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# SURVEYORS

測量師時代 · T I M E S

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香港測量師學會

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Sr Winnie SHIU

The year 2020 is by all means a special one. Further to my promise and call for the Institute to 'come together, stay together and work together', I am delighted to see fellow surveyors championing hard times with solidarity and strength.

### Committed to the society

The year started off with the unfortunate news about COVID-19. Being on vacation abroad, I was reminded of London in 1854 when there was a cholera outbreak, and of West Africa during 2014 Ebola crisis. It was not the epidemic that sprang to mind. It was the use of Geographic Information System (GIS) concept to track viruses during the two incidents. GIS, a tool used regularly by surveyors, was pivotal in containing Ebola at its wake.

Still being abroad, I sent a text message to a core government official in Hong Kong on the first day of the Chinese New Year. A Spatial Information Dashboard on COVID-19 should be prepared, I urged. This is meant to track and inform the Hong Kong community about latest figures and locations affected by the epidemic. The government quickly responded, and set up a special work group during the holidays. Working around the clock for two-and-a-half days on weekend, the workgroup launched the Dashboard to the public shortly after. Today, it is still one of the most important tools for Hong Kong people to access COVID-related information.

This is a humbling experience. My take-away is: Surveyors are important professionals playing irreplaceable roles in the society. We need to stay relevant to societal needs.

It did not take long when surveyors were called to help out. In February, there was an outbreak on two separate floors in a Tsing Yi residential building. Our Building Surveying Division advised the government, and informed the public through a press conference about how domestic drainage systems are closely related to epidemic prevention.

To share professional insights and to help fight against the epidemic, our Institute joined hands with professional institutes of architects, planners and landscape architects in two

webinars. PDD Chairman Sr Francis Lam represented HKIS to give a talk on "Making Hong Kong a Pandemic Resilient and Healthy City".

Our services go beyond professional boundaries. When many people were panicking, not being able to find surgical masks for their families, we sent masks to the needy. With the help of our partnering NGOs, namely the Agency for Volunteer Service, the Hong Kong Council of Social Service, and Po Leung Kuk, we distributed masks to people who needed them most.

Boosting morale and distributing masks are equally important during hard times. To render support and solidarity among the public and professionals, we participated twice in COVID-related public awareness campaigns. We were first invited by the Law Society of Hong Kong, and then by the Construction Industry Council (CIC), the Development Bureau (DB), and the Civil Engineering and Development Department (CEDD) to sing inspirational anti-epidemic songs. In both occasions, I represented the HKIS to join other professional organisations in the singing and recording.

### Caring for our members

In good times and bad times, we always put our members first. The number of members has steadily increased during the year, reaching 10,949 as of November.

During the pandemic, individual surveyors may face financial difficulties. To alleviate their situations, we have granted partial exemption of annual subscription fees on a case-by-case basis.

Career advancement of our younger generation, as well as retention of talents in the surveying profession, need to proceed as usual. In view of this, we took great efforts to make arrangements such that qualifying examinations could be held despite the pandemic.

Similarly, we strive to ensure that graduates and assistant professionals can receive training for professional qualifications. As the government rolled out the Anti-Epidemic Fund (AEF), we urged that salary subsidies be given to employers who provide training opportunities in the surveying sector. The government took our advice. This led to a record-breaking number of places being allocated, i.e. 297 and 281 places for graduates and assistant professionals respectively.

We also recommended that subsidies be extended to small and medium firms registered on the HKIS surveying company directory, as they were not included previously in the government's first round announcement. As a result of our recommendation, more than 120 HKIS surveying companies are now receiving subsidies of HK\$20,000 each.

Instead of being confined by the epidemic, we believe that “Every cloud has a silver lining”. We used this occasion to review internal operations and deploy technologies, thus enhancing resilience and flexibility along the way. By so doing, we have been able to introduce work-from-home and other flexible arrangements for our staff, while maintaining services for our members.

The HKIS Annual Conference 2020, held in hybrid mode, was one of the direct results of leveraging new technologies. The conference, held in late November, had the theme Beyond 2020: The Trend of Surveying. Having invited government and corporate leaders, specialists and academics as guest speakers, we were able to connect with about 300 local and overseas participants. The HKIS Annual Dinner on the other hand, has to be postponed to the coming year.

Our Continuing Professional Development (CPD) and Pre-Qualification Structured Learning (PQSL) events, hosted online, had also attracted high attendance.

For all these, let us give a big thank you to our IT committee for a job well done!

Another project that involved IT was a proposal on e-payment of annual subscriptions prepared by the Finance Committee. In the long run, it is our hope that the Institute as a whole, as well as our Assessment of Professional Competence (APC) and Continuing Professional Development (CPD) initiatives, will use the same e-payment platform to enhance efficiency, convenience and consistency.

### Thriving on our consultative role

HKIS has the mission to be an advisory body to the government regarding policy making.

In response to the Chief Executive's Policy Address, we provided feedback on land supply, housing and building policies, smart city development and other aspects related to surveying. We had also provided feedback on the Budget and on the Land Premium Assessment Mechanism.

### Passing the torch

As the President during this very year, I serve the Institute in ways slightly different from those of my predecessors. I had led meetings and attended close to 100 professional events, both physically and online, to maintain close contacts with our stakeholders.

Unlike previous Officer Bearers, this year we are unable to visit Mainland Forums in Beijing, Shanghai and Guangzhou. Instead,

we held an online meeting with the Chairman of the Mainland Forum and the Mainland Affairs Committee (MAC) in mid-summer. With this cosy gathering and sharing, we were able to maintain close dialogues and to keep up-to-date with Mainland affairs.

With a strong belief in education and training, I took the initiative to organise several CPD events this year. They include The First Estates, Smart Cities – From IoT to IoP, Professions – Their origin and development, Cadastre Renovation: A maturity indicator for land management, and The Art of Leadership.

It was with the same conviction that I, as Senior Vice-President earlier, initiated the Best Development and Conservation Award to recognise surveyors' innovative solutions to sustainability. Meant to echo the United Nations' Sustainable Development Goals, the Award thrives on the theme “Surveying Excellence in Development and Conservation”. Since its launch last year, work has been in good progress, although it has not yet reached final stage in view of the pandemic.

As always, our office is a strategic base for us to serve our members and the society. In future, we will continue to review whether our office should be relocated or if we should renew our tenancy. Options, including lease renewal, lease restructuring and alternative accommodation, will be explored.

Before passing the torch to the next President, I would like to again encourage eligible members, regardless of age and gender, to apply to become Fellow and take on leadership roles. It is only so that our Institute can build on experience and stride further.

Last but not least, I will take this opportunity to express my sincere gratitude and appreciation to all the Office Bearers, members of the General Council and Executive Committee, the Divisional Councils, Young Surveyors Group, Boards, Policy Panels, Committees, Task Forces and Working Groups, and the HKIS Secretariat staff.

I would especially like to thank the Honorary Secretary, Sr Raymond Kam, for his tremendous support across the board — from soliciting quotas for the Anti-Epidemic Fund with the government, organising anti-epidemic events, to implementing partial exemption of members' subscription fees.

This concludes my presidency. The year 2020 is a trying year, which is nevertheless filled with blessings. Just as every ending signifies a new beginning, I look forward to seeing the Institute climb new heights under the leadership of our upcoming President.

Sr Winnie Shiu  
President

2020年，是十分特別的一年。我之前曾經承諾及呼籲大家「相聚一起、團結一致和共同努力」；現在測量同業以團結與堅毅的精神克服困難，令我倍感欣慰。

## 服務社會

今年伊始，傳來新冠肺炎的不幸消息。正於外地度假的我，想起1854年倫敦霍亂肆虐、以及2014年西非的伊波拉危機。縈繞腦際的，並不是兩次疫情有多嚴峻，而是在兩次事件中同樣發揮效用的地理資訊系統概念。這種測量師常用的工具，於伊波拉危機開始時發揮功效，避免了一場大疫症的爆發。

就在農曆年初一，我於海外發訊息給香港一位重要官員。我提出，香港必須建立有關新型冠狀病毒感染最新情況的數據儀表板，以追蹤與疫症有關的數據與地點，並且向市民發佈最新訊息。政府迅速作出回應，在假期內成立特別工作小組。一個周末內，工作小組連續兩天半晝夜不停地趕工，不久儀表板便正式啟動及向公眾發佈最新疫情訊息。時至今日，數據儀表板仍然是香港市民獲取有關疫症資訊的最重要途徑之一。

由此，我更深深地體會到測量師的重要角色。我們必須謹守崗位、時刻保持虛心和務實，緊貼社會需要。

不久，測量師更協助控制疫情工作。在二月，青衣區一座住宅樓宇分別有兩個樓層出現個案，我們的建築測量組迅速地向政府提出建議，同時召開新聞發佈會向公眾講解家居排水系統與防疫的關係。

為了分享有關抗疫的專業意見，學會與建築師、規劃師、園境師專業學會合辦兩個網上研討會。規劃及發展組主席林家輝測量師於會上代表學會就「打造香港成為抗疫及健康城市」分享灼見。

我們不僅與專業界別聯繫，更熱心服務大眾。當許多市民因為未能為家人覓得口罩而感到無助，我們為他們解決困難。我們透過義務工作發展局、

香港社會服務聯會與保良局三個非政府機構合作夥伴，將口罩分派給最需要的人士。

在艱難的時期，鼓舞士氣與分派口罩同樣重要。我們參加了兩項以提高抗疫意識為宗旨的活動，為公眾與專業人士打氣，鼓勵團結抗疫。我們首先獲香港律師會邀請，繼而獲建造業議會、發展局、及土木工程拓展署邀請，合唱抗疫勵志歌曲。我有幸兩次代表學會與其他專業學會合作，一同參與合唱與錄音。

## 關心同業

無論是順景還是逆境，我們都將會員的福祉放於首位。年內，會員人數穩步上升，截至11月已達10,949人。

面對疫情，個別測量師可能面對經濟困難。為了減輕他們的負擔，我們已因應情況豁免個別人士的部分年費。

年輕一輩必須繼續發展事業，我們亦需要為測量行業培養及挽留人才。因此即使於疫情期間，我們仍然努力作出特別安排，讓專業考試得以舉行。

同樣，我們致力確保畢業生與助理專業人士繼續得到專業培訓，從而考取專業資格。隨著政府推出防疫抗疫基金，我們促請當局顧及測量業的需要，讓提供測量業在職培訓的僱主獲得薪金補助。政府接納了我們的意見，獲補助的職位名額更突破以往紀錄，有關畢業生與助理專業人士職位分別為297個及281個。

由於政府第一輪防疫抗疫基金原先未有涵蓋於香港測量師學會名冊上登記的中小型公司，我們特別建議當局向他們發放補助。經考慮我們建議後，現在有超過120間測量師行各獲補助港幣二萬元。

正所謂「柳暗花明又一村」，我們沒有因疫症而懼怕，反而在現況下加強檢討內部運作、充分利用科技，不斷提高抗逆力及應變能力。我們讓職員在家工作、及作出其他彈性安排，同時維持對會員服務。

以實體與網上混合模式舉行的香港測量師學會2020年周年研討會，就是我們運用最新科技的成果之一。於11月下旬舉行的周年研討會以「跨越2020：測量新趨勢」為題，邀得政府與商界領袖、專家與學者作演講嘉賓，吸引約300名本地與外地成員參與。另一方面，學會的周年晚宴則延遲至明年舉行。

我們的持續專業發展活動與PQSL活動亦移師網上舉行，吸引眾多會員參加。

為此，我們衷心感謝學會資訊科技委員會的鼎力協助，使任務完滿成功！

另一個與資訊科技有關的計劃，是由財務委員會預備的建議書，建議改以電子付款方法收取年費。長遠來說，我們希望整個學會、包括學會專業評核試及持續專業發展活動等，均可使用同一電子付款平台，從而提高效率與統一性，更為便捷。

### 積極做好顧問角色

香港測量師學會的宗旨之一，是在政府制訂政策方面扮演顧問角色。關於行政長官的施政報告，我們已就土地供應、房屋與建築政策、智慧城市及其他與測量有關的項目作出回應。我們亦就預算案及土地補償評估機制提供意見。

### 薪火相傳

受疫情影響，我作為這一年的會長，服務學會的方法難免與過往會長有所不同。年內，我帶領和出席了近100個會議與專業活動，包括實體與網上活動，在疫情中仍與持分者保持緊密聯繫。

有別於過往的執行理事，今年我們無法專程前往內地跟北京、上海與廣州議會成員見面。我們於是改為舉行網上會議，透過與內地議會及內地事務委員會主席聯誼分享及交流信息，保持對內地最新情況的認識。

我深信教育與培訓的重要性，年內親自籌辦數個持續專業發展活動，包括「第一的屋苑」、「智

能城市—從物聯網到人聯網」、「專業一起源與發展」、「地籍發展：土地管理發展成熟的指標」、以及「領袖的藝術」。

秉承培育人才的信念，我早前以高級副會長的身分開辦「優秀發展及保育大獎」，以嘉許測量師對可持續發展提出的創意方案。獎項以「卓越測量成就發展與保育」為主題，與聯合國的可持續發展目標呼應；去年開辦以來一直穩步進展，惟由於疫情關係，現尚未推展至最後階段。

一如既往，我們的辦公室是用以服務會員與社會的基地。我們將繼續檢討搬遷與續租辦公室的各種可能性，探討續租、租務重組與其他租務方案等。

交棒至下屆會長之前，我在此再一次鼓勵合資格的會員，不論年齡與性別，均可申請成為資深專業會員，並且扮演領導角色。唯有透過你們的積極參與，學會才可以累積經驗、向前邁進。

最後，我謹利用這個機會表達對各位的衷心謝意。感謝所有執行理事、理事會、執行委員會、組別理事、青年組、委員會、政策小組、專責小組、工作小組、以及學會秘書處職員，過去一年來對我和學會的支持。

我特別感激義務秘書甘家輝測量師的全力協助，從游說政府增加防疫抗疫基金的補助名額、籌辦抗疫活動、到落實豁免會員部分年費等，均盡心竭力。

2020年雖然艱巨，卻同時充滿祝福。每個完結都是另一個新開始，即將離任之際，我深信學會在新任會長領導下，必定再創高峰。

會長  
蕭慧儀測量師

# Journey to net zero

By Jimmy Chow



**Sr Prof James Pong**

Convenor,  
HKIS Green Building Working Group



**Sr Dr Paul Ho**

Past Chairman (2005-06), HKIS Quantity Surveying Division;  
Past Chairman (2017-18), Professional Green Building Council



**Sr Carmen Lai**

Senior Project Manager,  
Emperor International Holdings





With all the talk about sustainable buildings, the ultimate goal we all want to achieve is net-zero buildings. Energy use in buildings, after all, is the largest contributor to society's collective carbon footprint. In Hong Kong, commercial and residential buildings account for 65% and 27% of total electricity consumption, respectively.

If all the buildings today were redesigned to use zero energy (or only renewable energy) and all new construction was built to the net-zero standard, the carbon footprint in the world would significantly be reduced. Having said that, achieving this ambitious target in the Hong Kong context is a long journey, according to green building experts of the HKIS.

Despite the huge challenge, the most proper direction for the building sector to go is to save energy consumption as much as possible on both the demand and supply sides. According to the Chief Executive's 2020 Policy Address, the HKSAR Government aims to achieve carbon neutrality before 2050. As such, more aggressive strategies and measures must be formulated to combat climate change.

To encourage developers to build green buildings certified under BEAM Plus, the Buildings Department offers gross floor area (GFA) concessions to qualified new projects, capped at 10 per cent of the total GFA.

"With GFA concessions as incentive, developers are keen to obtain a green building certification for their new developments. But achieving the highest rating, for example the BEAM Plus Platinum, is a challenge task. The electricity supply of Hong Kong largely relies on the burning of fossil fuels like coal and natural gas in power stations. It's difficult to get a high score in the renewable energy assessment," said Sr Carmen Lai, currently a senior project manager at Emperor International Holdings, member of the Building Surveying Division (BSD).

"In other words, in order for a project to achieve the highest green building rating, it must have innovative solutions that enhance the building's energy or environmental performance in order to earn a high score in the overall assessment."

Comparing commercial and residential buildings, Sr Lai said it is more cost-effective to build and maintain certified office buildings due to the fact that ventilation, air-conditioning, cooling and other building systems can be centrally controlled to minimise energy consumption and optimise performance.

Moreover, it is relatively more cost-effective to obtain a green

building certification for a larger-scale development since service areas such as plant rooms would occupy a similar amount of space. By the same token, high-rise buildings on a small site in the urban area may not justify the cost from the developer's perspective, she explained.

