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GBA integration prompts rethink over HK's planning strategy

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Sr Edwin TANG

There are positive signs for the return of public events, and I had the honour of joining an important one at Hong Kong International Airport on 7 September: the ceremony marking the completion of third runway pavement was another milestone in Hong Kong's infrastructure development. No less noteworthy was the prize-giving for the PT 2.0 Public Toilet Design Competition, at which I represented the Institute—a supporting organisation—on 18 September at CIC-Zero Carbon Park in Kowloon Bay. Our Annual Conference was also successfully held on 25 September with about 45 guests at the venue and around 240 participants online.

Chief Executive's Policy Address in October

On 31 August, the HKIS submitted suggestions to the government for the Chief Executive's October Policy Address. My heartfelt thanks again to our Policy Panels on Land, Building and Housing as well as our Divisions for their hard work in putting together the institute's views, which I hope will be taken into consideration. Our nine key suggestions with emphasis on housing and land policies, include construction of more transitional housing, guidelines for age-friendly housing design, redevelopment of old public housing blocks, and to build taller to accommodate burgeoning demand. Our

submission was outlined at a 29 September press conference, and summarised in a press release.

Landlord and Tenant (Consolidation) (Amendment) Bill 2021

The HKIS in general welcomes the government's proposal to introduce tenancy controls on subdivided units (SDUs) given that demand outpaces supply, and submitted our views and comments on the bill officially to the Bill Committee on 3 September. We support the need for suitable measures to safeguard the interests of low-income individuals and families from unscrupulous landlords. However, this bill alone cannot solve the root causes of this blight on Hong Kong and must be buttressed with equally important enforcement measures to make buildings safe, eliminate health hazards, and provide more transitional housing through public-private collaboration.

Working Group on Unmanned Aircraft Systems

With the rising popularity of drones, the government has gazetted new legislation to regulate their operation to ensure public safety. The Small Unmanned Aircraft Order (SUA), under the Civil Aviation Ordinance, will take effect next June. Meanwhile, a new working group led by our LSD Chairman Sr TM Koo has for several months been exploring the wider adoption of drones for the surveying profession. It sent comments on the new regulatory framework under the SUA Order to Sr the Hon Tony Tse in mid-August, among its remarks that the HKIS supports the registration of drones and their pilots. Sr the Hon Tse kindly arranged

a meeting between government officials and representatives of our working group on 31 August that I attended and where we expressed our concerns. We were glad to learn that the Civil Aviation Department counts the HKIS as a major stakeholder to consult when drafting guidelines and operation manuals for when the SUA Order takes effect. The Institute hopes for a smooth transition to the new registration regime.

Greater Opportunities in the GBA and Qianhai

Events and advances this month helped shed a better light on the outlook for Hong Kong businesses in the Guangdong–Hong Kong–Macao Greater Bay Area (GBA). On 6 September, the Central Government announced its Plan for Comprehensive Deepening Reform and Opening Up of the Qianhai Shenzhen–Hong Kong Modern Service Industry Cooperation Zone (Qianhai Plan). The next day, a conference was held on how Hong Kong’s architectural, surveying, town planning, landscape architectural and engineering sectors can better become involved in GBA developments, which I attended.

In fact, the Development Bureau (DevB) has been working hard towards gaining Hong Kong’s building professionals and engineering companies greater access to development projects throughout the GBA. In this light, the HKIS will continue to explore ways to assist members to grasp the opportunities under the Qianhai Plan.

Election Committee Subsector Ordinary Election

With 17 validly nominated candidates vying for the 15 Architectural, Surveying, Planning

and Landscape (ASPL) Subsector seats in the Election Committee, a vote was required. As the Authorised Representative of the Institute, I felt it important to learn as much as I could about them and to hear others’ views to inform my choices in the poll.

On 15 September, I attended the online “Joint Institutes Forum for 2021 EC Subsector Ordinary Election (ASPL)” organised specially for the institutes’ Authorised Representatives and qualified members to learn about the candidates and ask them questions. Of the candidates, 16 attended, introduced themselves, and explained the criteria on which they would base their nomination of a candidate for Chief Executive of the HKSAR in 2022. They also spoke about how they planned to contribute to the ASPL Subsector should they be chosen. The other candidate provided a two-minute video.

Four co-chairs (the president or vice-president of the four institutes) were joined at the venue by eight council members, while about 50 qualified members of the four institutes took part online.

I discussed the candidates with other Office Bearers, except Vice-President Sr Dr Lesly Lam, who was standing for election, and encouraged General Council members to call me individually if they had any views on the candidates. This comprehensive and collaborative process was how I made my final choices before casting my vote on 19 September.

