建商的紓困措施", which was published on the 4 February 2021 issue of Sing Tao News. It is attached herewith for members' information.

疫下對承建商的紓困措施

高深可測 新冠病毒在港爆發已一年了，疫情對本港各行各業有不同程度的影響。就建造業來說，承建商在疫情期間，不少工地物料供應出現延誤以至工程進度受到一定影響。此外，在工地環境和人手調配方面，承建商也需作出配合以應對疫情，工程費用也會因而增加。

倘若承建商因為現金周轉出現問題而導致工程未能完成，甚或因而倒閉或清盤，所損失的不止是承建商一方。筆者作為顧問工料測量師，日常工作當中會經常接觸工程合約和涉及承建商工程權款申請的審批，深明於艱難時刻，更需體現商業夥伴互助精神。筆者也聽取業界建議，在不增加業主方於工程項目上的風險為前提下，可推行以下的措施以協助紓緩承建商在疫情期間資金周轉的壓力：

- 一、容許承建商之工程權款申請次數由每月一次增至每半個月一次；
- 二、加快審批承建商之工程權款申請，並可以縮短付款期限；
- 三、對一些工程變更項目和需重新計量之項目，盡快作出評估及支付相關費用；
- 四、直接付款與物料供應商以減輕承建商須預先付款予物料供應商的壓力；及/或
- 五、容許工程完成到某一階段後，即發放若干分之工程保留金。

此外，若工程已完成或接近完成階段，亦可考慮加快工程竣工結算。

上述建議之應用，亦要視乎業主方資金狀況及可承受之能力，及業主方與承建商之間簽訂的工程合約條款內容。筆者期望雙方在疫情下能共同商討一個大家都可接受的方案，締造一個雙贏局面。

撰文者：香港測量師學會
工料測量組主席霍靜妍

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



Young Surveyors Group

Sr Ng Ka Yi, Kitty YSG Committee Chairperson

YSG Social Event – 建造業 線上開心跑 2021

**(Reported by Social Event Convener
Sr Candy Ho)**

The YSG Social Events Sub-Committee formed a team and participated in the “建造業線上開心跑 2021” marathon co-organised by the Construction Industry Council and Construction Industry Sports & Volunteering Programme. This event aimed to gather industry participants to promote health and sports culture in society.

Thanks to the enthusiastic support from YSG members and university students, the first social event of 2021 was successfully held on 20 February. Participants became morning runners under a flaming sun and started their race at the Kwun Tong Promenade. They then passed the Zero Carbon Building, Kai Tak Children Hospital, and Kai Tak Cruise Terminal before returning to Kwun Tong Promenade. Runners were free to choose a 3-km, 5-km, or 10-km run.

With the blessing of good weather, the runners enjoyed their races and sweating together!

YSG will continue to organise sporting and social events to members to allow them to tighten their bonds in a safe and enjoyable manner. Please check *Surveyors Times* and YSG’s Facebook page for its latest activity updates. See you all next time!





Upcoming CPD Events



YSG SHORT COURSE (1) TO (6)



EXPERIENCE SHARING ON THE APPLICATION OF BUILDING (PLANNING) REGULATIONS

Guest Speaker: Sr Terry KY NG
Former Senior Building Surveyor of Buildings Department

**MAR 20, APR 10 & 24,
MAY 8, 22 & 29, 12 JUN 2021**
9:30 AM TO 12:30 PM
BY ZOOM

HK\$320 for members;
HK\$400 for non-members;
Free of charge for full time degree student members (subject to availability)

Scan QR code to enroll



YSG CPD


APPEAL AGAINST BA'S DECISIONS ON GBP DISAPPROVAL AND ORDERS ISSUED UNDER BO

Guest Speaker: Sr Anderson CB Chan
Former Senior Building Surveyor, Buildings Department
Chairman of Planning Institute of Australia (Hong Kong Chapter)

MAY 29 2021
9:30 AM TO 12:30 PM
BY ZOOM

HKS340 for members; HKS400 for non-members; Free of Charge for full time degree student members (subject to availability)