"For surveyors acting as project manager, interdisciplinary knowledge and skills are very relevant as they also work with architects, engineers and consultants as plans are formulated and buildings are designed, until the project is implemented."

According to Sr Dr Paul Ho, Past Chairman (2005-06), Quantity Surveying Division (QSD), the Hong Kong Institute of Surveyors and Past Chairman (2017-18), the Professional Green Building Council, what the government and industry bodies have been doing to reduce carbon emissions is more on the "supply" side, but it could not reduce the actual electricity consumption and would not be sustainable without addressing the "demand" side.

While clean energy is looked upon with positivity as we strive for net zero emissions, the current technologies, such as solar, wind and waste-to-energy, could only generate 3-4% of the total energy. In other words, the amount of electricity generated from renewable sources so far has been minimal.

"In the long run, saving energy from the demand side is the real and cost-effective solution for reducing carbon emissions. The best way to achieve the 2050 target reduction is to educate the public to save energy used in the buildings instead of changing the fuel mix from coal to natural gas, which is more costly than coal, or nuclear energy, which is perhaps more controversial."

"Probably developers are pleased with the bonus GFA in exchange for achieving BEAM Plus certification, but I think there is room to raise the bar. For example, to reward their efforts in achieving the Platinum rating, more GFA concessions can be awarded," said Sr Dr Ho.

Although the current building energy saving initiatives have built up a foundation for dealing with the climate change challenge, some standards set by regulatory initiatives are low, financial initiatives granted are not large enough for existing building owners to carry out energy upgrading works, and environmental and social initiatives are not yet widely adopted in the community.

As such, Sr Dr Ho suggests that legislative initiatives be renewed, such as tightening and expanding the current

OTTV and RTTV codes, building energy code, energy audit code, energy efficiency labelling scheme, etc.

And since existing buildings already embody significant carbon emissions, it is more important to upgrade or retrofit, rather than demolish and rebuild, wherever possible. Sr Dr Ho recommends a carrot-and-stick approach to reducing the carbon footprint of old buildings, including introducing a statutory requirement for old building owners to retrofit their properties to comply with relevant energy efficiency regulations while providing them with subsidies and financial incentives to carry out the works.

To further enhance building energy efficiency performance, it is also important to come up with more innovative architectural and engineering designs, said Sr Prof James Pong, Adjunct Professor, Division of Environment and Sustainability at the University of Science and Technology of Hong Kong, Managing Director (Project Development) of Star Properties (HK) Limited and Convenor of the HKIS Green Building Working Group. He is also an authorised person under the Buildings Ordinance Cap.123, a town planner and a building engineer.

“From building structure, architectural envelope, and electrical and lighting design, to plumbing, sanitary and HVAC engineering, every aspect of the architectural and engineering designs matters”, he said, “regulations must also be flexible enough to accommodate more green building features.”

“For example, some professionals suggest that curtain walls in Hong Kong may not perform better than window walls in terms of optimising building energy performance, but since the curtain wall system can allow developers to include the 200mm horizontal transom extension beyond the edge of the concrete floor for selling the floor space, developers tend to prefer curtain walls. To a lot of consumers, the 200mm horizontal extension might be a white elephant to them. Perhaps they would prefer the government to reconsider exempting developers from constructing 500mm depth bay windows from for the GFA calculation as what she did in the past?”

Underground parking garages have been in use in office and residential developments, since the government count half of the area used for car parks above-ground for GFA calculations. As the Hong Kong Planning Standards and Guidelines require the construction of quite a lot of car parks for new office and residential developments, developers would have to dig deep to construct basement car parks,

which incurs extra energy use due to excavation and transport of soil. And since there are no windows for ventilation of the exhaust fumes from automobile traffic, large shafts must be constructed from the lowest level to ground level to permit air to be both exhausted and introduced back into the space.

In many buildings which include underground parking, fans could be operating 24 hours a day, wasting a lot of energy, not to mention the potential noise pollution. For a three-storey underground parking space, three independent means of escape staircases along with fire detection and pressurisation systems might be built, incurring more energy costs and space, and the ground floor layout design is much more constrained. Therefore, he suggests that the current practice notes be made more flexible on GFA exemption to allow above-ground parking as an alternative to underground car parking.

Retrofit sunshades are also increasingly used to reduce heat and glare while maintaining view and connectivity to the surroundings. But installations may exceed the permitted site coverage of the building and “encroach” on the street or neighbouring site. He therefore calls for more regulatory flexibility to encourage the use of innovative green features in buildings.

“As we approach towards the ambitious net zero target, we need the collaboration of policymakers, building design and engineering professionals, property and facility management professionals, researchers and academics, and of course, surveyors from across all six divisions of HKIS, namely the Building Surveying Division, General Practice Division, Land Surveying Division, Quantity Surveying Division, Planning and Development Division, and Property and Facility Management Division.”

The establishment of the HKIS Green Building Working Group is exactly meant to connect surveyors from across different divisions to other stakeholders in the green building movement.

“Apart from acting as a communication platform with external bodies and a channel for feedback from our members, the working group now also promotes the use of green building materials, green construction and green financing as part of our new terms of reference for the HKIS Green Building Working Group,” concluded Sr Prof Pong, adding that the working group is currently compiling the “HKIS Environmental Performance Index” that can be used to gauge the environmental performance of building and construction contractors in Hong Kong.

# 實現淨零碳排放

業界推行可持續建築，長遠目標是實現淨零建築。畢竟，建築空間是最大的碳排放的最大來源，以香港為例，商業和住宅建築的用電量分別佔全港用電量約 65% 及 27%。

理論上，如果我們能將所有現有建築改造成淨零建築（或僅使用可再生能源），而所有新項目都按照零淨排放標準而建，全世界的碳足跡將大大減少。但在實際上，按照香港測量師學會綠色建築專家的說法，香港建築要實現淨零，還有很遠的路要走。

即使困難重重，業界應盡可能在建築空間的建造及管理上節省能源，根據特首《2020 年施政報告》，特區政府致力於在 2050 年之前實現碳中和。因此，各界有需要制定更積極的策略和措施以應對氣候變化。

為鼓勵發展商興建獲 BEAM Plus 認證的綠色建築項目，政府屋宇署為合資格的新建項目，提供額外的建築面積（GFA），上限為總建築面積的 10%。

英皇國際高級項目經理、建築測量組黎嘉文測量師說道：「由於額外建築面積這個誘因，發展商都樂意參與。但要取得最高級別的認證，即鉑金級別，難度相當之高。由於香港的電力供應主要依賴燃燒煤和天然氣等化石燃料，很難在可再生能源評核中取得高分。換句話說，要取得最高級別的認證，項目在設計上必須具備創新元素，以增強建築在環保節能上的功能，才能在總體評分取得高分。」

黎測量師續說，相對於住宅項目，商業項目特別是寫字樓較易取得認證，更具成本效益，這是因為寫字樓管理公司能通過中央智能大廈管理系統，控制大廈通風、冷

氣及其他系統，從而降低用電量，優化性能。

此外，無論項目規模大小，機房等設施的所佔空間相若，因此，為規模較大的項目取得認證，較具成本效益。反之，若項目規模小，如位於市區而地盤面積較小的高層大廈，那麼要取得認證的成本效益自然較低。

「對於擔任項目經理的測量師，需擁有跨領域的專業知識和技能，才能與建築師、工程師和顧問溝通，共同制定發展計劃和建築設計，直至施工完成。」

據學會工料測量組前主席（2005-06）及環保建築專業議會前主席（2017-18）何學強博士測量師則透露，政府及專業機構在減排方面主要集中於「供應」方面，並沒從「需求」著手減低電力消耗，此策並不持久。

雖則綠色能源被視為實現淨零排放的上上之策，但現有的再生能源技術，如太陽能、風能、廢物轉能源等，僅能生產總電量約 3-4%。換句話說，香港可再生能源只是杯水車薪。



「長遠來說，從需求方面著手，才是最具有成本效益的節能減排方案，從而實現政府 2050 年減排目標，而非將發電燃料改為天然氣或核能，前者成本比燃煤高，後者也具較大爭議。我相信，發展商對現行以 BEAM Plus 認證換取總樓面面積減免的機制甚為滿意，但我認為仍有提高標準的空間。為鼓勵發展商為項目取得鉑金級認證，政府或可考慮向發展商提供更多的總建築面積減免。」

儘管目前的節能減排舉措已為應對氣候變化奠定了基礎，但何博士測量師認為，監管仍有改善空間，也沒有為舊樓業主提供補貼，以進行能效升級工程，社會大眾也未有積極參與節能減排。

有見及此，他建議相關法例應予以更新，例如，收緊和擴大現行建築物總熱傳送值 (OTTV) 及熱傳送值 (RTTV) 守則、建築物能源守則、能源審核守則、能源效益標籤計劃等。

再者，由於現有的建築物已產生大量的碳排放，因此，應盡可能為舊建築進行升級或改造，而不是清拆重建。何博士測量師建議政府採用賞罰機制，軟硬兼施，包括以法例要求舊樓業主改造樓齡相當的舊樓，以符合有關能源效益的法規，同時也為他們提供補貼和資金。

香港科技大學環境及可持續發展學部兼任教授、星星地產董事總經理（項目發展）龐錦強教授測量師指出，要進一步提高建築的能效表現，建築和工程設計的創新性也很重要。他另為香港測量師學會綠色建築工作小組召集人及《建築物條例》（第 123 章）授權人士（城市規劃師及建築工程師）。他指出，從建築結構、建築物外殼、電氣和照明的設計到管道、衛生和冷暖氣的設計，建築和工程設計對大廈的能源效益表現都很重要，而法規也須有足夠靈活度以實現綠色建築功能。

「例如，一些專業人士指出，香港樓宇幕牆在優化建築能源效益的功用，可能還不比窗戶牆好。但採用幕牆系統的樓宇，發展商能獲取由水平橫梁至混凝土邊緣 200 毫米的空間，變相可出售樓面面積增多，故發展商較樂意採用幕牆。但對於許多買家而言，200 毫米的水平延伸空間，可以說是食之無味，棄之可惜。買家或許樂見政府能像以往一樣，在建築總面積的計算中，重新考慮豁免 500 毫米窗台 / 凸窗的佔用空間？」

地下停車場已廣泛於寫字樓和住宅項目採用，主要因為政府對建於地面的私人停車場，只給予百分之五十的總樓面面積寬免，而地下停車場則可獲百分之百的總樓面面積寬免。但另一方面，按照《香港規劃標準與準則》要求，寫字樓和住宅發展項目須建設一定數量的車位。發展商為提供充足車位，須往地底挖得更深，過程中的開挖和泥土運輸難免導致額外的能源消耗。再者，由於地下停車場沒有天然通風，因此必須在最低層到地面之間建造大型豎井，以排出空氣和引入鮮風。

落成後，寫字樓或住宅項目地下停車場的風扇很可能每天 24 小時運作，浪費大量能源，更有可能產生噪音問題。而假設地下停車場為三層，發展商也須建造三條獨立走火樓梯，當中很可能包括防火和增壓系統，因而消耗更多能源和成本，地下首層的空間佈局也因而受到更多限制。有見及此，他建議相關作業備考就總建築面積豁免部分能更加靈活，容許地面以上的停車場作為地下停車場的替代方案。

遮陽篷也越來越普及，以減低室內熱量和眩光，同時保持景觀開揚。但是，外牆安裝遮陽篷有可能會超出建築物允許的地盤覆蓋面積，「侵佔」毗鄰地塊空間。因此，他希望政府法例能容許更大的靈活性，鼓勵發展商或業主採用創新的綠色建築技術。

「在這場綠色建築運動裡，我們需要政府、建築設計和工程專業人員、物業和設施管理專業人員、研究人員和學者等共同努力，朝著淨零目標邁進。過程中，來自學會六大組別的測量師，包括建築測量組、產業測量組、土地測量組、規劃及發展組、物業設施管理組、工料測量組等，也扮演著重要的聯繫角色。」

學會綠色建築工作小組成立的目標，正是將來自不同領域的測量師和其他綠色建築的持份者聯繫起來。「工作組除了是對外的交流平台和為學會會員提供反饋的渠道外，最近還新增推廣綠色建材、綠色建築和綠色融資等職權，作為推廣綠色建築的長遠策略。」龐教授測量師最後補充，工作小組正在編制「香港測量師學會環境績效指數」，用於量衡香港承建商的環境績效。



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[connie.yap@polyu.edu.hk](mailto:connie.yap@polyu.edu.hk)

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## 国内新闻

### 建设工程企业资质审批条件进一步大幅精简——住房和城乡建设部推进建设工程企业资质管理制度改革工作取得新进展

针对建设工程企业资质类别过细、等级过多、准入门槛高手续繁等问题，11月11日召开的国务院常务会议提出，在全国大幅压减建设工程企业资质并加强监管。会议明确，将工程勘察、设计、施工、监理企业资质类别和等级由593项减至245项，除最高等级综合资质和需跨部门审批的资质外，其他等级资质一律下放至省级及以下部门审批。

在11月24日召开的国务院政策例行吹风会上，住房和城乡建设部副部长易军表示，国务院常务会议已审议通过《建设工程企业资质管理制度改革方案》（以下简称《改革方案》）。《改革方案》实施后，将进一步优化营商环境、激发市场主体活力，为扩大消费和有效投资创造有利条件。

### 出台深化改革方案 大幅压减资质类别等级

健全企业资质管理制度、放宽市场准入是工程建设领域深化“放管服”改革、优化营商环境的重要内容。2019年8月，国务院办公厅发布《全国深化“放管服”改革优化营商环境电视电话会议重点任务分工方案》，提出大幅压减企业资质资格认定事项，力争2020年年底将工程建设、测绘等领域企业资质类别、等级压减1/3以上，凡是能由市场机制调节的一律取消，对保留的事项要精简资质类别、归并等级设置。

按照国务院部署要求，住房和城乡建设部会同有关部门在充分研究论证的基础上，起草了《改革方案》，并于11月11日召开的国务院常务会议上审议通过。易军表示，《改革方案》提出了六个方面的改革举措：

**一是精简资质类别，归并等级设置。**改革后，现有的593项企业资质类别和等级将压减至245项，其中勘察资质由26项压减为7项、设计资质由395项压减为156项、施工资质由138项压减为61项、监理资质由34项压减为21项，压减幅度为59%。

**二是放宽准入限制，激发企业活力。**在压减资质数量的同时，进一步精简企业资质审批条件，精简资质标准，重点放

宽资金、人员、业绩、技术装备等指标要求，大幅放宽准入限制。

**三是下放审批权限，方便企业办事。**开展企业资质审批权下放试点，试点内容是：除最高等级综合资质和需跨部门审批的资质外，将其他等级资质下放至省级及以下有关主管部门审批。同时，加强对试点地区的监督指导，对存在违规审批的，严肃处理并收回审批权。

**四是优化审批服务，推行告知承诺制。**加快推行资质审批告知承诺制，大幅削减不必要的证明材料，全面实行全程网上申报和审批，大幅提升企业资质审批的规范化和便利化水平。

**五是加强事中事后监管，保障工程质量安全。**加大审批后动态监管力度，积极推进信用体系建设。强化个人执业资格管理，建立个人执业责任保险制度。

**六是完善招投标制度，发挥市场机制作用。**继续完善招投标制度，优化调整招标条件设置，引导建设单位更多从企业实力、技术力量、管理经验等方面选择企业，推行工程担保和保险制度。

易军强调，相比以往，此次建设工程企业资质管理制度改革有三大特点。

**一是改革力度更大。**企业资质类别和等级数量由593项压减至245项，幅度达到59%，远远超过了最初确定的1/3的目标。同时，大幅放宽市场准入限制。改革后，房建、公路、铁路、港口与航道、水利水电、电力、矿山、冶炼、石油化工和市政10个类别施工特级资质整合为综合资质，可以承担各行业、各等级施工总承包业务，大大拓宽了企业承揽业务范围，实现了横向全部打通。今后，只要企业有信誉、有能力，就可以跨行业承揽业务。

**二是改革的协同性更好。**统筹考虑勘察、设计、施工、监理4类资质具体情况制定改革措施，既兼顾了4类资质的各自特点，又统筹谋划，在资质名称、类别、等级等方面力求统一。下一步，住房和城乡建设部将整合勘察、设计、施工、监理等资质的管理规定，并在修订资质标准时做好相互衔接。

**三是企业的获得感更强。**《改革方案》大幅精简审批条件，适当放宽有关指标要求，特别是对大家反映较多的注册人员、技术装备、工程业绩等指标的要求大幅放宽。同时，实行告知承诺制，更有利于企业便利化申报，为企业提供了方便。此外，将所有的资质等级原则上都压减为甲乙两级，有的资质只设置一个等级，放宽部分资质承揽业务范围，对中

