

12 December 2014

By Fax (2147 5770),
Email (policyaddressbudget@fstb.gov.hk) & Post

Policy Address and Budget Consultation Support Team,
24/F, Central Government Offices,
2 Tim Mei Avenue, Tamar, Hong Kong

Dear Sirs,

Re: HKIS Views to 2015 Policy Address and 2015-16 Budget

The Hong Kong Institute of Surveyors (HKIS) is the only professional organization representing the surveying profession in Hong Kong. Our members contribute immensely in the real estate and construction industry, of which is highly related to everyone in Hong Kong from public / private housing, employment opportunities to competitiveness of Hong Kong etc.

On behalf of the Hong Kong Institute of Surveyors (HKIS), I have much pleasure in submitting our views and expectations as below for your consideration.

1. Housing

The administration is fully aware of the high property price of private housing and the short of supply in public housing, and how they closely connect to each other. We note that the Government has launched considerable measures to curb with the soar of housing price which we see that they are preliminary effective. In order to address the housing issue, we would like to bring our following comments and views for your attention.

1.1 Housing Need

- 1.1.1 The role of the Government is to allocate limited resources properly and to provide support to its citizens who are in need of. The HKIS believes that a comprehensive review on the demography of Hong Kong could help to identify the need as well as the priority of resources allocation. In order to avoid resources misallocation, the Government may also consider conducting a study about the effectiveness of various means which give out these resources.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

- 1.1.2 The Institute is in support of the proposed housing supply of 470,000 units for the next decade as pronounced in the Long Term Housing Strategy to meet i) the housing need of increasing population and/or number of households; ii) improve the housing quality particular for those living in subdivided units or multiple-household flats; and iii) prevent surge of property price due to serious shortage of housing supply.

1.2 Housing Supply

- 1.2.1 The Government should provide adequate and affordable flats through provision of more public rental housing (PRH) for the grassroots and Home Ownership Scheme (HOS) flats for the low to middle income group who are not eligible for PRH and cannot afford to buy private flats. Increasing the Public (PRH plus HOS) / private split to 60:40 level is reasonable in view of the huge demand of subsidized flats. The public / private housing portion can be adjusted when the market, economic and social situation change.
- 1.2.2 With number of singleton families increasing, more resource should be put on accommodating non-elderly one-person applicants who are above a certain specified age, say 35.
- 1.2.3 Second-hand market of assisted housing can be a source of flat supply. The Government should review its HOS policy to make HOS owners more willing to sell their flats to eligible HOS buyers so as to improve the sustainability of this sector of market and enhance the efficient use of land resource. The Government should also explore the possibility of adopting other more fair and equitable means of allocating HOS to applicants based on needs rather than luck.
- 1.2.4 The HKIS considers that re-launching of housing loan or mortgage repayment subsidies at this point of time is not supported as it will induce housing demand and therefore push up the housing price further.
- 1.2.5 Re-launch of domestic rent control is also not supported as it will discourage landlords from renting their flats in particular if they are not holding the flats for long-term investment and is contrary to the norm of a free capital market. It will also discourage the landlord from maintaining his flat in a proper manner if the rent received from the existing tenant is much lower than what they can get from a new tenant.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

- 1.2.6 The Government should think and come up with some creative solutions for flat supply in the longer term in collaboration with the adjoining region in particular when traffic improves in 2023 and beyond. The Government should consider a detailed study to identify the opportunities and challenges for the possible development within the Guangdong Province closed to Hong Kong of a large scale planned area for elderly residents of Hong Kong. The planned area would be intended to address the needs of some of the elderly residents of Hong Kong including but not limited to health care. The study may make reference to examples in the region and elsewhere in the world. The planned area would take advantage of the much improved transportation infrastructure in the PRD area.

2. Building

2.1 **Building Safety**

- 2.1.1 The presence of ageing buildings which lack proper care and maintenance in Hong Kong become alarming concerns of the government and general public. Since the full implementation of the Mandatory Building Inspection Scheme (MBIS) and Mandatory Window Inspection Scheme (MWIS) in 2012, there has been growing number of building maintenance and repair works in Hong Kong. In this regards, demand for service providers including building consultants and contractors for the maintenance and repair works is increased dramatically. However, the number of complaint and dispute cases on building maintenance and repair works has also risen rapidly in the past years. The HKIS considers that the current policy and legislations related to the building repair and maintenance works are unable to tackle the problem. In this regard, the Government should consider empowering a body to control and monitor the repair and maintenance practitioners in the industry under the legislative framework. The HKIS thus suggests establishing a Building Repair & Maintenance Works Authority (樓宇維修工程監管局) for multi-ownership properties in order to tackle the problems and to improve the current situation in a holistic way, There is an imminent need to set up such Authority and we submitted a proposal to Development Bureau and Home Affairs Bureau and other stakeholders explaining our proposed recommendation in this regard. The HKIS is willing to play a part to further explore the proposal.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