Scan QR Code to enroll

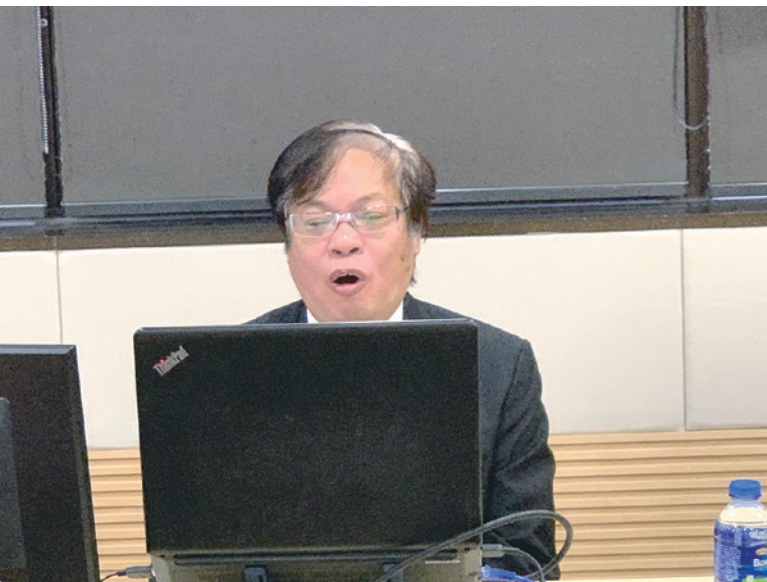


Reported by Sr Gigi Mok,
YSG CPD Convener

Licensing Advisory Services from a Safety Viewpoint by the Building Authority (20 February 2021)



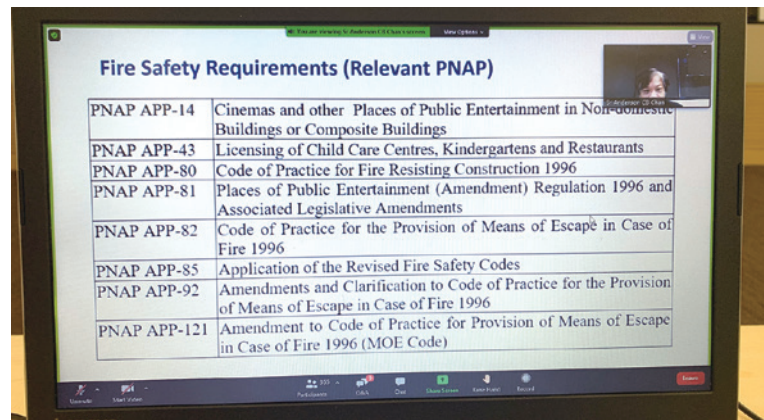
Souvenir Presentation to Sr Anderson CB Chan, Former Senior Building Surveyor, Buildings Department



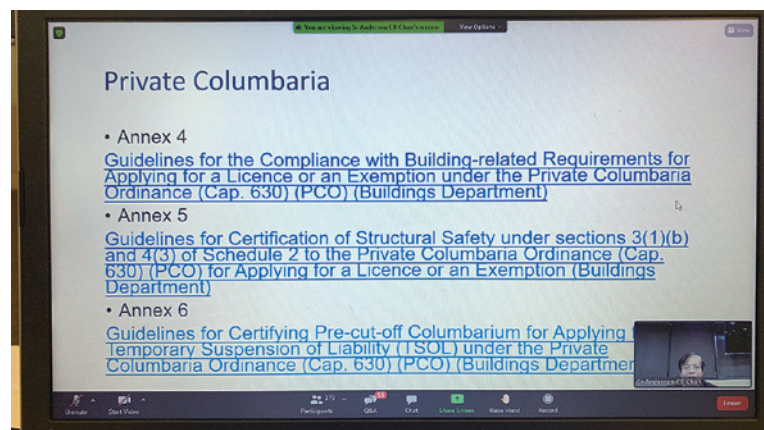
Anderson starts his seminar by introducing the different licence types.



Anderson informs the audience that Government departments – Food and Environmental Hygiene, Buildings, Fire Safety, etc – can offer their respective comments via the Application Vetting Panel System. However, from an economic viewpoint, applicants usually will not appeal the comments, since the appeals process can take a long time.



Anderson states that some PNAPs regard the fire safety requirements as very important factors to a successful licence application.












Anderson reviews the licence application process for private columbaria, which has become a very hot topic in recent years. Members have been enriched with information on how to apply for licences with different licencing authorities including FEHD, HAD, etc.