小企业是极大利好，有利于企业孵化和成长，促进建筑业健康发展。

## 扩大告知承诺制实施范围 持续优化营商环境

当前，随著“放管服”改革的持续深入进行，不必要的审批和证明事项减少，放权于企业、还权给民众已成为政府改革的重点。近年来，住房和城乡建设部积极践行以人民为中心的发展思想，扎实落实党中央、国务院决策部署，将告知承诺制改革不断推向深入，取得了较好效果。

在吹风会上，易军介绍说，2017年，住房和城乡建设部开始在北京、上海、浙江部分施工企业开展资质告知承诺制审批试点；2018年，试点地区扩大到江西、河南、四川、山西等省；2019年4月，在全国范围对建筑工程、市政公用工程施工总承包一级资质审批实行告知承诺制，同时在10个省市开展工程监理企业资质告知承诺制审批试点；2019年12月，将试点范围扩大到全国所有的自由贸易试验区。

通过实施告知承诺制，企业根据资质标准作出符合审批条件的承诺，所有的相关证明材料不需要报送，同时实行全过程无纸化网上申报和审批，大大减轻了企业负担。同时，实行告知承诺制，将事前审批转为事中事后监管，通过业绩实地核查，对以虚假承诺等不正当手段取得资质的企业，依法给予处罚，并撤消其资质、资格许可，三年内不再受理该企业提出的资质、资格许可申请，将其列入“黑名单”，营造良性发展的市场环境，有利于企业健康发展。

## 强化事中事后监管 保障工程质量安全

强化事中事后监管是全面深化改革、完善社会主义市场经济体制的重要内容，也是提高政府治理能力的关键举措。随著改革的进一步深入，如何以公正监管促进公平竞争，在确保工程质量安全的同时，加快打造市场化、法治化、国际化营商环境步伐，是各界关注的焦点。

易军指出，对于此次改革，住房和城乡建设部将坚持“两手抓”：一手抓简政放权，大幅压减企业类别和等级；一手抓事中事后监管，加大资质审批后的动态监管力度，特别是强化工程质量安全监管。为此，住房和城乡建设部制定了五项举措：

**一是充分利用信息化等手段**，对企业取得资质后是否继续符合资质标准进行动态核查，对经核查认定不再符合相应资质标准的企业，撤回其资质，对存在违法违规行为的注册人员给予相应的行政处罚，甚至吊销证书。

**二是全面推行“双随机、一公开”监管和“互联网+监管”模式**，对投诉举报较多的企业加大抽查频次，进一步提升监管效能。

**三是严格监管执法**，强化工程建设各方主体的责任落实，加大对转包、违法分包、资质挂靠等违法违规行为的处罚力度。对工程质量安全问题突出的，依法依规严肃惩戒，切实落实工程质量终身责任制，确保工程质量安全。

**四是推进建筑市场信用体系建设**，进一步完善“黑名单”制度，对失信企业在资质升级、业务承揽等方面予以限制。同时推行工程担保和保险制度，进一步发挥市场机制作用，规范工程建设各方主体行为，有效控制工程风险。

**五是强化个人执业资格管理**，明确注册人员在建设活动中的权利、义务和责任，推动建立个人执业责任保险制度，执业资格必须与岗位挂钩，终身问责，为保障工程质量安全提供有力支撑。

资质是企业参与市场竞争的“通行证”。企业资质等级高低，是企业实力的重要体现，资质改革关乎行业发展全局。易军表示，下一步，住房和城乡建设部将认真贯彻落实党的十九届五中全会精神，按照党中央、国务院决策部署，加强与国务院相关部门和地方的协同联动，抓紧做好改革实施工作，推动相关改革举措尽快落地落实，切实降低企业准入门槛、激发市场主体发展活力、进一步优化建筑市场营商环境，促进建筑业高质量发展。

摘自《中国建设报》 2020.11.25 作者：宋健  
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/en/newsroom\\_mainlands.html](https://www.hkis.org.hk/en/newsroom_mainlands.html)



## 北京代表处资讯

### 上海议会《天安千树考察活动》讲座 (2020年11月7日)

在天安千树翟建安先生、Heatherwick Studio的张宇Leo、马梁建筑设计的金洪辉先生的带领下，会员先走到苏州河边上的历史建筑物耳房，耳房中间放置了天安千树设计模型，在此翟总与Leo从天安千树的设计理念与构思、如何与周边流线结合、以及开发经过、施工种种挑战、招商策划等多维度与会员进行探索与

讨论，会员们反应热烈，尤其是对清水混凝土花盆柱的纹理设计、施工模具方案、以及苗木选择、养活考虑、灌溉方式等都充满好奇，并获得翟总一一细心讲解，也通过李佩华女士提供造价方面信息，会员们纷纷表示获益良多。

随后，会员沿著苏州河边樱花大道进入天安千树商业裙楼，以浅白色为主调的装修风格映入眼帘，抬头看见位于室内独一无二的清水混凝土花盆，之后走在阳光普照的屋顶露台，在此遥望对岸建筑风景，享受恬静的苏州河气息。

活动后大家也表示非常期待天安千树正式开业的盛况。



1. 修缮后的历史建筑物耳房。
2. Heatherwick Studio 的张宇先生讲解设计理念与构思。
3. 翟建安先生对会员提问一一细心讲解，一草一木都是故事。
4. 室内独一无二的清水混凝土花盆柱。
5. 会员与嘉宾大合照。上海议会主席张丽娟测量师（第一排左六）天安千树翟建安先生（第一排左八），Heatherwick Studio 张宇先生（第一排左七），马梁建筑金洪辉先生（第一排左二）。

## 广州议会活动报告： 2020年11月24日讲座：《融入大湾区论坛 系列一：广州南沙 — 湾区中心发展高地、 「粤港深度合作园」与香港测量专业服务》

2020年11月24日，广州议会于线上举行 CPD 讲座《融入大湾区论坛系列一：广州南沙 - 湾区中心发展高地、「粤港深度合作园」与香港测量专业服务》并获得圆满成功。

当晚邀请了多位讲者，包括南沙经济技术开发区商务局项目经理陈瑞韵女士、南沙区住房和城乡建设局局长雷颖欣先生、产业园开发建设管理局主管顾成帅先生、产业园开发建设管理局专员黎俊彦先生及香港科技大学（广州）校园发展及设施管理处处长郑铁星先生，一同就广州南沙的发展分享真知灼见。

活动一开始由学会会长萧慧仪测量师致欢迎辞，感谢各位嘉宾讲者及参加者。其后便由陈瑞韵项目经理首先分享南沙最新的发展、相关政策以及粤港合作发展情况，并由雷颖欣处长与参加者一起探索粤港澳大湾区建筑业融合发展；郑铁星处长及顾成帅主管则介绍南沙大型项目「香港科技大学（广州）校园」的前期规划及最新设计及建设经验分享。而黎俊彦专员则介绍粤港深度合作园区建设情况，并探讨未来香港测量师专业服务业企业参与融合的方向。

在最后问答环节，会员都把握机会，积极向嘉宾讲者们提问。是次活动十分成功，两周的报名期便吸引了超过 320 位参加者出席是次活动。议会相信透过今天的活动，会员都更多地了解南沙重点园区最新发展，包括介绍园区及项目上的地理优势、支持政策与具体参与机会，并一起探讨香港测量师在园区发展的不同阶段，如何落实具体参与，更好地把握园区的发展、政策及机遇。

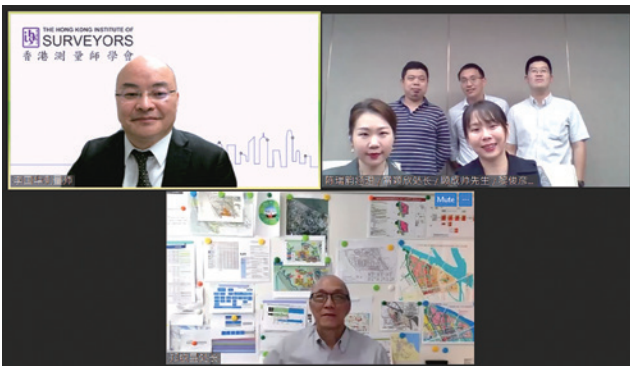
是次活动为广州议会「融入大湾区论坛系列」活动之一，在往后的日子议会会继续向各会员介绍不同大湾区城市的最新发展、政策法规及测量师机遇，敬请各位会员密切留意！



## 北京办事处简讯



会长萧慧仪测量师致谢辞，感谢各嘉宾讲者分享及会员参与



广州议会副主席李国华测量师（左上图）、南沙经济技术开发区商务局项目经理陈瑞韵女士（右上图前排右一）、南沙区住房和城乡建设局处长雷颖欣先生（右上图后排左一）、香港科技大学（广州）校园发展及设施管理处处长郑铁星先生（下图）、产业园开发建设管理局主管顾成帅先生（右上图后排中）及产业园开发建设管理局专员黎俊彦先生（右上图后排右一）合照。



雄安规划展示中心

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：

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- 广州议会 - 主席：张子涛测量师      副主席：李国华测量师

## 12月份活动预告

北京议会将于11月28日举办「雄安规划展示馆、雄安市民中心和直隶总督署」参考察活动，以及于12月16日举行年度区域会员聚餐，有兴趣参加的会员请到本网站了解参加详情。



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### HKIS Annual Conference 2020: Steps Forward on Application of New Technologies in Surveying Industry

The HKIS hosted its first online annual conference on 28 November and attracted about 300 local and overseas participants. Governmental and corporate leaders, specialists, academics congregated at the conference to project a visionary future of surveying with the theme: **Beyond 2020: The Trend of Surveying**.

It was honoured to have the **Under Secretary for Development** of the HKSAR Government, **Mr LIU Chun-san, JP**, spoke at the conference on behalf of the **Secretary for Development** of the HKSAR Government, **Mr Michael WONG, JP**, as the Guest of Honour to deliver the opening remarks.

Like the Webinar itself, surveyors have embraced the benefits of a “hybrid” working approach, by infusing traditional practices with newer and more powerful tools. The challenge that COVID-19 brings along is also an opportunity for further advancement in light of quick adaptation to the constant changing status quo. Smarter tools and technologies unleash surveyors’ creativity and enhance their precision. The HKIS Annual Conference facilitates the exchange of knowledge and experience across surveying industry.

The conference invited guest speakers who excel in fields closely related to surveying and technology from Hong Kong, Mainland China, and Singapore for sharing their experiences and insights with topics such as blockchain technology, data driven decision making, and technology assisted workflows.

For more details of the conference, please visit the HKIS Website at <http://www.hkis.org.hk>.

### 香港測量師學會周年研討會2020 邁向電子測量新紀元

香港測量師學會（下稱「學會」）周年研討會於 11 月 28 日完滿結束。今屆研討會特別改用網上直播形式，吸引近三百位本地及海外業界人士參與會議。政府官員、企業領袖、行業專家以及學者聚首一堂，研討會以「**跨越 2020：測量新趨勢**」為題，為測量行業前景出謀獻策。

會議變陣網上直播，測量行業亦與時並進，探討測量師如何配合嶄新科技，革新傳統的測量工作。新冠病毒固然為測量行業帶來挑戰，也是推動行業加快運用新興科技的機遇。創新的電子測量技術讓測量師發揮創造力，同時提升準確性。是次研討會正正希望為業界締建交流平台，分享經驗，探索更多可能性。

學會非常榮幸邀得**香港特別行政區政府發展局局長黃偉綸太平紳士**擔任年度研討會的主禮嘉賓，並由**香港特別行政區發展局副局長廖振新太平紳士**代為致辭。他致辭時表示：「香港在今年 9 月發布的《2020 年全球創新指數》排名由去年的第 13 位躍升至第 11 位，亞洲排名第 3 位，是自 2016 年以來最佳排名。然而我們不應自滿，單靠政府努力並不足夠，還需依賴各位行業專才攜手合作，讓香港不但成為創新科技的領航者，更是 700 萬市民眼中的世界級智慧城市。」

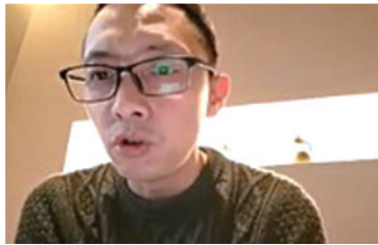
是次研討會邀得本地及海外多位業界翹楚及專家學者擔任演講嘉賓，分享近年行業領先的科技趨勢，如區塊鏈、資料導向決策和如何使用科技輔助工作等。其中包括香港特別行政區政府屋宇署署長余德祥太平紳士分享「樓宇管制 2.0」、香港大學城市規劃及設計系葉嘉安教授探討「新科技如何迎合城市發展及管理」以及阿里巴巴研發總監孟濤先生分享智能建築如何構建未來城市的看法。

研討會分為三部分，深入探討不同議題，包括由香港特別行政區政府地政總署署長黎誌華太平紳士主講「邁向數據新紀元」以及香港特別行政區政府機電工程署署長彭耀雄太平紳士分享「地產設施管理的 ABC 趨勢」等主題，在現場及線上均引來與會者熱烈討論。

**香港測量師學會會長蕭慧儀測量師**表示：「所謂『工欲善其事、必先利其器』，意謂如要把事情做好，便必須先將需要使用的工具磨得鋒利、準備妥當。

對於我們測量師來說，科技不僅是工具，更是建設未來的基石，延續行業發展的關鍵。假使沒有科技，我們整個行業難以有現在的面貌。」

香港測量師學會副會長兼研討會籌備委員會主席趙錦權測量師在閉幕辭中表示：「本次研討會探討了新冠疫情、測量行業變革等宏觀議題，這些議題尤其關鍵，這將影響著我們的生活水平、如何構建宜居未來，以及為整個行業的未來發展設下框架。」



## HKIS Views to 2020 Policy Address

The Chief Executive, Mrs Carrie Lam, delivered her 2020 Policy Address to the Legislative Council on 25 November 2020. Its full text can be viewed and downloaded at the following website:

<https://www.policyaddress.gov.hk/2020/eng/policy.html>

In response to this address, the HKIS issued a media release on the same day setting out its views and comments on various issues including land supply, housing and building policy.

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

[https://www.hkis.org.hk/archive/materials/category/\\_Press-Release\\_HKIS\\_s-response-to-2020-Policy-Address\\_final\\_.pdf](https://www.hkis.org.hk/archive/materials/category/_Press-Release_HKIS_s-response-to-2020-Policy-Address_final_.pdf)

## HKIS Online Career Talk

To enhance a better understanding of the surveying profession among younger generations, the HKIS collaborated with the Education Bureau Business-School Partnership Programme and organised the first ever online career talk for secondary school students and teachers on 6 November. The talk received positive results which attracted 157 participants. Speakers from the 6 divisions and YSG shared their experience as surveyors and the career prospect of surveying. The speakers included Senior Vice-President Sr Edwin Tang, Sr Coolidge Siu from BSD; Sr Kason Cheung from GPD; Sr Kenny Chan from LSD; Sr Junior Ho from PDD, Sr Dick Li from PFMD, Sr Tiffany Chan from QSD, and Sr Sunny Wong from YSG.

The students showed their interest in surveying and participated actively in the question-and-answer sessions. This new form of career talk allows interested parties to get the career information regardless of their geographical location while still remains interactive by incorporating the quiz and Q&A session.



### ANNOUNCEMENT

#### The Hong Kong Institute of Surveyors Annual General Meeting 2020

Friday, 11 December 2020

6:30 pm

Lecture Room,

Surveyors Learning Centre

Room 1207, 12/F, Wing On Centre

111 Connaught Road Central

Sheung Wan, Hong Kong

Agenda and details have been sent to all Corporate Members by post and can also be downloaded from the HKIS website at [www.hkis.org.hk](http://www.hkis.org.hk)

# HKIS “Maintenance and Appreciation of Historical Buildings” Creativity Competition

Since 2019, the HKIS has launched a series of public engagement events to promote built heritage conservation in Hong Kong with a grant from the Development Bureau’s Built Heritage Conservation Fund (BHCF). The “Maintenance and Appreciation of Historical Buildings” Creativity Competition, one of the programme’s main events, began in March 2019 with the aim of encouraging the public to explore, maintain, and appreciate Hong Kong’s historic buildings and invite people to demonstrate their creativity by showcasing their beauty and cultural value.

To encourage creativity and innovative thinking, the HKIS established the following competition categories: 1) Tiny Model and Microfilm in the Public Category and 2) Drawing and Photography in the Student Category.