Sr Edwin Tang
President

樂見公眾活動開始逐漸恢復。9月7日，本人有幸出席香港國際機場舉辦的一項重要活動：第三跑道鋪設工程竣工典禮，這為香港的基建項目立下另一個重要里程碑。另一個不容錯過的活動便是「廁世代 PT 2.0 公廁設計比賽」，頒獎典禮在9月18日於九龍灣建造業零碳天地舉行，我代表學會出席以示支持。另外，學會的周年研討會亦於9月25日順利舉行，當日有大約45名嘉賓在場，另有約240名參加者以網上形式參與。

行政長官十月發表《2021年施政報告》

8月31日，就行政長官十月發表的施政報告，學會已向政府遞交相關建議。我再次由衷感謝土地政策小組、建築政策小組、房屋政策小組以及各專業組別通力合作，整合學會的意見。希望政府會將這些意見納入考慮範圍。我們針對房屋及土地政策提出九個重點建議，包括建設更多過渡性房屋、制定長者友善房屋設計指引、重建舊公屋及增加公屋樓層以應付殷切需求。我們於9月29日的記者會大致描繪相關建議，並已將重點概括到新聞稿中。

《2021年業主與租客(綜合)(修訂)條例草案》

由於房屋供不應求，學會大致上歡迎政府提出的劏房租務管制政策。我們已於9月3日正式向法案委員會表達意見。為保障低收入人士及家庭的權益，免受無良業主壓榨，學會支持制定合適的措施。不過，單靠草案本身並不能解決問題的根源，還需要配合其他重要的執法措施，確保樓宇的安全性和健康環境，以及透過公私營合作，提供更多過渡性房屋。

無人機系統工作小組

隨著小型無人機使用日趨普及，政府已訂立新法例規管操作，以確保公眾安全。《小型無人機令》是在《民航條例》下訂立的附屬法例，並將於明年六月生效。同時，在土地測量組主席古德明測量師帶領下，一個新工作小組在過去數月來，努力發掘將小型無人機更廣泛採用到測量專業的可能。針對《小型無人機令》的規管框架，小組已於八月將意見送至謝偉銓議員手上，其中包括學會同意無人機及其操作員需要預先登記。8月31日，謝議員特意安排會議，讓政府官員與我們工作小組的代表會面。我當天亦有出席會議，席上大家表達學會的意

見。很高興民航處視學會為主要持份者，當訂定《小型無人機令》的方針和守則時，處方會諮詢學會意見。我們希望新規管制度的登記系統可以順利過渡。

把握大灣區、前海地區更多機遇

本月的活動和政策方案出台讓香港企業於粵港澳大灣區的發展更明朗。9月6日，中央政府公布《全面深化前海深港現代服務業合作區改革開放方案》（《前海方案》）。翌日，我出席了相關會議，探討如何讓香港的建築、測量、都市規劃、園境以及工程專業融入到粵港澳大灣區的發展中。

其實，發展局一直致力為香港的建築專業及工程公司爭取機會，希望可以參與更多粵港澳大灣區的發展項目。有見及此，學會將會繼續尋求不同的渠道，協助會員抓緊前海方案的發展機遇。

選舉委員會界別分組一般選舉

由於建測規園界有17名合資格的候選人爭15席，所以需要進行投票。身為學會的獲授權代表，我認為於投票前，有需要盡力了解每位候選人的資料，以及聆聽他人意見。

9月15日，我參加了「2021年選舉委員會界別一般選舉（建測規園分組）- 專業學會聯合網上論壇」。論壇旨在讓獲授權代表和合資格的會員了解候選人資料，向他們發問問題。當日共有16名候選人出席，期間進行自我介紹，及闡述他們於2022年行政長官候選人的提名標準。假若成功當選，他們亦有分享如何為建測規園功能界別作出貢獻。其餘一名候選人則遞交一段兩分鐘的短片作介紹。

除了四位聯合主席（四大專業學會的會長或副會長）之外，還有八名理事會成員以及大約50名四大專業學會的合資格會員分別親身到現場及網上參加論壇。對內，我與本會執行理事（除了有份參選的副會長林力山博士測量師外）開會討論候選人名單，亦鼓勵年度理事會會員，倘若對個別候選人持任何意見可以單獨與我溝通。經過全面的探討及多方協作，我已於9月19日投票前敲定最終的候選人名單。

會長
鄧海坤測量師

GBA integration prompts rethink over HK's planning strategy

By Jimmy Chow



Sr CK Lau, JP

HKIS Past President, Chairman of the
HKIS Land Policy Panel



Sr Dr Stephen Lai, JP

HKIS Past President, Chairman of the
HKIS Mainland Affairs Committee



In March, the '14th Five-Year Plan (FYP)' announced by the National People's Congress reaffirms the national strategy to promote what is known as 'dual circulation' to sustain growth. The ongoing development of the Guangdong-Hong Kong-Macao Greater Bay Area (GBA) is one of the highlights of the 14th FYP. As part of the GBA, Hong Kong plays an important role in financial services, trade and logistics services, innovation and technology (I&T) and professional services.