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

8 MARCH - 12 JUNE
2021

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
8 Mar 2021	2021034	How the Dispute Resolution Adviser (DRA) system works and some experience sharing	Tommy Yim	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
9 Mar 2021	2021030	An Architectural Series: Building Agility for Urban Practice	Alan Cheung	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
10 Mar 2021	2021038	Land Administration in the 19th Century – Is it just History? New	Edwin Chan	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
11 Mar 2021	2021001D	QSD PQSL Measurement Series 2021 (2) – Principles of Building Measurement Part 2	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members;
12 Mar 2021	2021046	解讀《中華人民共和國民法典》等法律法規最新進展及對建設工程領域的影響和意義 New	傅嘉綿, 韓靜	HKIS	1.5	To be determined by respective Division		免費
15 Mar 2021	2021036	Special Features of Heritage Buildings and their Impact on Cost Control New	Thomas Wong	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 Mar 2021	2021018	Experience Sharing on Hand Shield Tunnelling Survey	K L Mo	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
19 Mar 2021	2021028	風水學與私人屋苑及商場風水命理講座	鍾亦禮	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Mar 2021	2021041	InnoCell MiC Project Sharing – Consultants's Perspective and Practice (FULL)	K K Shing	HKIS	1.0	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
20 Mar 2021	2021005	Short Course (1) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member
22 Mar 2021	2021042	Technical Seminar on Practical Design of Sewage, Greywater Treatment and Recycling for Properties Development 	Leo M F Wong	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
23 Mar 2021	2021001H	QSD PQSL Estimating Series 2021 (1) – Pre-Contract Estimates and Cost Plans 	Thomas Ho	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
27 Mar 2021	2021037	The HKIS PASS Conference: Smart City as Professional Service 	Please refer to website	HKIS	7.0	To be determined by respective Division		HK\$460
29 Mar 2021	2021017	Know Your Partners - Cost Management of Construction Projects: From a Contractor's Perspective	Paul K L Wong	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
30 Mar 2021	2021032	Overview of the Objectives, Practice and Challenges of NEC4 ECC Form of Contract	Raymond K S Au	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
9 Apr 2021	2021043	The Pathway of Precast Concrete Construction to MiC in the delivery of Public Housing Development and the challenges ahead 	Stephen Leung, Daniel Leung	QSD	1.5	✓	1.5	Free of charge
10 Apr 2021	2021006	Short Course (2) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member
10 Apr 2021	2021039	QSD PQSL - QSD APC Part I Workshop 	Experienced Assessors of QSD APC	QSD	-	✓	3.0	Free of charge - QSD probationers; HK\$200 - members; HK\$300 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
14 Apr 2021	2021045	The new norm of dispute resolution – How the online platform really works? 	Daniel C Lam	HKIS	1.5	To be determined by respective Division	HK\$150 - members; HK\$180 - non-members	
15 Apr 2021	20210011	QSD PQSL Contract Administration Series 2021 (5) – Valuation of Variations 	Paul K L Wong	QSD	-	✓	HK\$120 - members; HK\$200 - non-members	
17 Apr 2021	2021040	QSD PQSL - QSD APC Part II Workshop 	Experienced Assessors of QSD APC	QSD	-	✓	Free of charge - QSD associate members and probationers; HK\$200 - members; HK\$300 - non-members	
19 Apr 2021	2021033	Digital Construction and the way forward (FULL)	Elvis Hui	QSD, HKIA, HKICM, HKIE(BUD)	1.5	✓	Free of charge	
24 Apr 2021	2021007	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member	
26 Apr 2021	2021023	Critical Design for Our Elderly with/without dementia in the Care and Attention Homes	M Y Leung	QSD	1.5	✓	HK\$150 - members; HK\$210 - non-members	
30 Apr 2021	2021012	Expert Witness in Practice – Experience Sharing from Experts' Perspective	David W W Chan, Andrew S L Kung, C W Tang	BSD	1.5	✓	HK\$180 - members; HK\$200 - non-members	
3 May 2021	2021047	COVID-19 – Delay and Disruption in Construction Projects 	Eric Y C Ting	QSD, HKICM	1.5	✓	HK\$150 - HKIS and HKICM members; HK\$210 - non-members	
8 May 2021	2021008	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulation	Terry K Y Ng	YSG	3.0	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member	

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 May 2021	2021049	Experience sharing on constructing Quarantine Camps and Temporary Hospital using Modular Integrated Construction (MiC) technology 	Matthew Sze, Ben Poon	QSD, HKICM	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members
22 May 2021	2021009	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulation	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member
29 May 2021	2021048	Appeal against BA's Decisions on GBP disapproval and Orders issued under BO 	Anderson C B Chan	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student member
12 Jun 2021	2021010	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulation	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student member

- (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.