The Competition received an overwhelming response with over 750 entries from nearly 50 members of the general public, over 60 primary and secondary schools, and other organisations. This event was highly-praised as a good platform for the public to explore and appreciate the rich history, cultural traditions, and conservation of Hong Kong’s historic buildings.

## 2020 Event Schedule

Date	Event
6 pm, 20 January	Application Deadline (Student Category)
6 pm, 19 June	Entry Submission (Student Category)
6 pm, 24 August	Application Deadline (Public Category)
6 pm, 3 September	Entry Submission (Public Category)
4 July	First Screening
12 September	Jury Assessment
15 November	Award Presentation Ceremony
15-22 November	Public Exhibition

## First Screening

On 4 July, 14 judges from all HKIS divisions devoted their time to examine and select the finalists. Eight microfilms, nine tiny models, 131 drawings, and photography entries made it to the final round of the competition.



HKIS judges were invited to the first screening.

## Jury Assessment

A Jury Panel was formed by 11 members with different areas of expertise on 12 September to assess the finalist entries. After calculating every mark for each entry, the jurors determined the champion, 1st runner-up, 2nd runner-up, and merits of the four categories. Jury panel members of the Tiny Model (Public Category) competition were:

1. Ms Clarice YU Po-mei, JP, Deputy Director of Buildings, Buildings Department, HKSARG
2. Mr José YAM Ho-san, Commissioner for Heritage, Development Bureau, HKSARG
3. Sr Winnie SHIU, HKIS President



(L-R): Mr José YAM Ho-san (Commissioner for Heritage, Development Bureau, HKSARG); Sr Winnie SHIU (HKIS President); Sr Arthur CHEUNG (Organising Committee Chairman, HKIS "Maintenance and Appreciation of Heritage Buildings" Project); and Ms Clarice YU Po-mei, JP (Deputy Director of Buildings, Buildings Department, HKSARG)

Jury panel members of the Drawing and Photography (Student Category) competition were:

1. Mr Douglas SO Cheung-tak, JP, Chairman, Antiquities Advisory Board
2. Mr Eric WONG, President, Hong Kong Institute of Professional Photographers
3. Mr TAM Wai-ping, Associate Professor, Department of Fine Arts, The Chinese University of Hong Kong
4. Mr Tugo CHENG, Award-winning Photographer and Architect
5. Sr Arthur CHEUNG, Organising Committee Chairman, HKIS "Maintenance and Appreciation of Heritage Buildings" Project

Jury panel members of the Microfilm (Public Category) competition were:

1. Mrs Sylvia LAM, JP, Director of Architectural Services, Architectural Services Department, HKSARG
2. Mr Adam WONG Sau-ping, Movie Director
3. Sr Vincent HO Kui-yip, JP, HKIS Past President and Convener, Working Group on Heritage, HKIS



(L-R): Mr Douglas SO Cheung-tak, JP (Chairman, Antiquities Advisory Board); Mr TAM Wai-ping (Associate Professor, Department of Fine Arts, The Chinese University of Hong Kong); Sr Arthur CHEUNG (Organising Committee Chairman, HKIS "Maintenance and Appreciation of Heritage Buildings" Project); Mr Eric WONG (President, Hong Kong Institute of Professional Photographers); and Mr Tugo CHENG (Award-winning Photographer and Architect)



(L-R): Sr Vincent HO Kui-yip, JP (HKIS Past President and Convener, Working Group on Heritage, HKIS); Mrs Sylvia LAM, JP (Director of Architectural Services, Architectural Services Department, HKSARG); Mr Adam WONG Sau-ping (Movie Director); and Sr Arthur CHEUNG (Organising Committee Chairman, HKIS "Maintenance and Appreciation of Heritage Buildings" Project)

## Award Presentation Ceremony

From recruitment to the first-screening to the jury assessment, the winners were revealed at the Award Presentation Ceremony held on 15 November at The Mills. It was an honour to invite the following jury panel members and distinguished guests:

1. Prof LAU Chi-pang, JP, Chairman of the Advisory Committee on Built Heritage Conservation



2. Sr Winnie SHIU, HKIS President
3. Mrs Sylvia LAM, JP, Director of Architectural Services, Architectural Services Department, HKSARG
4. Mr YU Tak-cheung, JP, Director of Buildings, Buildings Department, HKSARG
5. Mr José YAM Ho-san, Commissioner for Heritage, Development Bureau, HKSARG
6. Sr Edwin TANG Hoi-kwan, HKIS Senior Vice President
7. Ms Winnie HO Wing-yin, JP, Deputy Director of Architectural Services, Architectural Services Department, HKSARG
8. Ms Clarice YU Po-mei, JP, Deputy Director of Buildings, Buildings Department, HKSARG
9. Sr Vincent HO Kui-yip, JP, HKIS Past President and Convener, Working Group on Heritage, HKIS



Microfilm Champion  
(Public Category)

Tiny Model Champion  
(Public Category)

Drawing Champion  
(Student Category)

## Public Exhibition

A public exhibition was held at The Mills from 15-22 October. The entries of all finalists and winners in all categories were displayed there. The exhibition allowed the public to discover the aesthetics and cultural value of Hong Kong's historical buildings, as well as recognise the importance of cultural preservation and timely maintenance.




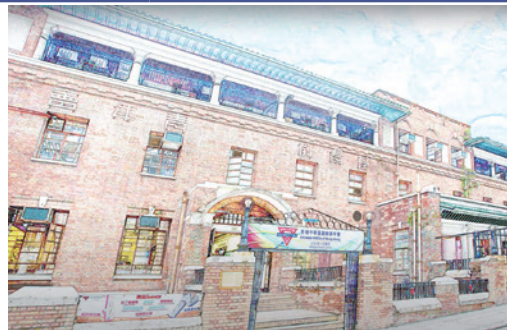

(L-R): Sr Arthur CHEUNG (Organising Committee Chairman, HKIS "Maintenance and Appreciation of Heritage Buildings" Project); Ms Clarice YU Po-mei, JP (Deputy Director of Buildings, Buildings Department, HKSARG); Sr Edwin TANG Hoi-kwan (HKIS Senior Vice President); Mr YU Tak-cheung, JP (Director of Buildings, Buildings Department, HKSARG); Sr Winnie SHIU (HKIS President); Prof LAU Chi-pang, JP (Chairman, the Advisory Committee on Built Heritage Conservation); Mrs Sylvia LAM, JP (Director of Architectural Services, Architectural Services Department, HKSARG); Mr José YAM Ho-san (Commissioner for Heritage, Development Bureau, HKSARG); Ms Winnie HO Wing-yin, JP (Deputy Director of Architectural Services, Architectural Services Department, HKSARG); and Sr Vincent HO Kui-yip, JP (HKIS Past President and Convener, Working Group on Heritage, HKIS)



### Winning Entries

Tiny Model (Public Category)	
Champion	The Hong Kong Polytechnic University <b>LO Wing-yan</b>
	
1st Runner-up	<b>HO Kwok-tim</b> <b>CHOI Pik-lung</b>
	
2nd Runner-up	Good Hope School <b>SUN Ka-ying</b> <b>WONG Sze-ki</b>
	

### Microfilm (Public Category)

Champion	<b>Carol YU</b>
	
1st Runner-up	Chinese YMCA of Hong Kong Corporate Communications & Marketing Section <b>NG Yuen-tung</b> <b>Bard WU</b> <b>Louie MAN Chi-lok</b> <b>LEE Yeung-siu</b> <b>LI Pui-lam</b>
	
2nd Runner-up	<b>LOUIE Sau-ting</b> <b>MA Cho-yi</b> <b>WU Ka-mei</b> <b>YEUNG Hoi-ching</b>
	

**Drawing (Student Category)**

<b>Champion</b>	SKH Lam Kau Mow Secondary School <b>WONG Wai-lam</b>

**1st Runner-up**

Pooi To Middle School <b>FUNG Hoi-lam</b>

**2nd Runner-up**

St Paul's Co-educational College <b>Daryl Ho</b>

**Photography (Student Category)**

<b>Champion</b>	Heep Yunn School <b>Melissa WONG Ku-yan</b>

**1st Runner-up**

Kwun Tong Maryknoll College <b>HO Chung-hong</b>

**2nd Runner-up**

St Francis' Canossian College <b>LEUNG Yee-shan</b>

Congratulations to the following who were elected as HKIS Members on 17 November 2020

### FELLOW (4)

#### LS DIVISION

TSUI HOI YUEN

#### PD DIVISION

NG PAK KIN

#### QS DIVISION

LEUNG MEI YUNG

TANG CHI KIN

### MEMBER (62)

#### BS DIVISION

AU CALVERT EMMANUEL

CHAN HIU YU

CHAN ON YI

CHAN SHUI MING

CHENG ON YU

CHENG TIN WA LOUIS

CHUNG WING YAN WINNIE

CHUNG YUK TO

HO YUK KWONG

HUNG FAN CHIU

KWAN YIM PUI

KWOK KI HIN

KWOK KIN FONG

KWOK WAI FUNG

LAI KA CHUN

LAM KA HO

LAM KIM HO

LAU KA YAN

LAU PIK YING

LEE KWAN YU BRIAN

LEE OI YING

LEE TSZ YAN

LEUNG HIU WA

LEUNG HOI FU

LEUNG SIN YI

LEUNG WING YAN

LI CHUN LOK

LI HUNG KWAN

LI MAN LING

LI PO YI

LI WING YAN

LING CHEUK WAH

LO TSZ FUNG

LO YAT

MAK CHI MAN

MAK CHUNG HONG

MOK CHUN YIN

NGAN LIT WAI

PAN PAN PAN

PAT CHI KWONG PAT

SHUM WING HONG

TAM WING HAN

TO CHI WAI

TSUI WING SUM

WONG WING LING

WONG WING YAN

YAN HAU YING

YAU KA YAN

#### GP DIVISION

CHAN HEUNG LAI

CHAN WING KA

LAM YAU SHEUNG LOUISA

LEE NGA YAN

TANG HIU FUNG

TEH TING LIN

TSANG FUNG YEE

#### LS DIVISION

HO CHI HO

#### PD DIVISION

CHAN ZI TAO

#### PFM DIVISION

CHOI TZE MING

LAM CHEUK WAN LUCIA

#### QS DIVISION

CHAN TAK CHUEN

LAU KWONG YIU

YAU KONG

#### RESIGNATION (7)

CHAN KWAN SUEN

CHEUNG LOK YAN

LAM WAI KIT

LEE SHU YAN

SUEN SYLVIA VANESSA

SZE-MA LEONG

WAN SZE MAN

## Council Members Reaching Out

4 November	The Hong Kong Institute of Housing Elite Awards 2020 Presentation Ceremony	Sr Winnie Shiu
11 November	CITAC Anniversary Conference on Construction Digitalisation Organised by the Construction Industry Council	Sr Winnie Shiu
19 November	25th Anniversary Event of the Hong Kong Business Ethics Development Centre	Sr Winnie Shiu
23 November	「團結卓爾論壇」系列網上論壇：「高瞻遠矚 創新改革：探索數字和綠色金融新時代」	Sr Winnie Shiu Sr Dr Stephen Lai
30 November – 1 December	5th Belt and Road Summit Organised by Hong Kong Trade Development Council	Sr Edwin Tang

## The HKIS Outstanding Dissertation/Thesis Awards 2019 Executive Summary of Winning Papers

### DEVELOPMENT AND VALIDATION OF A GROUND- PENETRATING RADAR (GPR) VIRTUAL GUIDANCE SYSTEM FOR SUBSURFACE 3D IMAGING

**Awardee: CHING Pok Hin Gabbo**  
**Category: LSD (Top Award)**  
**The University of Hong Kong – REC**

Nowadays, surveying has extended to underground areas. Locating a subsurface object during the different stages of construction and maintenance is essential to avoid damaging existing underground facilities. To locate underground objects, ground-penetrating radar (GPR) is a common piece of underground detection equipment. Through GPR, surveyors can unfold and reveal the layers below the surface through multi-dimensional imaging.

3D GPR imaging requires evenly and densely distributed measurements ideally collected without the need for ground surface markings, which is difficult to achieve in large-scale surveys. For this study, the author constructed a guidance system using the LabView platform to guide GPR operators along a pre-designed traverse. The guidance system integrates an auto-track total-station (ATTS) unit (Leica Viva TS15) with the GPR (IDS RIS-ME-HI Mod) so that guidance corrections can be provided to the operator in real time by estimating

the real-time offset angle and distance. There are two advantages for using a guidance system: (1) reduced survey time, as grid-marking on the ground is no longer needed; and (2) an accurate positioning of each traverse.

The LabView virtual guidance system can achieve real-time coordinate data from the ATTS wirelessly. Based on the inputted parameters of the survey area, the system can generate the starting and end coordinates of each traverse automatically. Three different algorithms are used to help an operator track the correct traverse:

- A perpendicular distance between the current position and expected traverse line would be computed and a warning message would be sent to the screen if the offset is beyond a certain threshold.
- The expected whole circle bearing (WCB) of each traverse and that from each traverse starting point to the current position are compared to show whether the operator is currently to the left or right of the planned traverse.
- The expected WCB of each traverse and that from the coordinate 1s between its current and future positions are also compared to show the current operating direction of the GPR.

With these algorithms, the operator could correct the tracking direction and divert/correct it back to the expected track.

The author also conducted laboratory and field experiments to validate the guidance system. The results showed that with a guidance system, the surveyed paths were better defined and followed in terms of feature connectivity and image resolution, while the C-Scans generated matched their real-life appearances.

Overall, the virtual guidance system successfully helps its operator travel on a more regular traverse and provides a more accurate C-Scan result. It has been suggested that combining a guidance system with a robotic system integrated into an inertial measurement unit (IMU) would allow a GPR operator to conduct a survey automatically and more precisely due to more accurate coordinate

information for each point of scan and improve the 3D imaging of the underground. Another suggestion was to install a laser-scanner in the system to simultaneously acquire data from both above and below the surface.

## A FEASIBILITY STUDY ON USING CONTAINERS TO PROVIDE TRANSITIONAL HOUSING TO THE UNDERPRIVILEGED

**Awardee: CHAU Ka Kin**  
**Category: PDD (Second Award)**  
**Technological and Higher Education Institute of Hong Kong (THEi)**

Affordable housing in Hong Kong is a high priority issue that requires immediate action. Transitional housing, which is a form of short-term accommodation for vulnerable individuals/households who have not secured long-term housing, is in strong demand nowadays, as the abovementioned parties are subject to expensive rents and deteriorating living conditions in subdivided units. This precarious situation has been aggravated by prolonged waiting times for public rental housing (PRH).

The transitional housing initiative, however, has just kicked off, while interim housing remains the policy for ensuring that nobody will become homeless due to natural disasters or clearance operations. Presently, there are two interim housing estates in Hong Kong, but the one in Shek Lei may be demolished in favour of a new PRH development. In that case, it is important to find viable options that provide decent quality transitional housing within a short time period and at low cost.

Modular/container housing is still a new concept in Hong Kong, so the author carefully examined the case of Keetwonen, a large scale housing development in Amsterdam that was constructed of old shipping containers, along with its performance in terms of time, cost, quality, and existing building

codes. He conducted structured interviews with people involved in modular social housing schemes and modular housing manufacturing to determine the benefits, constraints, and challenges of adopting modular/container housing in Hong Kong.

Findings from case studies and structured interviews suggested that modular/container housing can be built faster and cheaper compared to conventional housing, yet be of sound quality. The author's interviewees stated that the practice notes in Modular Integrated Construction (MiC) clarify the statutory requirements and facilitate its adoption. The ease of disassembling and reusing modular/container housing is important, as the land for transitional housing is often leased for the short term. Cost, however, is the primary obstacle to the wider adoption of modular/container housing.

In the short run, modular/container housing is recommended for alleviating Hong Kong's affordable housing shortage. The Government should either develop modular/container housing itself or provide support to non-government organisations (NGOs) to develop it. Competitive tendering should be adopted to ensure that a project's scope and objectives can be achieved. Other than cost, finding suitable land for transitional housing is another challenge facing the Government and NGOs. The Government should expedite its land search and acquisition process and better utilise its vacant land plots to provide more permanent and transitional housing.

As insufficient funds prevent NGOs from taking the lead in transitional housing projects, the Government has set aside HK\$2 billion to support several transitional housing projects. Even so, these projects require considerable capital investment. The Government should be more proactive in promoting modular/container housing and initiate more of these projects. More studies on container homes should be conducted to advance the idea, lower the cost of building them, and expedite their construction. Despite priority being given to low-income families whose living environments are abominable, modular/container homes are no long-term answer to Hong Kong's housing shortage. Increasing the PRH supply may be the best solution.