- 2.1.2 Building maintenance and repairs require extensive professional knowledge in surveying practice. The Home Affairs Department, as an effective communications channel to encourage the public to form OCs, should consider strengthening the co-operation with other relevant bureau and/ or departments, which are responsible to formulate and implement of the Buildings Ordinance, to jointly deliver the knowledge about maintenance and repairs work in technical aspects to the general public. The HKIS is pleased to offer opinions and discuss with the concerned parties if required.

2.2 Sub-divided Flat Units

- 2.2.1 The Institute acknowledges the function of sub-divided units (the "SDUs") in satisfying the present housing need of the Hong Kong Society at large, in particular, the low-income families and eradication of all SDUs is not practical and realistic. However, we note the safety and hygiene conditions of many SDUs are far below the acceptable level which requires immediate improvement.

- 2.2.2 Noting the great hardship to meet the prevailing requirements of the Building Regulations, we strongly suggest the Government to formulate a separate set of interim design and construction requirements allowing certain degree of concession of the current Building Regulations requirements to gauge the standards of improvement works. We see a pragmatic approach should be adopted to allow more SDUs could be preserved after necessary improvement. In view of the compromised standard of most SDUs, we consider licensing or registration is not an appropriate means to regulate the SDUs. Instead, a validation scheme may be more practical to encourage improvement of sub-standard SDUs alongside with strengthened enforcement actions by the Government with a view to phase-out the sub-standard SDUs in long run.

- 2.2.3 In parallel, sufficient transitional housing is required to accommodate SDU tenants affected by the improvement works or government enforcement actions by way of temporary buildings at unallocated government land or conversion of other vacant government buildings or extension of existing public housing buildings. We suggest the Government in allocating an extra funding for temporary housing for SDUs upon the enforcement action to be exercised by Buildings Department and increase the manpower resources of Buildings Department.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

- 2.2.4 In long run, we urge the Government to set out a clear policy to promote design and provision of small residential unit for singleton and elderly persons.

2.3 Healthy Built Environment

- 2.3.1 The Institute also notices that a number of existing old residential buildings which have yet reached its economic life are lack of maintenance and quickly becoming dilapidated that would reduce its attractive in the second hand property market and hence the supply transactions. The situation is worsen under a cyclic action where the dilapidation is accelerated making redevelopment of building is the only solution, this would cause lots of existing old buildings stacked in the market with lower utilization rate or become unauthorized sub-divided units.

- 2.3.2 As a crucial part of the Long Term Housing Strategy, we advocate that the Government should pay greater attention to improve the quality and social, environmental and economic sustainability of existing housing. To this end, it is of paramount importance for the Long Term Housing Strategy to set out directions for the Government to enhance health and safety standards, improve energy performance, achieve greener environment, promote building maintenance and improvement and build stronger community, both for existing private and public housing.

3. Land Supply

3.1 General View

- 3.1.1 We support the Government to maintain the land supply for different types of uses including but not limited to residential and commercial to meet with the needs of Hong Kong. The fulfilment of the land supply target for housing units by the Government is very important for the confidence of the people in Hong Kong in the land supply strategy of the Government.

3.2 The Long Term Strategy

- 3.2.1 We are aware that Hong Kong needs large scale development areas to meet with the 470,000 units housing target set out in the strategy. The development of the North East New Territories Development Area is a very important pilot scheme for the use of lands in the New Territories. We support this development

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

scheme and the provision of necessary infrastructure including railway development in the area. The implementation of the development scheme, once relevant approvals have been obtained, will bring in valuable experience to the Government, stakeholders and the public at large. Other future development schemes would be able to benefit from the practical experience gained in the development process including success factors and areas which can be further improved. We would recommend the Government to provide update of the progress of this Scheme including target timing and the applications received for land exchange etc. to the public once the relevant town planning procedures have been completed.