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



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

GASOLINE

CALTEX STARCARD

From 1 January 2021, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$3.5** per litre in gasoline and **HK\$7.5** per litre in diesel purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **2116 5423 / 9279 5187**.

ESSO FLEET CARD **New!**

From 1 March 2021, HKIS members can enjoy the privileged private car discounts of **HK\$3.4 per litre for petrol** and **HK\$7.6 per litre for diesel** purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and conditions apply. For details, please visit acewayco.com/pro.

MOBIL LUBRICANTS

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

SHELL CARD

From 1 November 2020, the discount is **HK\$2.6** per litre for gasoline for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

OTHERS

Special Offer (平安鐘) Care-on-Call Service

From now until 31 March 2021, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

29% BOAT LICENSE COURSE

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

Up to HK\$1,000 cash reward DBS Bank

HKIS members can enjoy an **exclusive account opening offer from DBS Bank**. Terms and conditions apply. Please refer to the HKIS website for details.

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 2021.

Up to 50% DINING

Renaissance Harbour View Hotel is providing a special offer for dining at their restaurants, bar (including Cafe Renaissance, Mirage and Dynasty Chinese Restaurant) to HKIS members. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

Up to 74% HEALTH CHECK PLAN

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

Up to 25% INSURANCE

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

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

40% / 37% HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of **HK\$3,460 for male and HK\$4,380 for female**. Plan is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2021.

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

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 2021, HKIS members can enjoy its exclusive offers, including a **free "Wealth & Health Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free session of "Tummy Exercise Class"**.

An advance booking is required. For more information, please call **2526 0888** or visit www.mslhk.com.

10% FOOTBALL SHIRT

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

10% DRIVING COURSE

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

Free subscription Magazine

Building Journal, published monthly since 1973, is offering a **12-month FREE e-version subscription** through its online portal, www.building.hk, especially to HKIS members for online viewing. Together, the printed and e-version copies of Building Journal enjoy a combined monthly readership exceeding 500,000 around the world. Please refer to the Free Subscription Form on the HKIS website for detailed information.

Special Offer INSURANCE

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

22% 5G HEARING AID

From now until 31 December 2021, HKIS members and their family members can enjoy free pure tone hearing test and **22% discount** on all models of 5G hearing aid purchase at SoundDelight Hearing Centre. Members can also enjoy additional one year warranty for selected models.

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

Free subscription Magazine

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

Up to 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 URBITX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

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.

Up to 18% DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants, bar and cake shop (**including Di King Heen, La Scala, and Lion Rock**) to HKIS members. The offer will start on 2 January 2021 and last until 14 December 2021. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

HP Inc – Special Discount on Selected Models

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

10% DINING

FRITES restaurants is offering a **10% discount** to HKIS members (a la carte and express lunch menus), loyalty point programme and exclusive promotions throughout the year etc. For more details, please visit HKIS website.

15% WINE SHOPPING

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

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

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

Looking for advertising opportunities? Try *Surveyors Times*!

What is Surveyors Times 測量師時代?

Surveyors Times is the official monthly newsletter of the Hong Kong Institute of Surveyors (HKIS) covering topical issues of interest to the surveying industry and up-to-date news about HKIS activities, reaching surveyors in a wide range of fields, including consultants, contractors, public utilities, civil servants and academics.

Who can see my advertisement?

Surveyors Times is circulated free to over 10,000 HKIS members with complimentary copies to government departments and professional bodies globally. The advertisement will be available in both the print and online version.

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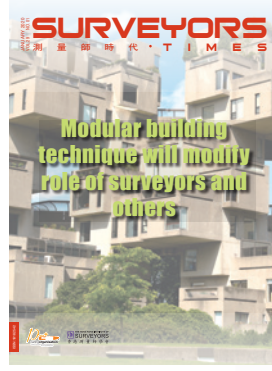
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