### Building Surveying Division

Sr Billy Wong BSD Council Chairman

This year has been challenging for all of us. Covid-19 has been unprecedented in its impact on and disruption of everyday life. However, with the full support of council members, co-opted members, and fellows, the BSD has successfully worked together on different new initiatives for its members and community during this “new normal”. I hereby summarise the division’s key efforts over the last 12 months.

## The 1st BSD Retreat

To formulate the mid-to-long term strategies for the BSD’s future development, the BSD held a two-day brainstorming workshop from 11-12 January. Committee members reviewed the division’s membership structure and performed SWOT analysis in the following four focus areas:

1. Outreach to Students and Probationers
2. Enhancing Support for Professional Members
3. Providing a Platform for the Market and Industry
4. Serving the Community

The council committee developed an annual plan and mid-to-long term strategies based on the above findings and assigned dedicated office bearers to oversee them.



## BSD New Council Structure

During the retreat, the committee proposed facilitating the work of office bearers by adding another Honorary Secretary to support the current one’s workload, which comes with new initiatives. The EGM was held on 6 November at the SLC.

During the EGM, there were 67 valid votes including 31 by proxy. All voted for the three resolutions.

All three resolutions in respect of the proposed amendments to the BSD Regulations were unanimously passed.



The new formation of Office Bearers and council structure will be effective from Council Year 2020-2021.



charge of the BSG/MSG training programmes for their respective departments were the guest speakers. The BSGs/MSGs were also invited to share their experiences with the students.

### **BSD Pre-Qualification Structured Learning (PQSL) during the Special Pandemic Arrangement**

To help its probationers prepare for the APC during the pandemic, the BSD held a series of online seminars covering various topics. The entire series attracted a total of 2,500 people.

In view of the tough circumstances, the BSD offered six out of the ten PQSL series this year for free and they attracted over 1,900 participants.

### **APC**

The pandemic has seriously affected the APC assessment schedule. To cope with this “new normal,” the BSD has implemented new initiatives and measures.

### [An APC Milestone: Video Conferencing for the Final Assessment](#)

The BSD Education Committee (DEC) recently reviewed alternative measures for resuming the APC Final Assessment, which has been suspended due to the pandemic.

After a trial run in late August, the first formal Final Assessment by video conference was held on 26 September. Two Assessment Panels were recruited and the whole process proceeded smoothly.

With the successful implementation of the assessment via video conference, online interviews have become the alternative to conventional face-to-face interviews.

### [APC Days for the Final Assessment in October](#)

To reduce the backlog of candidates on the waiting list, the APC Days for the Final Assessment were scheduled for two consecutive

## BSD Students and Probationers

### **1st Roadshow Career Talks with ArchSD, BD, and HD at All Four Universities**

To let students from four universities gain a better understanding of private and government practices before they join the Building Surveying Graduates training programme, the BSD, along with the Architectural Services Department, Buildings Housing Department, co-organised career talks for them. The first talk occurred on 23 January at HKU, while subsequent talks occurred online for CityU, PolyU, and THEI students in May and June. The officers in





Saturdays on 17 and 24 October.

Below is a summary of the APC assessment as at November.

2020	No of Panels	Assessors	Candidates
Practice Task	23	93	64
Final Assessment	43	139	122
<b>Total</b>	66	232	186

### Membership

Compared to 2019, there was an increase of 74 Corporate Members (+5%). Probationers now number 811 and comprise 35.6% of total members (excluding students).

Year	Fellow	Member	Associate Member	Probationer	Student	Total	Total Excl Student
2016	103	1132	2	686	83	2006	1923
2017	107	1178	2	672	110	2069	1959
2018	106	1235	3	746	202	2292	2090
2019	107	1283	2	817	194	2403	2209
2020	105	1359	2	811	151	2428	2277

\*as at November 2020

## For Corporate Members

### Continuing Professional Development (CPD)

A total of 19 online CPD events were organised and attracted over 4,000 attendees. To support its members during the pandemic, the BSD made some of the selected CPDs free, which received very positive feedback.

### Structural Courses in the Pipeline

As one of new initiatives suggested during the retreat, the working group organised structured course(s) to strengthen members' technical knowledge from different core aspects. Structural courses for building affairs expert determination and conservation are scheduled for the first quarter of 2021. Stay tuned.

## Market and Industry

### Anti-epidemic Publication

In response to the pandemic, a set of tips for domestic drainage (家居排水抗疫錦囊) and an e-booklet (家居排水系統保養全攻略) were launched to teach the public, incorporated owners, and other stakeholders how to properly maintain domestic drainage systems.

1. 家居排水系統保養全攻略 (E-booklet): <https://bit.ly/2HZ2US2>
2. 家居排水抗疫錦囊: <https://bit.ly/2Tr0d17>
3. Anti-epidemic Tips: <https://bit.ly/2Ptf1eg>

## Our Community

### Press Conference on 12 February 2020 on COVID-19 Outbreak

In response to the evacuation of residents from Hong Mei House on 11 February after some residents there contracted Covid-19, the BSD held a press conference on 12 February to inform the public of the connection between domestic drainage systems and epidemic



prevention. The conference, which attracted over 30 media representatives, covered topics such as an essential knowledge of domestic drainage systems; case studies of unauthorised/improper drainage works; experience-sharing of the survey findings from Block E, Amoy Gardens, in 2003 during SARS; and observations of similar units at Cheung Hong Estate.



### To Support the Community: Face Mask Donations to the Needy

The Building Surveying Volunteers Team (BSVT) initiated a face mask donation campaign in February and worked with the other HKIS divisions, YSG, and their companies to assist the underprivileged, who had problems obtaining their own masks during a moment of serious shortages.

The focus was not only on the quantity of masks received, but to promote the spirit of sharing a vital resource with others when they don't have enough of it.



### BS Channel (BSD 頻道)

The BSD's first-ever live chat platform (BSD 頻道) was successfully launched on 23 September with over 300 initial participants. It was the BSD's new initiative for meeting with its members to casually exchange ideas.

The first topic discussed on this platform related to how BSD probationers could prepare for the APC.



To conclude, I want to express my sincere thanks to and heartfelt appreciation for all office bearers, council members, co-opted members, fellow members, and helpers for their enduring support, valuable guidance, and contributions to the division over the past year. May everyone continue to work together and pursue their common goals, as well as contribute to the community.





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**General Practice Division**  
Sr Alnwick Chan GPD Council Chairman

Merry Christmas and a very happy new year to all fellow members! As 2020 comes to a close, I am pleased to give members a summary of the GPD's major activities this year.

## GPD Annual General Meeting

The GPD Annual General Meeting took place on 19 November at the Surveyors Learning Centre and was well-attended by members. I was honoured to deliver a report on its major milestones.



## Opportunities to Practice in China

To enhance business and career opportunities for members, the Council has endeavoured in recent years to help members expand their fields of practice into China by pursuing a reciprocal arrangement between the GPD and China Appraisal Society (CAS, 中國資產評估協會).

Earlier this year, the GPD received a positive response from China's Ministry of Housing and Urban-Rural Development (MOHURD, 中華人民共和國住房和城鄉建設部) regarding its reciprocity request with the help of Legislative Councillor the Hon Sr Tony Tse.

On 1 June, the government authorities of the Hong Kong Special Administrative Region and mainland China implemented the Agreement Concerning Amendment to the CEPA Agreement on Trade in Services. The new agreement introduced several new liberalisation measures to help GPD members register to practice in Qianhai (Shenzhen), Hengqin (Zhuhai), and Nansha (Guangzhou). Details of this arrangement have yet to be finalised, and the Development Bureau is still discussing the application procedure with the HKIS.

A working group under the leadership of Sr KK Chiu was formed to examine the impact this liberalisation process may have on the practices of GPD members and advance the discussion on reciprocity with the China Appraisal Society.

This month, the China Appraisal Society expressed keen interest in establishing reciprocity as soon as possible. The working group is now drafting the reciprocity agreement for discussion. Should it pass, the business and career opportunities for surveyors will greatly expand.

I express my thanks to Sr KK Chiu and members of the working group including Sr Andrew Chan, Sr Charles Chan, Sr Alexandar Lam, Sr Thomas Lam, and Sr Clement Leung.

## Liaison with the Lands Department

In response to the COVID-19 pandemic, Government offices, including the Lands Department, were partially shut down earlier this year. This resulted in widespread delays in the approval of planning applications, building plans, landscape submissions, occupation permits, Certificates of Compliance, etc, and hindered the city's property development.

As such, back on 21 February, the GPD wrote to the Director of Lands to request, among other things, that it increase the frequency of its policy meetings (eg, VC, DLC, and BCIII) once the Lands Department resumes its normal operations. The GPD also urged the Department to consider granting free 12-month building covenant extensions to all ongoing development projects and reminded the Government that similar measures were implemented during SARS in 2003.

On 20 April, the Department announced several support measures to aid the industry including free extensions of the building covenant period for up to six months for certain leases. Another measure was additional rent or fee concessions for tenants of short-term tenancies (STT) and waiver holders. This concession was extended to businesses, such as depots for public transport operators, public utilities, petrol stations, driving schools, and advertising facilities, which were not covered under the 2019 concession.

On a separate note, the Council was pleased to hear that Mr Andrew Lai Chi-wah was appointed the new Director of Lands on 5 August and office bearers of the Council had the pleasure of paying him a courtesy visit on 16 September. The Deputy Director/Specialist, Mr Tony Moyung, was also in attendance.

The Council took the opportunity to discuss with Mr Lai several issues that stakeholders in the property industry faced including lease renewals/extensions, human resources, the Department's work-from-home arrangements, payment terms for consultancy engagements, tree-felling applications, and the consultation process with the District Councils in respect of land applications. Views on the Land-Sharing Pilot Scheme and enhanced Pilot Scheme for Arbitration on Land Premium were also exchanged.

## Premium Assessment Mechanism Review

Lease modification or land exchange used to be a major source of residential land supply. Given that projects requiring lease modification or land exchange often involve disputes over land premium assessments with the Lands Department, property developers' interest in pursuing such projects has dwindled significantly over the years.

As such, a working group was formed under the leadership of Sr Charles Chan to review the Government's land premium assessment mechanism and suggest improvements. A paper summarising its findings was submitted to the Secretary for Development and Director of Lands on 18 March. A meeting with the Development Bureau to discuss this matter is scheduled for 30 November.

On behalf of the Council, I express my sincere gratitude to the working group members for trying to move forward the debate on this incredibly critical subject, which could potentially and substantially boost residential land supply in Hong Kong.

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## Land Policy Review

One alternative to the current land premium assessment mechanism is the standard land price system. Many of Hong Kong's neighbours, such as China, Macao, Singapore, and Taiwan, have effectively implemented standard land price systems.

This year, the Land Policy Panel led by Sr CK Lau conducted comprehensive research on the standard land price system and its applicability to Hong Kong. It shall formally issue its findings in due course.

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## HKIS Valuation Standards 2020

The new valuation standards by the International Valuation Standards Council (IVSC) and Royal Institution of Chartered Surveyors (RICS) came into effect on 31 January. One of the critical changes to the International Valuation Standards 2020 is the requirement of using two valuation methods to assess development properties.

Sr CK Lau also led the effort to update the HKIS Valuation Standards. His panel undertook an extensive review, deliberations, and public consultations before drafting the HKIS Valuation Standards 2020. The General Council endorsed the new proposed standards on 24 September and they should come into effect after they are ratified during the Institute's AGM on 11 December 2020.

On a side note, the pandemic has created safety concerns amongst members who conduct property inspections. In response to the Government's quarantine and travel restrictions to China, the panel also prepared

a guidance note listing the considerations in inspection arrangements during these special circumstances.

I thank the Valuation Standards Panel for its many contributions throughout 2020.

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## Online CPD Breakthrough

Given the need for social distancing amid the pandemic, the CPD Panel has conducted its CPD events online since March via Zoom. This change has not only allowed for savings on venue rental costs, but has also expanded the opportunities to invite distinguished speakers and audiences from around the world. It is fascinating to note that the HKIS has received participants from the US, UK, and China during this period. Making CPD events virtual opens new doors and is truly a breakthrough for the GPD.

Despite the health crisis, the CPD Panel has managed to organise 12 CPD events as at the end of October with registrations totaling 2,402 and an average of 200 participants per event. Four more events are scheduled for November-December 2020.

I attribute this tremendous success to the dedication of the GPD's organisers, invited speakers, and event helpers. Special thanks go to Sr Andrew Chan, Sr Jason CS Chan, Sr Leo Cheung, Sr Benson Lee, and Sr Alvin Leung for overcoming every hurdle to make this year's CPD events possible.

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## APC and New Members

The pandemic has also caused uncertainties and numerous challenges for exam administrators and APC candidates. This year, the Education Committee, under the leadership of Sr Dr Lennon Choy and Sr Leo Cheung, strived to ensure that all examination-related venues provided adequate social distancing.

By strictly adhering to the Government's social distancing guidelines, the APC Part I Assessment was successfully held on 3 and 10 October. In total, 26 candidates sat for the Part I Assessment, while 38 candidates attempted the Professional Task written assessment. In December 2020, 57 candidates will sit for the Part II Assessment.

A diploma presentation ceremony was conducted on 15 October for newly-qualified surveyors who undertook the Part II assessment in December 2019 and June 2020. Thirty-five candidates passed their interviews.

In July, under the Memorandum of Mutual Recognition of Membership, the HKIS admitted 13 new members who were also RICS corporate members.

I express my deepest gratitude to the Education Committee, HKIS/RICS Working Group, and voluntary assessors for their contributions.

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## Task Force on HKIS Office Accommodation

Wing On Centre has been home to the HKIS since 1 January 2013. Its current lease will

expire on 31 December 2021, which is only a year from now. A task force was established under the leadership of Sr Winnie Koo to plan and explore the Institute's options for its future headquarters.

After a comprehensive study of the Institute's space requirements and relocation options, the task force successfully conducted a questionnaire survey in August to gauge the views of members concerning the current premises. The task force and Strategic Planning Committee have deliberated over the survey results and will use them to steer the way forward.

I express my thanks to Sr Winnie Koo, Sr Alvin Leung, and Sr Kent Yeung for handling this task, which is critical for the Institute's future.

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## Acknowledgement

The GPD Council's affairs rely on the active voluntary participation of its Council Members in the various task forces, panels, committees, and working groups.

The GPD's continued prosperity testifies to the Council's commitment and dedication. I thank all of its members, co-opted members, and YSG representatives for contributing their time, skills, and connections to help the GPD realise its potential and expand its influence throughout Hong Kong and the Greater Bay Area.

Finally, I thank all GPD members for their ongoing support.

### Upcoming CPD Events

Be sure to look out for the CPD events coming up in November and December. Visit the HKIS website for further details and announcements.

Date & Time	Event Name	Speaker
<b>26 November 2020</b> 7:00-8:30 PM	Compulsory Sale Application of Buildings Developed under the Civil Servants' Cooperative Building Society Scheme	Sr Alnwick Chan Head of Valuation & Professional Services, Knight Frank  Mr Alan Yip Partner, Mayer Brown
<b>1 December 2020</b> 7:00-8:30 PM	Kai Tak Sports Park: More than Just a Sports Park	Ms Livian Har General Manager of Marketing & Communications, Kai Tak Sports Park, Ltd  Mr James Pearce Project Lead, Populous
<b>8 December 2020</b> 7:00-8:30 PM	Water Seepage Disputes: How to Prove and Defend Such Claims	Ir Dr Roger SO Barrister-at-Law, Accredited Mediator and Chartered Engineer
<b>14 December 2020</b> 7:00-8:30 PM	How Developers Work to Comply with the Residential Properties (First-hand Sales) Ordinance	Sr Tony Wan Director, Sales & Marketing (Hong Kong Properties) and 廣州項目公司董事, K Wah International Holdings Limited

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Land Surveying Division  
Sr Koo Tak Ming LSD Council Chairman

## LSD Annual General Meeting

The LSD's AGM was held on Wednesday, 11 November, at 6:30 pm in the Surveyors Learning Centre. In the coming year, I wish to see the new council continue the unfinished works and make significant progress on various tasks. I look forward to welcoming more new faces, especially younger surveyors, to help promote the LSD's professional services to the public.