- 3.2.2 We also strongly support the Pilot Scheme for Arbitration on Land Premium. The HKIS has developed a List of Professional Valuers for this Pilot Scheme. We look forward to seeing development lands can be created through this initiative.
- 3.2.3 Certain existing sites zoned for green belt purposes can potentially provide sizeable and ready-to-use development lands for the society and is worth to have detailed consideration and planning. The Government also needs to continue its effort in identifying other large scale development opportunities including but not limited to new development areas/new towns in the New Territories, reclamation of lands outside Victoria Harbour, the use of underground space in urban areas and caverns. Such development options should seriously be considered as these can provide long term and steady supply of land to the society. We are also concerned about the timing and availability of funding for the planning of these projects (including necessary infrastructure and design as appropriate). We would recommend the Government to provide regular updates of the progress of such plans and the relevant funding requests to the Legislative Council so that the general public can be made aware of the progress and the challenges faced by the Administration and its potential impact onto development land creation.

4. Revamp of Development Control Mechanism

- 4.1 We welcome the regular update of practice notes by the Lands Department and the Buildings Department which enhance transparency to government practices and improve the efficiency in the development process. We would suggest formal liaison channels including regular discussion forums to be set up

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

between us and the two above government departments in relation to the update/publication of practice notes.

5. Land, Management and Planning

5.1 Determination of Land Boundaries

5.1.1 Certainty of the location of land parcels is essential for protection of the rights and interests of land owners and the government. The Government has proposed to amend the Land Survey Ordinance (Cap 473) (LSO) to provide the channel for determination of the boundaries of a lot. The Institute supports the government's policy goal to provide a legal framework to allow land owners to ascertain the extent of their property through determination of land boundaries. The Institute understands that the Government is reviewing the related issues but a concrete proposal has not been put forward for the stakeholders to comment. We think that in view of the pressing need for providing more land for infrastructure and housing development, the Government should speed up the work in developing the legal framework for implementation of determination of boundaries so as to ensure certainty of the land boundaries and thus avoiding disputes and delay in the development process.

5.1.2 In conjunction with determination of boundary, the Government should also establish a cadaster for Hong Kong which is a system of public records of the land boundaries which allow the public to access the cadastral survey information in an open and efficient manner.

5.2 Building Information Modeling (BIM)

5.2.1 With reference to the latest advancement of Building Information Modeling Technology, we consider the Government should impose policy for wider implementation of BIM in Hong Kong for improving the design, construction, cost control, project management, property management, preventive maintenance and facility management. The Government should facilitate setting up assistance loan scheme and standards, providing training and promoting application of BIM in Hong Kong.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

5.3 Spatial Data Infrastructure (SDI) in Hong Kong

- 5.3.1 Accurate, timely and up-to-date information are necessary for making policy decisions and managing Hong Kong in an effective manner. The Government should put forward measures for further development of the Spatial Data Infrastructure (SDI) of Hong Kong which is a platform for integrating and delivering information from different sources. It is an important tool for land use management, developing land and housing strategy, urban design, town planning, environmental studies, traffic management, greening and tree management. The SDI also facilitates development of innovative services with advanced information technology.

6. Resumption and compensation

- 6.1 The Institute has pointed out over the years that resumption works has become a difficult task for the respective governmental departments. Objections and resistance to clearance are often seen in most government projects that involve land resumption or site clearance. Officers who are trying to enforce the regulations may probably face unreasonable challenges or resistances from the affected dwellers. Despite the adversarial forces, we anticipate that there will be an increase in resumption works, especially in the New Territories where new town developments are at the edge.
- 6.2 In addition, it is expected that the affected parties will ask for more on their compensation and settlement packages than the packages that are supposed to be provided based on assessment under relevant Ordinances. We consider the Urban Renewal Strategy Review launched a couple of years ago was a good reference. The Government should consider to run a similar programme to engage public participation in the resumption and compensation policy for the rural districts in the New Territories, or other alternative such as resettlement. In parallel, sufficient staffing should be increased to cope with such work. It is also important that the private sector professionals can be attracted to provide the necessary professional services for the affected parties. We look forward to the opportunity to discuss the provisions of such professional services and relevant fee issues with the Government.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

7. Transport Planning and Management

- 7.1 A high efficiency transport planning and management is essential to the long-term growth and economic development of Hong Kong. The Institute reiterates that apart from the mass transit transportation system, the road network planning (including pedestrians and cyclists) in Hong Kong should be compatible with the urban and/ or city developments and planning. Traffic congestion in certain urban areas is example of the lack of co-ordination and forward planning between the transport network and the city development. Daily congestion at the conjunction of the main trunk roads between the New Territories East and Kowloon hinders the new town development in New Territories East and New Territories West. The Government should strengthen the co-ordination between transports planning and town planning at policy level. With the active government land sales program, we noted that various government lands which were for car parking purposes (mainly for private cars and lorries) have ceased to be available. There are also concerns about coach parking in various tourist and shopping districts. These issues need to be studied comprehensively and solutions to be worked out to address relevant parking needs.