Later in September, the State Council issued the 'the Plan for Comprehensive Deepening Reform and Opening Up of the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone' (Qianhai Plan), expanding the total area of the Qianhai Cooperation Zone to 120 square kilometres, mainly to support the 'economic and social development of Hong Kong'. The Qianhai Plan outlines important measures to enhance the level of co-operation among Guangdong, Hong Kong and Macao and build a new pattern of opening up.

Sr CK Lau, JP and **Sr Dr Stephen Lai, JP** say the Government needs to review and update the planning strategy of the Northwest New Territories, the Northern District and Hong Kong as a whole and how the new strategy can enable Hong Kong to be integrated into the GBA more seamlessly. As the development of Qianhai and Hengqin accelerates, they believe that infrastructure projects in the pipeline will present more opportunities to surveyors from Hong Kong.

Sr CK Lau is a Past President of the HKIS, now the Chairman of the HKIS Land Policy Panel and a Member of the Expert Advisory Panel of Hong Kong 2030+. He suggests that the HKSAR Government review the spatial planning, land and infrastructure development strategies of Hong Kong 2030+ that can support the continuous development of the GBA, especially the expansion of the Qianhai area. From the colonial days to more than two decades after the handover, Hong Kong's urban development concentrated along the harbourfront of Victoria Harbour. The city's railway development strategy has largely focused on

connecting the north to the south, facilitating those who live in the new towns to commute to work in Hong Kong and Kowloon.

"It's time for the Government to review the urban planning blueprint once again, especially how Hong Kong can be better integrated with Shenzhen, Qianhai and the entire GBA on different levels. The current development density of the Northwest New Territories is quite low and its infrastructure is lagging. Due to other obstacles, a lot of land has not been properly utilised, including certain frontier closed areas like Sha Tau Kok. The previously planned new development areas (NDAs) such as Kwu Tung North and Fanling North are more or less positioned as an extension of the existing new towns, mainly to provide residential and community facilities. Their strategic value is not high according to previous plans."

However, he believes that the recent announcements made by the Government, including the latest Policy Address, clearly indicate that the development strategy for the northwestern New Territories will be overhauled, including the latest study to connect Hong Kong's Hung Shui Kiu to Shenzhen's Qianhai via railway and the long-proposed North Link. Expected to be completed in 2024, the new technology innovation hub in Lok Ma Chau Loop will attract more overseas I&T companies to establish presence there. Together with the existing Science Park in Tai Po, high-value-added job opportunities will no longer be confined to the urban areas of Hong Kong Island and Kowloon. Therefore, the many undeveloped sites that span along the Shenzhen-Hong Kong border, from east to west, have to be rezoned to serve better purposes.

"Furthermore, the Government has been promoting the idea of 'one-hour living circle', encouraging Hongkongers to work, live and retire in the GBA. However, are the existing border checkpoints, such as Lo Wu, Lok Ma Chau, Man Kam To and Shenzhen Bay, designed in ways that are convenient for people to commute to and back from the GBA frequently? Are other ports currently under-used? Why? I believe there's still room for

improvement in terms of cross-border transport infrastructure.”

For example, some high-speed rail (HSR) stations completed in early years are located far away from the city’s main metro lines and transport hubs. “When considering living and working in the GBA, convenience of travelling is paramount. Therefore, I believe that the railway and transportation systems in Hong Kong and the mainland will continue to focus on the passenger experience. For example, interchange stations will be combined into ‘multi-modal hubs’ that make it convenient for passengers to switch from one transit to another one without having to walk too far.”

For Hong Kong, he agrees that the MTR is the most effective and environmentally friendly solution. However, many smaller communities in the New Territories are still one- or two-kilometres’ walking distance away from the nearest MTR station. Residents have to rely on buses or minibuses to reach the nearest station. The ‘last mile’ demand has yet to be addressed, he says. “Going one step further, can light rail be adopted to complement the MTR network? I believe a comprehensive transportation plan can bring the entire New Territories to life.”

Sr Lau adds that various professional bodies, including the HKIS, have been communicating with mainland government agencies through the HKSAR Government for years, striving to relax restrictions on Hong Kong professionals, including surveyors, practising in the mainland.