The LSD Council 2020-2021 are:

Chairman	KOO Tak Ming
Vice Chairman	CHAN Yue Chun TSUI Hoi Yuen
Honorary Secretary	HO Ka Yan
Honorary Treasurer	CHAN Chi Hung
Council Member	CHAU Marvin Ming CHEU Yuk Yi CHEUNG Yue Yan CHIU Kam Hon HUNG Ching LAI Lit Ki LAU Chi Kwong LI Tze Hoi TANG Hong Wai TANG Kam Chuen Lionel TANG Wing Lun TO Ka Yi WONG Kin, Michael WONG Man Sing WONG Wing Yin WONG Yiu Cho Joseph
YSG Representative	HAU Wing Shuen, Miki



## The Trend of Land Surveying Beyond 2020

The era of CSDI/3D Maps/smart cities is coming. We consider accurate, timely, and up-to-date information necessary for making sound policy decisions and managing Hong Kong effectively. We welcome the Government's continuous support for establishing the CSDI for public and private organisations to consolidate, exchange, and share more spatial data.

Under Secretary for Development Mr LIU Chun San, JP, stressed the importance of CSDI in his Opening Keynote Speech at the HKIS Annual Conference on 28 November. Director of Lands Mr Andrew LAI Chi Wah, JP, gave a talk, "Towards a Data-driven Era," to illustrate the importance of transforming spatial data into information that facilitates the work of Lands Department surveyors. Among the various data-driven initiatives, Lai highlighted the development of 3D maps and CSDI for turning Hong Kong into a smart city.

The LSD wants to see the sharing of quality spatial data (3D map, land boundary, planning, other spatial data, etc) in an open, up-to-date, accurate, standardised, and sustainable manner through CSDI, which could transform Hong Kong into a spatially-enabled smart city.

The LSD has been promoting the idea of the good use of spatial data for GIS, COVID Dashboard, and the latest land surveying technologies such as AI, drones, etc, via various channels. It shall keep up with the latest land surveying technologies and cooperate with other professionals in Hong Kong to build a better city and environment.



Under Secretary for Development Mr LIU Chun San, JP at the HKIS Annual Conference



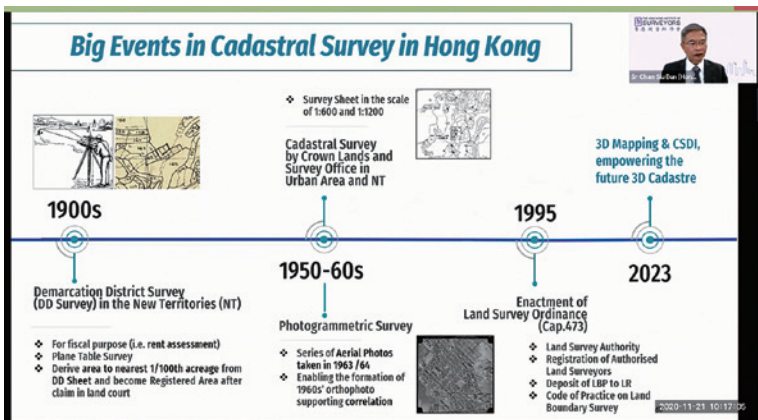
Director of Lands Mr LAI Chi Wah, Andrew, JP at the HKIS Annual Conference

### PASS Professional Services Advancement Support Scheme (PASS) – The Third Workshop: Webinar on Cadastral Law and Operations from Four Belt and Road Countries (China, Sri Lanka, Pakistan, and Kazakhstan)

The third workshop of the series was held successfully on 21 November. The experts, Sr Chan Siu-bun (Hong Kong), Dr Divithura Homindra (Sri Lanka), Dr Muhammad Imran Shahzad (Pakistan), and Dr Serik Nurakynov (Kazakhstan), shared their views on the topics and prospects for their countries' futures.



The Hong Kong Delegates



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Planning & Development Division  
Sr Francis Lam PDD Council Chairman

## PDD Annual General Meeting 2020

The PDD Annual General Meeting was held on 12 November at the SLC. With over 15 corporate members in attendance, the PDD office bearers presented the PDD Council's annual report and answered questions from members.



PDD Members at the PDD AGM 2020



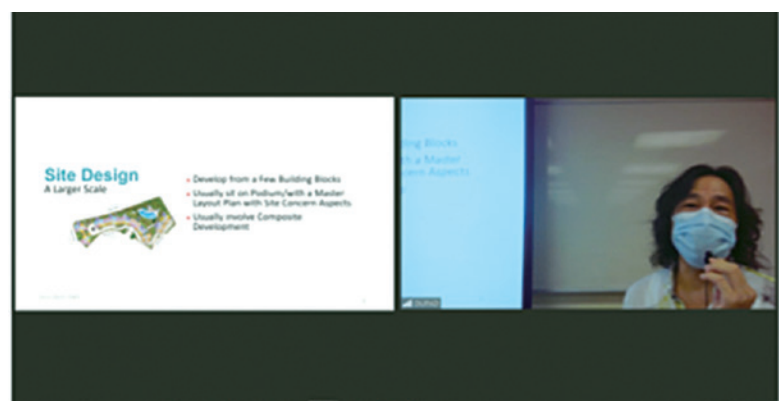
PDD Office Bearers: Chairman Sr Francis Lam (middle), Vice-chairmen Sr Albert So (2nd from left), Sr Terence Wai (2nd from right), Honorary Treasurer Sr Victor Ng (right), and Honorary Secretary Sr Junior Ho (left) at the PDD AGM 2020

## Sharing with Bachelor of Arts in Urban Studies Students

On 3 and 11 November, Sr Annie Chong accepted Sr Prof Bo-sin Tang's invitation to share his experiences preparing and considering development plans with students of HKU's Bachelor of Arts in Urban Studies (BAUS) programme. Francis and Sr Tyler Chan also agreed to share their experiences in property marketing on 17 November.



Annie (left) sharing his experiences with HKU BAUS students.



Annie explains mixed mode sharing to BAUS students.



Francis (standing left) and Tyler (standing right) accept Professor Tang's invitation to share their experiences with BAUS students.



Tyler (back) and Professor Tang (front) in the Lecture Room

## PDD CPD: How Will TIA Support Hong Kong's Various Planning and Development Projects?

On 4 November, Mr Francis Sootoo and Mr Chapman Lam, experts in traffic and transport planning, delivered a CPD on how traffic impact assessments support urban development in Hong Kong. They shared with members the approaches and considerations when conducting a traffic impact assessment.

## Congratulations

Congratulations go to Sr Victor Ng, Honorary Treasurer of the PDD Council, who is now a Fellow Member of the HKIS, and a new PDD Corporate Member, Sr Tyler Chan, who passed the Assessment of Professional Competence.

## HKIS Maintenance and Appreciation of Historical Buildings Award Presentation Ceremony

Francis attended the HKIS Maintenance and Appreciation of Historical Buildings Award ceremony on 15 November.



Francis (right) and the Director of Buildings, Mr. Yu Tak Cheung, JP (left)

### TVB Programme 時事多面睇 - “上樓有望？”

On 26 November, Francis expressed his view on Hong Kong’s housing policy and housing ladder during the airing of the TVB Programme, 「時事多面睇 - “上樓有望？”」.



Francis expresses his views on a TVB programme.

### PDD Annual Report 2019-2020

The PDD Annual Report 2019-2020 by Chairman Sr Francis Lam is shared below:

During the past ten months, Hong Kong has experienced three waves of the coronavirus pandemic and various levels of social distancing. So far, I am very grateful that no PDD member has come down with COVID-19.

Responding to the local pandemic, the PDD Council has taken measures to enable the division’s continued function. It follows all Government-mandated anti-pandemic regulations and guidelines for holding meetings and events. Thanks go to the HKIS technical

support team’s Zoom setup and administration, which have made possible all online meetings/CPDs/PQSLs/technical sharing sessions that have occurred this year.

After holding the first and second PDD Council Meetings (in person) on 14 November and 12 December 2019, the Division was faced with the pandemic in late January 2020. It reacted quickly to cancel its February 2020 Council Meeting and postponed all CPD/PQSL events until further notice. With Zoom, it was able to resume Council Meetings on 16 April on a bimonthly (11 June, 13 August, 8 October 2020) basis and CPD/PQSL events on 4 May.

### Membership Profile

Notwithstanding the adverse impacts caused by COVID-19, I am pleased to report that the PDD has gained eight new Corporate Members either by multiple membership applications or through the PDD APC since January 2020. In fact, one Probationer just passed the PDD APC on 30 October and his HKIS membership application will probably be approved by the HKIS Board of Membership.

As at 12 November, the PDD’s membership profile is as follows:

Membership Class	Number of Members
Fellow	44
Member	53
Probationer	16
Student	21

The Division is pleased to promote Sr Annie Chong to Fellow Member status. I understand that there is a backlog of applications for this membership level. The PDD conducted two APC Final Assessments on 20 March and 30 October. Two APC candidates passed their APC Final Assessments.

### **Supporting Probationers and University Students**

PDD Council Members Sr Edmond Yew and Sr Annie Chong delivered professional talks to HKU's BAUS Year 3 students via Zoom on 31 March and 21 April.

After being invited by Professor Tang Bo Sin on 12 May, Council Members Sr Edmond Yew, Sr Eureka Cheng, Sr Annie Chong, and I attended the BAUS students' studio project presentations to provide insights and feedback. The Council very much hopes that such a dialogue would be useful to the students' career aspirations and knowledge of urban planning and land development in Hong Kong.

In recent years, the Council has been helping BAUS students obtain summer internships with a view to enriching their experiences in the planning and development fields. This year, it continued this meaningful exercise despite the weak job market. After all, it had received very positive feedback from prospective employers on the BAUS students' performance.

### **PQSL Short Course: Planning Practice, Law, and Ethics in Hong Kong**

The Division has continued its collaboration with HKU's Department of Urban Planning and Development (DUPAD) to offer the course, "Planning Practice, Law, and Ethics in Hong Kong," to its Probationers as part of their PQSL in local planning practice and law.

### **PDD Research Project**

Following up on the last Council's efforts, the PDD obtained approval for its research proposal, "Market Research for Hong Kong Planning and Development Surveyors in Belt and Road Countries: Case Studies of Vietnam, Thailand, and Malaysia," from the HKIS Research Committee and General Council in May. In July, the HKIS entered into a research

agreement with HKU. It expects Dr Guibo Sun to complete the aforesaid project by July 2022.

### **Engaging the Government**

#### *Land Sharing Pilot Scheme*

Prior to the formal launch of the Government's Land-Sharing Pilot Scheme in May, the PDD Council had the honour to invite Permanent Secretary for Development (Planning and Lands) Ms Bernadette Linn, JP, to share with members the concept and policy objectives of the Land-Sharing Pilot Scheme (LSPS) on 23 January. Members had a very meaningful and in-depth discussion with Ms Linn and her colleagues during the sharing session. That was the last face-to-face CPD event the PDD held before the pandemic.

#### *Central Waterfront Site 3 Proposed Two-envelope Tendering Arrangements*

I was invited to attend a government briefing session on 22 May regarding the proposed Two-envelope Tendering Arrangements for the Government Land Disposal of Central Waterfront Site 3. This briefing was organised by the Development Bureau to solicit the opinions of professional bodies on the proposed two-envelope tendering arrangements for Site 3, given its unique and prime location.

#### *Symposium on Measures to Streamline Development Control*

On 1 June, Council Member Sr Annie Chong and I attended the Symposium on Measures to Streamline Development Control hosted by the Hon Tony Tse of the Legislative Council. Bernadette Linn and her colleagues from the Planning, Lands, and Buildings Departments were also invited to share the latest administrative measures for streamlining development control under the newly-issued Joint Practice Notes.

### *Legislative Council Public Hearing on Industrial Buildings Policy*

On 6 June, I was invited to attend the Subcommittee on Issues Relating to Policy on Industrial Buildings at LegCo. I made some recommendations for improving the current Government policies for regenerating or redeveloping some of Hong Kong's old industrial buildings. My focus was on the prolonged lease modification premium negotiations and the Transport Department's maximised car park spaces requirement.

### *New Measures under the CEPA*

Further to the signing of the Agreement Concerning Amendments to the Mainland and Hong Kong Closer Economic Partnership Arrangement Agreement (CEPA) on Trade in Services (Amendment Agreement) between the Central and HKSAR Governments in November 2019, there have been some new measures to advance the Institute's professional services through the mutual recognition of qualifications/practices in the Greater Bay Area. Through this connection, the Development Bureau organised a briefing session on 20 January to introduce these new measures to the construction sector. HKIS Mainland Committee Chairman Sr Dr Stephen Lai and I attended this session.

### *Fire Services Department Connects with the Construction Industry*

I represented the HKIS at a Fire Services Department (FSD) Connects with the Construction Industry event on 19 December 2019. The FSD exchanged views and information on fire services installation works and acceptance inspections with the attendees. A new Form FSI/501a and revised Form FSI/501 would be adopted by Q2 2020 with a view to simplifying the application procedure for the inspection and testing of fire services installations.

### **Joint Institutes (HKIA, HKIS, HKIP, HKILA) Webinar on COVID-19**

On 10 August, President Sr Winnie Shiu and I delivered a talk at the Joint Institutes Webinar on "COVID-19: Challenges and Opportunities for Hong Kong Surveying and Landscape Architecture". Our topic was "Making Hong Kong a Pandemic Resilient and Healthy City". In order to achieve this, Hong Kong had to enhance its inclusive building designs, sewage pipes, indoor air ventilation and air change rates, toilet facilities, contingency community solution spaces, disaster prevention sites, hospital isolation rooms and treatment centres, medical cold storage for vaccines/medicines, green waste disposal facilities, wet market hygiene, etc.

### **External Connects**

#### *Guangdong Territorial Spatial Planning Association*

The PDD is delighted to be able to further collaborate with the Guangdong Territorial Spatial Planning Association after both signed the Memorandum of Understanding in 2018. On 3 September, the Division invited Dr Yuen and Ms Carmen Tung of the Guangdong Territorial Spatial Planning Association to share online their recent study of industrial estates' value in the Greater Bay Area. On 26 September, the two jointly organised a conference on sustainable planning and development in the Guangdong-Hong Kong-Macau Greater Bay Area.

#### *Singapore Institute of Planners*

The PDD's Immediate Past Chairman, Sr Edmond Yew, continued to represent the PDD Council in keeping close contacts with the Singapore Institute of Planners. Certainly everyone wants to see more collaboration and exchanges between the two in 2021.



### PDD CPD Events

Thanks go to CPD Convener Sr Jasmine Kong and Hon Secretary Sr Junior Ho, who devoted a lot of time and effort to organising 16 CPD events for the PDD in 2020 in spite of the pandemic.

The table below shows a list of CPDs that the PDD successfully conducted up until early November.

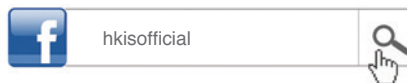
CPD Event	Speaker	Date
A Talk on the Proposed Land-Sharing Pilot Scheme	Ms Bernadette Linn, JP	23/1/2020
Places of Public Entertainment Licence	Sr Ben WH Chong	4/5/2020
Sustainability in Real Estate	Ms Grace Kwok	12/5/2020
Fallen Off the Housing Supply Cliff: What Has Gone Wrong?	Mr Ryan Ip	3/6/2020
Insights-sharing of Career Prospects in BIM	Ms Monika Lau, Mr Froky Wong	12/6/2020
Conceived for the Optimisation of Hong Kong's Subsidised Housing Scheme 優化香港資助出售房屋計劃的構想	Mr Anthony Chiu Kwok Wai	21/7/2020
The Strategy for Planning and Development of a Global Attraction in China (Theme Resort as a Lead Component of Large Commercial Developments)	Mr Lee Siu Kee	22/7/2020
Latest Developments in Green and Healthy Buildings after COVID-19	Ms Grace Kwok	6/8/2020
When Retail Development Meets Craftsmanship Conservation	Mr Alvin Lo, Ms Charlene Mo	26/8/2020

2020 第四季投資展望及經濟分析	Mr Paul Pong	28/8/2020
PQSL Short Course: Planning Practice, Law, and Ethics in Hong Kong	DUPAD of HKU	2/9/2020
粵港澳大灣區產業空間價值研究	袁曉輝	3/9/2020
The Expansion and Renovation of the Hong Kong Museum of Art	Dr Maria Mok, Miss Fung Wai Min	24/9/2020
廣東省國土空間規劃協會與香港測量師學會規劃及發展組 聯席會議：「粵港澳大灣區可持續規劃及發展」 Conference on Sustainable Planning and Development of the Guangdong-Hong Kong-Macau Greater Bay Area Jointly Organised by the Guangdong Territorial Spatial Planning Association and HKIS PDD	馬向明, 王世福教授, Prof Jianxiang Huang, Prof Alvin Yip	26/9/2020
A Community-based Approach in Designing Estate Redevelopment	Mr James Chan Yum-min	5/10/2020
How Will TIA Support Hong Kong's Various Planning and Development Projects?	Mr Francis Sootoo, Mr Chapman Lam	4/11/2020

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## Property & Facility Management Division

Sr Kays Wong PFMD Council Chairman

After a short period of decreasing COVID-19 cases, the Fourth Wave of the pandemic has come to Hong Kong. As professionals serving on the frontlines of this crisis, surveyors must not overlook the high risk for the virus to spread. As responsible members of society, surveyors should remind themselves, their colleagues, and staff to observe the Government's strict guidelines regarding preventive kits and gear, sterilising procedures, social distancing, and mass testing of frontline staff who manage the city's infrastructure. Surveyors should also keep abreast of the latest updates on COVID-19 and closely monitor news on any impending vaccine for it.