8. Public Project Developments and Professional Supports

8.1 Government Investments and Labour Supply

- 8.1.1 We welcome the Government to allocate resource in the development of major infrastructure projects in recent years. However, we also note that the social resources particular the skillful labour force cannot cope with the need of these substantial projects. Major infrastructure projects do benefit the overall industry, however, the Government should also invest in sizeable building construction projects which would provide a unique and sustainable platform for the growth and development of the local professional firms and contractors; and provide facilities to attract sufficient new blood to enter the construction industry in order to meet the demand of the sustainable development of the industry.
- 8.1.2 We suggest the Government to review the existing labour supply market in the construction and building industry to ensure that sufficient labour supply can be provided for public and private projects.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編：100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

8.2 Budget Over-run on Major Infrastructure / Civil Engineering Projects

- 8.2.1 For infrastructure projects under the current Government form of contract for Civil Engineering Works, the Engineering Consultant handles all design, contract administration and cost control functions. We consider that the Engineering Consultant is acting as both “the judge and the accused” when evaluating any claims submitted by the Contractor arising from his design or instructions. The Engineering Consultant may not be seen to be neutral and impartial in carrying out these conflicting roles in design and cost ascertainment. Furthermore the widely public use of New Engineering Contract (NEC) by the Development Bureau for Public Works projects (including building construction) has the same problem as the Project Manager under the NEC shall assume the above mentioned conflicting roles.

It should be noted that the spirit of the NEC is based upon collaborative approach by contracting parties i.e. the Employer and the Contractor. The collaborative approach may not be seen to have too much problem in the private sector. However it would be considered as unjust when public money is expended in Government funded Public Works projects. It may also unnecessarily increase the risk of collusion among stakeholders of the project.

- 8.2.2 With so many cases of budget over-run on infrastructure / civil engineering projects, we suggest the Government to appoint independent cost consultants (who may be Engineering Consultants, Cost Consultants or Quantity Surveyors) to improve the cost control and contract management of these Public Works projects. Furthermore, the proposed implementation of NEC in Government projects needs to be re-considered noting the increase risk of collusion and the likely increase in project expenditure resulting from the collaborative approach in agreeing compensation events.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編：100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

8.3 Surveying professionals

8.3.1 Surveying professionals play an important role in the property, economic and social development in Hong Kong. The role of surveyor in any construction projects is indispensable and able to safeguard the public interest. For instance, General Practice surveyors can undertake the financial viability aspect of development projects and also the role of a project manager from planning to completion; Land Surveyors would provide precise boundary and alignment setting and development related land survey service; Building Surveyors play an key role in the building safety and maintenance, particular the recent building and window checking requirement initiative, Property & Facility Management Surveyors provide a comprehensive range of services in real estate management, while Planning & Development Surveyors, because of their background training in town planning and development experiences, can contribute to the society through property development & management of public and private projects, with balanced planning, financial, socio-economic and environmental objectives.

8.3.2 Nowadays, the general public is of more concerns over the disparity between the approved budgets and the anticipated final contract sums / expenditure of some of the infrastructure / civil engineering projects. With the well proven track record of Quantity Surveyors on contract and cost administration, we would recommend the Government to appoint Independent Cost Consultants / Quantity Surveyors to carry out contract and cost administration for public works projects.

8.3.3 The surveying professionals are one of the key stakeholders and play an important role in the property and construction field. We urge the Government to make use of and promote the surveying professional in government and other development projects.

8.4 Professionals in the government departments

8.4.1 In the past decades, the Government has tried its every effort to balance the need of the society and the expectation of civil servants. One of the achievements was to appoint professionals to lead some professional governmental departments. It is particularly important when the department comes across issues where technical knowledge and impartial professional advice are required. We urge the Government to make use of the surveying

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

professional to serve in those departments which are specialized in landed property nature and required in-depth professional knowledge. The leader of these departments should, on one hand, possess professional knowledge to guide the internal works, and on the other hand, able to communicate with the public.