Given the expected difficulties ahead, we may not have a chance to visit the Santa Claus Village in Rovaniemi, Finland this year. Still, I wish you and your families a very Happy Christmas and Festival Season. ❄️ ❄️ ❄️

## A New Degree Programme in Property and Asset Management by CPCE, Hong Kong Polytechnic University

On 13 November, I had been invited to be a Panel Member for Validation Exercise for BSc (Hons) in Property and Asset Management, College of Professional and Continuing Education (CPCE), Hong Kong Polytechnic University. The programme is designed to meet the needs of property and asset management practitioners and the industry. A Q&A session with student/graduate representatives was also conducted to discuss their views on their career aspirations and challenges encountered so far.

The PFMD wishes to see more surveyors joining the profession in the coming years.

## CPD Event on 24 November 2020

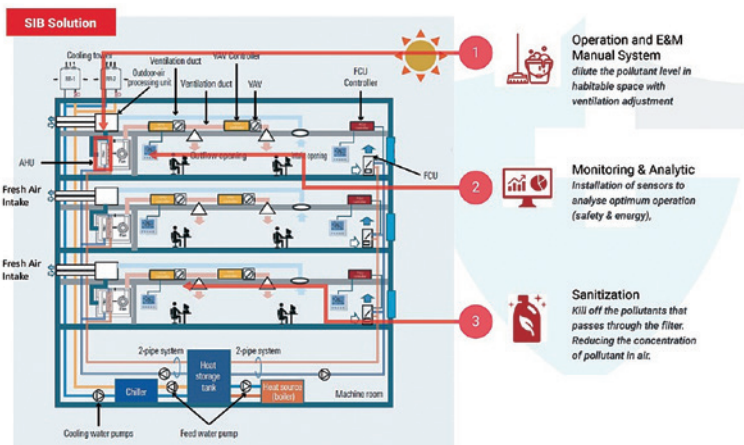
### Total Building Solution for Sustainable Immunised Buildings from the Energy Aspect to Disinfection with Artificial Intelligence

(Reported by Sr Dick Li and Sr Danny Leung)

Ir Dr David Chan, Director and Founder of The Negawatt Utility Limited, kindly delivered a three-part CPD talk on 24 November.

#### Part I: Sustainable Immunised Building (SIB) Negawatt "Total Building Solution" to COVID-19

In light of the COVID-19 pandemic, Negawatt's smart building platform launched the "Sustainable Immunised Building (SIB)" module to tackle indoor environmental quality issues and fight infectious diseases. This SIB solution includes in-depth consultancy by combining the right use and review of building M&E, plumbing and drainage systems, Internet of Things (IoT) devices to capture and monitor IEQ, and the correct use of sanitation solutions and methodologies. SIB can effectively reduce the risk of catching infectious diseases. The disinfection solution was awarded the 37th Geneva International Innovation Invention Award in 2009. Negawatt's all-new building monitoring system can reduce the chances of bacteria spreading through stagnant air and, thus, minimise the risk of disease transmission.



### Part II: Energy-Saving Opportunity through Artificial Intelligence with a Track Record

By using AI to develop an energy-saving solution for buildings, Negawatt is becoming more capable of helping building owners and operators save energy through analysing the data collected from their buildings. This produces a win-win situation for the building industry because the company helps building managers make informed decisions and allows their engineering teams to quickly respond to any issue that arises in daily building operations.

### Part III: Cloud-based and Smart Device Applications

Chan introduced his company's building operating system (BOS), a cloud-based solution that works as an AI virtual engineer to enable clients to easily collect, analyse, and manage all building information. The BOS's proprietary algorithms integrate all of the data with the company's proprietary modules to improve energy efficiency and building operator productivity, as well as optimise resources to allow a building to remain in peak condition.

During the Q&A session, Chan responded to an enquiry on the measures for tracing odors from defective or malfunctioned soil stacks, which were identified as incubators for the COVID-19

virus. He suggested that IoT devices, such as an environmental electronic nose, could be used to remotely monitor odors that contain ammonia emanating from the soil stacks.

The PFMD expresses its thanks to David Chan for sharing his professional insights with members.



Ir Dr David Chan (Left) and Sr Danny Leung

## Forthcoming PFMD CPD

<b>Event Name:</b> Energy Auditing and Energy-Saving Practices for Commercial Properties
<b>Speaker:</b> Mr Zacky TY Wong, Director (Technical Consultancy), WiseTech Consultants Co, Ltd
<b>Event Date:</b> 9 December 2020 (Wednesday)
<b>Event Time:</b> 7:00-8:30 pm
<b>CPD Hour(s):</b> 1.5
<b>Venue:</b> via Zoom
<b>Fee:</b> HK\$150 for members; HK\$210 for non-members
<b>Language:</b> Cantonese supplemented by English

### Contents

In order to enhance surveyors' understanding of energy audits and energy-saving practices for commercial buildings, this seminar will introduce the practices and procedures of energy audits and the role of surveyors in such an exercise.



**Quantity Surveying Division**  
Sr Amelia Fok QSD Council Chairperson

## Quantity Surveying Division Annual General Meeting 2020

On 27 November, the QSD's Annual General Meeting (QSD AGM) was held at the Surveyors Learning Centre. It is my great honour to be elected Chairperson of the QSD for the 2020-2021 Council Year. The following members were elected Officers and Council Members during the AGM:

Chairperson	Sr FOK Ching Yin, Amelia
Vice Chairman	Sr CHOI Shing Lam, Sunny
Vice Chairman	Sr WONG Chi Kin, Jesse
Honorary Secretary	Sr WONG Kin Wai, Staw
Honorary Treasurer	Sr YING Chung Sau, Rex
Immediate Past Chairman	Sr KONG Chau Ming, Raymond
Council Members	Sr CHAN Chi Lung, Poleon Sr Dr CHAN Hing Lun, Joseph Sr CHAN Ka Yee, Tiffany Sr CHARK Kwun Wai, Jim Sr CHONG Hok Ching Sr Dr Ken HUI Sr HUI Pui Wai, Cindia Sr Dr LO Kar Yin Sr NGAI Chi Hang Sr TANG Chi Kin, Steven Sr Dr TANG Lai Yee, Sandy Sr TING Yuen Chun, Eric Sr WAN Ho Yin Sr WONG Shuk Yu, Karen Sr WONG Wai Yee, Christina Sr WONG Yuen Chin, Tzena

Two YSG representatives have yet to be confirmed.

Thanks to the efforts of Immediate Past Chairman Sr Raymond Kong, the outgoing Council members, Co-opted members, Subcommittee members, Panel Advisors, and the HKIS Secretariat, the QSD achieved major milestones this year despite the pandemic. Members may download a copy of the Chairman's Report for the 2019-2020 Council Year from the HKIS website at the following link:

<https://qrgo.page.link/uQpfY>



## The 2021 Plan

Along with the QSD's routine events such as CPDs, PQSLs, scholarship presentations, and other social events, the following work plan was presented during the AGM:

- Organise a QSD Conference via webinar.
- Organise some free CPD events and PQSL workshops.
- Structuralise the PQSL events by APC competency.
- Enhance the promotion of quantity surveying as a career to young people.
- Strengthen communications with surveying students at local tertiary institutions.
- Attend the 25th Pacific Association of Quantity Surveyors (PAQS) Congress 2021 in the Philippines.
- Explore ways to connect with Chinese counterparts, especially those in the Greater Bay Area, online.

- Launch the updated Standard Form of Building Contracts.
- Publish a practice note on “Procurement Strategy”.
- Publish the Object Information Requirements for Quantity Take-off (QTO).

## Schedule of Council Meetings

The QSD Council has fixed the 2021 meeting schedule as follows:

2021		
7 January	4 February	4 March
1 April	6 May	3 June
8 July	5 August	2 September
7 October	4 November	

I look forward to seeing more members at the various divisions’ activities in the coming year.



Quantity Surveying Division Annual General Meeting 2020

May I also take this opportunity to wish our fellow members a peaceful Christmas and prosperous New Year.



Young Surveyors Group  
Sr Ng Ka Yi, Kitty YSG Committee Chairperson

## YSG Annual General Meeting (AGM) and Committee for 2020-2021

YSG's AGM proceeded successfully on 20 November in the Surveyors Learning Centre. The following office bearers and committee members of the YSG Committee for 2020-2021 were elected during the meeting:

### YSG Committee for 2020-2021

Chairlady	Sr Ng Ka Yi, Kitty
Vice Chairman	Sr Wong Kin Yeung, Sunny Sr Ko Tak Yan, Wilson
Honorary Secretary	Sr Ho Yik Lam, Candy Sr Wong Cheuk Sze, Tracy
Honorary Treasurer	Sr Leung Chin Pak, Patrick
Committee Members	Chan Camman Sr Chan Hoi Yung, Shelley Chan Leonie Yuet-Man Sr Cheung Kai Chung, Johnson Cheung Tansy Choi Yun Lun, Patrick Hau Wing Shuen, Miki Li Kin Fung, Christopher Sr Li Tin Yan, Otto Sr Li Wing Yau, Yoyo Mak Mei Yu, Winnie Mak Nga Ching, Iris Sr Mok Wan Chi, Gigi Ng Man Wai, Cara Sr Ng Nok Hang, Mickey Sr Poon Kai Chun, Frank Sr Siu Wai Suen, Coolidge Sr Wo Jason Wu Cheuk Lam, Thomas Yuen Wing Yan, Jenny



Thanks go to the 2019-2020 committee for its unconditional support for and contributions to YSG during this difficult year. Due to the outbreak of COVID-19, many planned activities had to be cancelled or rescheduled, while the monthly meetings mostly had to occur through Zoom. I take this opportunity to express my gratitude to the Immediate Past Chairlady, Sr Kirsten Lam, who led our committee through this trying period and ensured the smooth running of the YSG committee. In the coming year, despite more uncertainty, the incoming YSG committee will continue to work as a team to overcome future challenges.

Thanks again to all participants for attending the AGM and I hope to see you during future YSG events!

## Career Talk at THEi

YSG was invited by the Technological and Higher Education Institute of Hong Kong (THEi) to a career talk on 23 November at its Chai Wan campus. The talk attracted over 50 surveying students ranging from Years 1 to 4.

During the event, I briefly introduced the roles of surveyors, the routes to become a qualified surveyor, and career prospects for surveying graduates. Then it followed with in-depth, small group sessions to cover the BS, GP, QS, and PFM specialties. YSG's representatives were happy to see the students actively raise questions about the APC assessment requirements, job duties of surveyors, and career opportunities. It hopes that through this talk, students will have a better understanding of the profession and make the right decisions on their futures.

On behalf of YSG, I thank THEi for inviting us to deliver this talk, which, I am sure, everyone in attendance appreciated. YSG looks forward to future collaborations with THEi so that we can better connect with students and help sustain the surveying profession.





Sr Prof James Kenneth PONG, PhD  
 Convenor of Green Building Working Group  
 FHKIS (BSD, PFMD, PDD)

## Green Corner: The Evolution of Green Rating System for Buildings in Hong Kong

### What is Green Building?

Green building does not only mean building constructed with green features, but it also includes the design, art and practice in implementing green features from inception stage in constructing building, the actual on-site construction and all the way up to the management of the building so constructed. According to Hong Kong Green Building Council (HKGBC), green building is a practice of reducing the environmental impact of buildings and enhancing the health and wellbeing of building occupants by:

- Planning throughout the life-cycle of a building or a community, from master planning and siting to design, construction, operation, maintenance, renovation, and demolition with a focus on the impact to both the environment and people.
- Optimising efficient use of energy, water, and other resources to avoid overconsumption and adopting the use of renewable energy and eco-friendly materials to minimise carbon footprint and emission.
- Reducing the production of waste and preventing pollution of areas like water, air, noise and land.
- Enhancing indoor environmental quality through natural ventilation and lighting as well as good indoor air quality by design and other means.

In Hong Kong, HKGBC has delegated the responsibility in assessing the “greenness” of a building to the Hong Kong Beam Society Limited (BSL). The method and standard adopted by BSL in rating green buildings in Hong Kong are known as the BEAM Plus.

### The First Green Rating System : Hong Kong BEAM 1996

The green building movement of Hong Kong can be traced back to 1996 when the Hong Kong Real Estate Developers Association (REDA) developed an initiative to assist developers, designers, builders and managers in designing and managing local buildings in a sustainable manner, which is collectively known as HK-BEAM. BEAM is the acronym for **B**uilding **E**nvironmental **A**ssessment **M**ethod. It was a voluntary scheme devised by the private sector and the Hong Kong Government provided little involvement and financial inducement to developers to construct green buildings at the time. However, it aroused the awareness of developers and

construction professionals on the environmental advantages of green buildings, which could help boosting : (a) the unit price of buildings constructed in accordance with BEAM standard, and (b) the reputations of developers that chose to build them.

### The Inflated Buildings

In 2000, the Building Innovation Unit (BIU) of HKSAR Government was tasked to conduct research and make recommendations on ways to promote the construction of environmentally friendly buildings. The BIU in junction with the Planning Department and Lands Department gave developers incentives to include green features through gross floor area (GFA) concession. Joint Practice notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers have been published by Buildings Department in conjunction with the Lands Department and the Planning Department. The green features included balconies, wider common corridors and lift lobbies, communal podium / sky gardens and non-structural prefabricated external walls in new building developments. In other words, if developers provided the above green features, the areas covered by these green features would be exempted from GFA calculations for plot ratio computation under the Buildings Ordinance and its subsidiary regulations.

Although these areas were not taken into account when calculating the maximum floor space on which developers could build under the Buildings Ordinance, these areas especially their wider common corridors and larger foyers were apportioned and sold to individual buyers. Buildings with excessively large lift lobbies, communal sky gardens and common corridors were known as “inflated buildings”. As a result of such abuse of the GFA concession policy, there was public outcry for a more tighten control on green buildings. New Joint Practice Notes were later published to limit the types of green features and their related GFA concessions to plug up the loophole.

### The Professional Green Building Council

In 2002, the Professional Green Building Council (PGBC) was established. The founding members were the Hong Kong Institute of Surveyors (HKIS), the Hong Kong Institute of Architects (HKIA), the Hong Kong Institution of Engineers (HKIE) and the Hong Kong Institute of Landscape Architects (HKILA). Later, the Hong Kong Institute of Planners (HKIP) joined the PGBC as her fifth member. In the early years of its establishment, PGBC allied construction professionals to probe into the features and standard that green building should possess. It organized seminars and forums to promote green building.

### Construction Industry Council

A year later, the Provisional Construction Industry Co-ordination Board (PCICB) was established in early 2002 and it provided



a forum for key stakeholders to deliberate and generate consensus on strategic matters affecting the construction industry. It became the predecessor of the Construction Industry Council (CIC), which was established on 1 February 2007 after the enactment of the Construction Industry Council Ordinance on 24 May 2006.

The CIC's primary goals were to forge consensus on strategic issues that affected local construction, convey industry needs and aspirations to the Government, and provided a channel for the Government to solicit advice on construction-related matters. Moreover, the CIC was empowered to discharge functions that were intended to benefit the industry such as formulating codes of conduct, administering registration and rating schemes, steering research and manpower developments, facilitating the adoption of construction standards, promoting good practices and compiling indicators to gauge performance. One of the missions of PCICB, and later CIC, was to establish a more comprehensive green rating system for buildings in Hong Kong to be widely accepted by both the private and the public sector.

### Council for Sustainable Development

In 2005, the Sustainable Development Unit (SDU) under the Office of the Chief Secretary for Administration issued the document "A First Sustainable Development Strategy for Hong Kong (2005)". The SDU was later expanded to become the Council for Sustainable Development (SDC). In or around 2006, following the Administration's initiative on the "First Sustainable Development Strategy for Hong Kong", the Buildings Department commissioned an architect firm to undertake a study on "Building Design that Supports Sustainable Urban Living Space in Hong Kong". Furthermore, through SDC, the Government solicited views from the public and the industry on the key recommendations of the study through the "Public Engagement Process on Building Design to Foster a Quality and Sustainable Built Environment".

In response to the SDC's report on the public engagement exercise published in June 2010, the Buildings Department has issued 15 new and revised Practice Notes to the industry in January 2011 to promulgate detailed requirements and guidelines for the granting of gross floor area concessions for green and amenity features as well as for implementing sustainable building designs which covered the provision of a building separation, building set back and site coverage of greenery in new private developments. The loophole of inflated buildings was grossly plugged.

### Another Green Rating System : Comprehensive Environmental Performance Assessment Scheme

In or around 2005, to implement the Government's initiative to set up a "green building" label system as a means of using

market forces to promote environmentally friendly buildings, the PCICB in collaboration with the Buildings Department have commissioned a consultancy study to devise a system for assessing environmental design and performance of buildings. As a result, and with the assistance of PGBC and the Buildings Department, PCICB commissioned the research of green building which culminated in the green building rating system of CEPAS, which is the acronym of **C**omprehensive **E**nvironmental **P**erformance **A**ssessment **S**cheme for buildings. CEPAS is a holistic assessment tool for various building types with clear demarcation of the entire building life-cycle, which covers the (i) pre-design, (ii) design, (iii) construction and demolition, and (iv) operation stages. It was far more detail and comprehensive than HK-BEAM.

### The BEAM-Plus Green Rating System

Around that time, Hong Kong was faced with the dilemma of having "one region two green building rating systems". Judging from the amount of details and the comprehensiveness of rating system, one would expect that CEPAS to have the edge in becoming Hong Kong's dominant green building rating system. However a "Working Group on Building Environmental Performance Assessment Schemes" was later set up under the PCICB to resolve this impasse between HK-BEAM and CEPAS. The Working Group finally decided to adopt the HK-BEAM as the integrated model for local applications, subject to taking on the desirable technical contents of CEPAS. Thus HK-BEAM became the unique local green building rating system recognized by the Government.

Since then, HK-BEAM's details and comprehensiveness have been enriched and it is now known as the BEAM Plus Standard. It is the only green rating system recognized by the Hong Kong Government in claiming GFA concessions. The intellectual property rights of the assessment method and standards of BEAM Plus are owned by the BEAM Society Limited (BSL), which became a public body in 2016. In Hong Kong, a building project can only gain GFA concessions if it is a green building project that has been constructed in accordance with BEAM Plus and after being assessed by BSL.

BEAM Plus is tailor-made for the high-rise, high density built environment of sub-tropical climate in Hong Kong, which embraces a range of good practices in planning, design, construction, management, operation and maintenance of building, and is aligned with local regulations, standards and codes of practice. Being one of the most widely used voluntary green building labelling schemes, BEAM Plus, covering the series of BEAM Plus New Buildings, BEAM Plus Existing Buildings and BEAM Plus Interiors, caters to the diverse needs of our stakeholders in the Hong Kong construction and development industries.



Sr Kenny Fok  
FHKIS, QSD

## HKIS Feature Article Case Study on Payment Processing

One of the major duties of quantity surveyors, whether working in clients, consultancy firms or contractors, is to vet and process payment applications from contracting parties (e.g. contractors, suppliers and sub-contractors). Such duties may expose them to the risk of bribery and corrupt approaches by the latter (e.g. offering an advantage for expediting or facilitating the payment processes). The following case study illustrates the key legal provisions of the anti-corruption law in Hong Kong, as well as the corruption risks and preventive measures concerning payment processing for reference by HKIS members.

### Case in Perspective

John, a quantity surveyor working in a consultancy firm, was responsible for vetting the monthly payment applications of a construction project carried out by ABC Contractor (ABC). John had disallowed payment application amounts of ABC on several occasions as the actual extent of work done was far less than the quantity claimed or the payment application lacked substantiation. Recently, ABC has a cash flow problem, therefore Peter, ABC's owner, met John and offered him \$50,000 as a reward for approving exaggerated payment applications.

### Legal Requirements

In accordance with S.9 of the Prevention of Bribery Ordinance (POBO), it is an offence if:

- 📖 an agent, without lawful authority or reasonable excuse, solicits or accepts an advantage, as a reward to action in return in relation to his principal's affairs or business; and
- 📖 a person, without lawful authority or reasonable excuse, offers such an advantage.

The penalty for the above offences can be a maximum of \$500,000 and 7 years of imprisonment.

### Corruption Risk Analysis

In this case, the offer of \$50,000 is regarded as an "advantage" under POBO. Being the offeror, Peter has committed an offence under S.9. If John, being an agent of the consultancy firm, without lawful authority or reasonable excuse, accepts the \$50,000 as reward for assisting ABC in the payment application, he will also commit a bribery offence under the same provision.

### Preventive Measures

To ensure integrity in the payment evaluation and approval process, the consultancy firm should lay down control system and should –

- ✓ promulgate guidelines for processing payments applications and require the submission of supporting documents;
- ✓ conduct site visits to verify the claimed progress/quantity of works;
- ✓ conduct regular supervisory checks on payment applications; and
- ✓ specify time limits for processing payment applications and monitor compliance through regular audits or supervisory checks.

As a professional, surveyors should –



- ✓ be cautious about the corruption risks in connection with their work;
- ✓ not solicit advantages from contractors, sub-contractors, suppliers, and workers under their supervision;
- ✓ strictly observe the probity requirements set out by their employers, especially on the need for seeking employers' permission on the acceptance of advantages in their official capacity; and
- ✓ promptly report to ICAC if they are offered bribes or when bribery is suspected.






### Further Advice

For further information, please visit the website of the Corruption Prevention Advisory Service at <https://cpas.icac.hk>.

# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

1 DEC 2020 - 11 MAR 2021  
2020 - 2021

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
1 Dec 2020	2020167	Kai Tak Sports Park: More Than Just a Sports Park	Livian Har, James Pearce	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
2 Dec 2020	2020143	Analysis and Experience Sharing of Concrete Pumps	Alan Yiu	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
4 Dec 2020	2020100	Corruption Prevention and Professional Ethics For Surveyors	Representative(s) from ICAC	HKIS	1.5	To be determined by respective Division		HK\$80 - members
4 Dec 2020	2020160	Digital Platform for Digital Works Supervision System (DWSS)	Miranda Lui	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
8 Dec 2020	2020168	Water Seepage Disputes – How to prove and defend such claims?	Roger So	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
9 Dec 2020	2020174	Energy Audit and Energy Saving Practice for Commercial Properties 	Zacky T Y Wong	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
14 Dec 2020	2020172	How developers work to comply with Residential Properties (First-hand Sales) Ordinance 	Tony Wan	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
16 Dec 2020	2020162	Building Surveyors Conference 2020 - The Guardian of Built Environment	Please refer to website	BSD	3.0	✓	3.0	Early Bird for Members: HK\$380; Early Bird for Non-members: HK\$450 / Standard for Members: HK\$480; Standard for Non-members: HK\$550

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
16 Dec 2020	2020020U	QSD PQSL Specialization Series 2021 (1) – Experience Sharing in Smart Building Projects 	Mandy Ng	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
17 Dec 2020	2020164	New Development of Super Coatings for Buildings & Structure : Latest Technology from Japan & Europe	Kakuda Masakazu, Tammy Chui	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
22 Dec 2020	2020161	Challenges on Transitional Housing Projects	T T Cheung	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
23 Dec 2020	2020031	Registered VALUE MANAGEMENT (VM) Programme (12 Hours) <b>(FULL)</b> (Rescheduled from 6 February 2020)	Please refer to website	QSD, HKIVM, HKICM	12	✓	12	HK\$180 / Session (or all 6 Sessions for HK\$800)
12 Jan 2021	2021001A	QSD PQSL Contract Administration Series 2021 (1) – Post Contract Services of Consultant QS Firms Part 1 	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
16 Jan 2021	2020007	Control of New Buildings in Hong Kong (Rescheduled from 23 January 2021)	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
21 Jan 2021	2021001C	QSD PQSL Measurement Series 2021 (1) – Principles of Building Measurement Part 1 	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members;
26 Jan 2021	2021002	The Analysis of Construction Delay 	Clive Holloway, Alex Ho	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members;
2 Feb 2021	2021001B	QSD PQSL Contract Administration Series 2021 (2) – Post Contract Services of Consultant QS Firms Part 2 	K C Tang	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Feb 2021	2020008	Licensing Advisory Services from the safety viewpoints by the Building Authority (Rescheduled from 22 February 2020)	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
11 Mar 2021	2021001D	QSD PQSL Measurement Series 2021 (2) – Principles of Building Measurement Part 2 <b>New</b>	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members;

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

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

# CPD REGISTRATION FORM

Event Date(s): \_\_\_\_\_ Event Code: \_\_\_\_\_

Event Name: \_\_\_\_\_

Registration Number (applicable for online registration): \_\_\_\_\_

## **Member details**

Surname: \_\_\_\_\_ Other names: \_\_\_\_\_

Grade of membership:  Fellow,  Member,  Associate Member,  Probationer,  Student,

Division:  BS,  GP,  LS,  PD,  PFM,  QS HKIS no.: \_\_\_\_\_

Postal address (only to be completed if the address is different from your membership record details):  
\_\_\_\_\_  
\_\_\_\_\_

Tel no.: \_\_\_\_\_ Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

## **Payment method (The registration fee is non-refundable and non-transferrable)**

I enclose a cheque payable to "Surveyors Services Ltd." Cheque no. \_\_\_\_\_ Amount HK\$ \_\_\_\_\_

Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)

Please charge my American Express Card

## **Credit card payment instruction**

**Ref.: [ ]**

### **To: Credit Card Service Department**

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

Cardholder Name: \_\_\_\_\_ HKIS No. \_\_\_\_\_

Card Number: 

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 Expiry Date: \_\_\_\_\_ / \_\_\_\_\_

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

*For Bank Use Only*

*Approved by :*

*Date:*

### **Notes:**

- 1 A separate registration form is required for each event/ application. Photocopies of the form are acceptable.
- 2 The registration form(s) should be returned by post/ by hand to the HKIS Secretariat.
- 3 Registration by fax, telephone and cash payment is not acceptable.
- 4 Incomplete or wrongly completed registration form(s) will not be processed.
- 5 The registration fee is non-refundable and non-transferrable.
- 6 A registration number will be generated for each application. The registration number is unique and non-transferrable. Members cannot proceed to payment if they do not apply for the CPD event and obtain the registration number through the HKIS website.
- 7 Payment can be made by cheque or by credit card (Shanghai Commercial Bank Ltd. / American Express). Cheques should be made payable to "SURVEYORS SERVICES LTD.". A separate cheque or credit card payment instruction form is required for each event/ application. You should write down the registration number on the back of your cheque. The HKIS Secretariat will update the payment status and your application will be confirmed when the HKIS Secretariat receives your payment.
- 8 Payment by PayPal is also acceptable. Please register under the HKIS website before the closing date for each event. **(Not applicable for site visit / social event / joint event with other organisation)**
- 9 If you do not settle the payment **within 7 days from the date the HKIS Secretariat has accepted your registration, your registration number will become invalid and your application will be rejected.** Your name will not be included in the registration list and you cannot attend the concerned CPD event.
- 10 An official receipt, which must be presented at the event, will be available for downloading from the "CPD Profile" under Members Corner when payment is received.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 For the number of seats or priority of allocation of seats, please refer to the individual event details.
- 13 If you have not received any reply from the HKIS Secretariat within 7 working days of the event, you may call the Secretariat at 2526 3679 to check the progress of your registration.
- 14 The HKIS reserves the right of final decision and interpretation in the case of any dispute.



## GASOLINE

## CALTEX STARCARD

From 1 July 2020, 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\$3.3 per litre in gasoline** and **HK\$7.2 per litre in diesel** purchase every day. Terms and conditions apply. For enquiries, please call Lily Hui of Ming Xing Investment at 2851 3297 / 5408 7919.

## ESSO FLEET CARD

From 1 October 2020, HKIS members can enjoy the privileged private car discounts of **HK\$3.3 per litre for petrol** and **HK\$7 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](http://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

## UP TO HK\$ 500 COUPON DINING

HKIS members can fill in the form via J Senses website to get a **HK\$500 22 Ships & HK\$250 Bibi&Baba eCoupon for December usage**. Let's celebrate Christmas session with your dearest. First-come-first-served with limited stock! Website: <https://jsenses.com/hk/>

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

From now until 31 December 2020, 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% OFF 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.amboating.com](http://www.amboating.com), or call 2891 3220 or email to [info@amboating.com](mailto:info@amboating.com).

## 10% OFF BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2020.

## Up To 50% OFF 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.

## 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% OFF DRIVING COURSE

From now until 31 December 2020, 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](http://leekin.com.hk).

## 40% / 37% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of **HK\$3,460 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).

## Up To 20% OFF DINING

HKIS members can enjoy **10% discount** on Lunch Menu and **20% discount** on Dinner Menu or A La Carte Menu at **New Life Social Enterprise Restaurant** in Wan Chai. Privilege lasts until 31 December 2020. Please refer to HKIS website for more details.

## 10% OFF FOOTBALL SHIRT

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

## 15% OFF WINE SHOPPING

**Wine etc** is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2020. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

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

## Up To 25% OFF INSURANCE

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](http://zurichcare.com.hk/surveyor).

## 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.

## Up To 74% OFF HEALTH CHECK PLAN

From now until 31 December 2020, **health.ESDlife** offers 1) **5% off** on over 430+ health check plans on eshop (Discount code: HKIS2020). 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/hkis2020](http://health.esdlife.com/hkis2020). For enquiry, please call 3151 2244.

## 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.

## Shopping &amp; dining discount (over 100 offers)

Enjoy up to **100 tenant offers** at Lee Gardens Shopping Area (Hysan Place, Lee Garden One to Six, Lee Theatre and Leighton) upon joining Lee Gardens Club!

Special offers include: **15% discount** at Paradise Dynasty/ 12% discount at HABITU table/ **10% discount** at senryo, M Plus Salon/ **5% discount** at TenRen's Tea, ENOTECA and others. Download the Lee Gardens App now at [bit.ly/2mfkxxu](http://bit.ly/2mfkxxu) for registration and discover all these privileges! Privilege last until 31 December 2020.

## 15% OFF PROFESSIONAL COURSE

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

## 10% OFF DINING

**FRITES** restaurants is offering a **10% discount** to HKIS members (for the whole table, excl. event packages), a free bottle of wine during your birthday month, loyalty point programme and exclusive promotions throughout the year etc. For more details, please visit HKIS website.

## Special Offer INSURANCE

From now until 31 December 2020, 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.

## 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](http://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.

## 15% OFF WEIGHT REDUCTION PLAN

**MSL Nutritional Diet Centre** aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2020, HKIS members can enjoy its exclusive offers, including a **free "Health & 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](http://www.mslhk.com).

## 22% OFF 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](http://www.sounddelight.net).

## Up To 28% OFF ROOM ACCOMMODATION

From now until 31 December 2020, HKIS members who book guest rooms directly at the **Royal Plaza Hotel** can enjoy up to **35% off** its Best Available Rate with instant confirmation. Simply click on the hotel's website at [www.royalplaza.com.hk](http://www.royalplaza.com.hk) and enter your username as **hkismembers**. The password is **hkis01**. For enquiries, please contact **Ms Janis Kwan** at 2622 6297/ 6111 7788 or [janiskwan@royalplaza.com.hk](mailto:janiskwan@royalplaza.com.hk).

## Up To 10% OFF CHORAL CONCERT TICKET

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

## Up To 18% OFF DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants, bar and cake shop (including **Di King Heen, La Scala, and Lion Rock**) to HKIS members. The offer will start on 2 January 2020 and last until 14 December 2020. 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.

**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](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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We offer special discount for advertisement placement of 3 times/ 6 times / 9 times/ 12 times per year.

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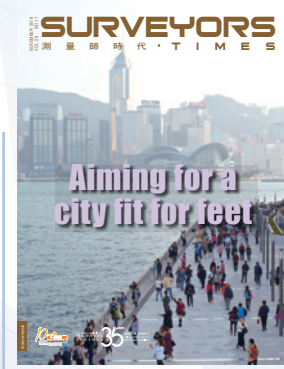
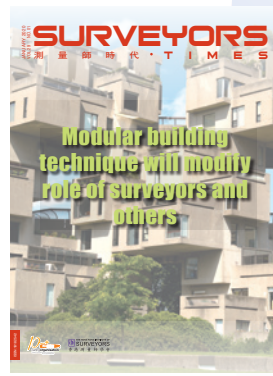
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