8.4.2 With the ever increasing working load of the government projects particularly in facing the coming huge demand on housing and land supply and also the increasing workloads arising from the society's growing demand, the Government should review the staffing situation of professional and technical grade in order to maintain the service efficiency. There has been criticism on the efficiency of various government departments which are responsible for the property development or related works and has drawn the conclusion that the manpower resources in those departments have significant insufficiency and causes delay of many property development projects.

8.4.3 We would like to urge the Government to review the existing staffing at every level of all departments so as to identify any possible deficiencies among hierarchies, age generations and working experience, and to rectify them through external hiring and internal promotion of professionals as appropriate. This will create a more balancing staffing and ensure healthy transitions between generations. We believe that the above initiatives from the Government will set a good example for the market, which in turn will attract and retain more professional and technical talents to serve the society through joining the surveying profession.

8.5 Sustainable development of young generation

8.5.1 Surveying professionals have always played their parts to maintain a healthy and stable development of construction and real estate sector. To uphold the standard of the industry, a sustainable development plan for our younger generation in an organized manner is highly recommended.

8.5.2 Through education, the Government may consider putting additional resources to surveying discipline organized by recognized tertiary institutions and universities immediately to cater for the society need.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編: 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk

9. Promotion of business and professional services

- 9.1 Under the CEPA framework, the HKIS relied on the Government with its continuous efforts to facilitate our professional services to gain access to the Mainland market and to encourage mutual recognition of professional qualifications. Yet, HKIS members still encounter difficulties and limitations concerning registration procedures in the Mainland which prevent us from practice in the Mainland, even though our members do possess professional qualifications which are mutually recognized. We would like to bring this up to the Government again for attention and assistance.
- 9.2 In respect of this, the Government, apart from maintaining contacts and dialogues with the relevant parties in the Mainland for comprehensive solutions, should extend the service of the HKSARG Beijing Office and/ or setting up representative offices in other major cities in China to facilitate discussions and foster collaborations with local officials in China. The HKIS has coped with the idea of enhancement in closer connection with Mainland, by setting up an office in Beijing.
- 9.3 In order to achieve a better result and resolve those problems encountered by Hong Kong Professionals in conducting business in Mainland, we urge the Government to consider setting up a task force led by the Secretary for Development in order to engage into a higher level discussion with the Mainland officials. This may help to address and/ or tackle the fundamental problems of the current situation. With the establishment of our Beijing Office, the HKIS is pleased to provide assistance in this regard.

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編：100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會



測量服務三十年 帶動社會邁向前
30 Years of Surveying Service with Pride,
For the Community's Betterment We Strive

The above opinions / views shall only provide you with a broad outline of those issues that we, as property and construction professionals consider as important and urgent for a better society, and that we surveyors are in the best position to offer assistance. We sincerely hope that these ideas and proposals will be further explored with your Policy Secretaries. We are more than pleased to share our views with you, please contact Ms Karen Tam on 2526 3679 if you require more information or would like to set up a brief discussion meeting on the above proposals.

Thank you for your attention.

Yours sincerely,

Sr Simon KWOK
President
The Hong Kong Institute of Surveyors

cc Financial Secretary's Office (Fax no : 2840 0569)
Secretary for Development (Fax no.: 2845 3489)
Secretary for Transport and Housing (Fax no.: 2523 9187)
Secretary for Commerce and Economic Development (Fax no.: 2810 3801)
Secretary for Civil Service (Fax no.: 2810 2342)
Sr Tony Tse, Legislative Councillor (Fax no.: 2880 5128)

總辦事處 Head Office

香港上環干諾道中111號永安中心12樓1205室
Room 1205, 12/F Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
Telephone: 2526 3679 Facsimile: 2868 4612
E-mail: info@hkis.org.hk Web Site: www.hkis.org.hk

北京辦事處 Beijing Office

中國北京市海澱區高樑橋斜街59號院1號樓
中坤大廈6層616室 (郵編 : 100044)
Room 616, 6/F, Zhongkun Plaza, No.59 Gaoliangqiao Xiejie,
No.1 yard, Haidian District, Beijing, China, 100044
Telephone: 86 (10) 8219 1069 Facsimile: 86 (10) 8219 1050
E-mail: info-bjo@hkis.org.hk Web Site: www.hkis.org.hk