As a Past President of the HKIS, now the Chairman of the HKIS Mainland Affairs Committee and a Member of the GBA Steering Committee of the Construction Industry Council (CIC), Sr Dr Stephen Lai has been involved in the negotiations of mutual recognition of professional qualifications between Hong Kong and the mainland ever since the implementation of the Mainland and Hong Kong Closer Economic Partnership Arrangement (CEPA) in 2003. For nearly two decades, he has represented the HKIS to discuss arrangements governing

mutual qualification recognition and follow up on implementation issues with corresponding agencies in the mainland. He is pleased to see that Hong Kong and mainland governments have been more proactive than before in cutting through the regulatory complexity over the last two years.

“In the past few years, professional bodies including the HKIS have had a lot of exchanges with the Development Bureau and through the Bureau, we have discussed with mainland counterparts (such as the Ministry of Housing and Urban-Rural Development and the Ministry of Natural Resources) on many specific arrangements of permitting Hong Kong surveyors to practise in the mainland.”

Recently, the Mainland Government has also announced that Hong Kong surveyors are now allowed to directly practise in the GBA, Qianhai and Hengqin through registration measures. Sr Dr Lai says it is a good start, noting that surveyors (Building Surveying, General Practice and Quantity Surveying) registered under the Surveyors Registration Board (SRB), or companies on specific government lists can practise or provide professional services in these areas as individuals or business entities after registration*.

“Now that the main door is wide open, the smaller doors have started opening one by one,” he says, “however, there are still some obstacles that need to be cleared. To name one, are mainland or Hong Kong insurers willing to cover liability risks of Hong Kong contractors undertaking large-scale design and construction projects with professional liability insurance (PLI) or professional indemnity insurance (PII)? From our experience, policies do not succeed on their own merits. It usually takes some time for different stakeholders to adapt to a new policy.”

Although Hong Kong surveyors (Building Surveying, General Practice and Quantity Surveying) can now directly practise in the GBA, they also have to compete with local industry players, such as local Design Institutes that are more familiar with compliance and market requirements, when bidding for projects.

“Mainland government agencies do encourage Hong Kong companies to participate in their works. In many instances, to increase chances of winning a bid, Hong Kong companies would partner with local Design Institutes to combine international expertise with local experiences.”

In addition to the opportunities presented by the GBA, the New Territories is set to be re-planned and so there will be more government contracting opportunities for the design and construction industry. “Having said that, competent contractors from the mainland are also keen to take part in Hong Kong projects. As the local market becomes more competitive, local contractors also need improve their competitiveness.”

“The Government’s plan to promote the use of BIM across the industry is well intended as it hopes to form a collaborative platform based on multi-client and interoperable communication process that can streamline workflow and drive efficiency. But the industry has reflected that the cost of implementing BIM, from hardware and software to training, is prohibitive and way beyond their project’s budget. For future contracts, it’s hoped that the

Government can offer to subsidise consultants and contractors to cover the additional costs of using BIM on separate technical contractual terms.”

Last but not least, he suggests that the Government optimise the bidding mechanism from awarding tenders to the lowest bidders, which is believed to be part of the reason behind lingering construction projects and failure in meeting standards. “The Government may consider implementing the average bid mechanism, in which the lowest and highest bids are rejected. The remaining bids are averaged. The one closest to the average is selected. Under normal circumstances, the average bid price is closest to the reasonable cost and profit of consultants and contractors. Over time, this should help solve the problem of consultants and contractors underdelivering on quality and promote the healthy development of Hong Kong’s construction industry.”

*To get more information about registration measures, you could visit to the Development Bureau website:

https://www.devb.gov.hk/en/construction_sector_matters/service_promotion/gba/index.html

大灣區戰略下 重新思考香港規劃

今年三月，全國人大會議通過的《十四五規劃》，表明加快構建以國內大循環為主體、國內國際雙循環相互促進的新發展格局。粵港澳大灣區建設是國家重大的發展戰略，在《十四五規劃》之中亦有多處着墨，香港在金融服務、貿易和物流服務、創新

科技、以及專業服務等範疇，都發揮重要角色。

此外，國務院亦於九月發布《全面深化前海深港現代服務業合作區改革開放方案》，將前海合作區總面積擴大至一百二十平方公里，主要是為「支持香

港經濟社會發展、提升粵港澳合作水平、構建對外開放新格局的重要舉措」。

今期封面故事受訪的**劉振江測量師 JP**和**賴旭輝博士測量師 JP**認為，政府有需要重新檢討新界西北、北區以至整個香港的規劃策略和部署，如何配合香港融入大灣區，真正實現一小時生活圈。與此同時，隨着前海和橫琴發展提速，各項基建工程陸續上馬，將會為來自香港的測量師帶來新機遇。

劉振江測量師為學會前會長、現任土地政策小組主席，亦為《香港 2030+》專家諮詢小組成員。隨著大灣區持續發展，尤其前海區範圍擴大，他認為特區政府的《香港 2030+》規劃更要在空間規劃、土地和基建發展考慮到與大灣區的配合發展。從殖民地年代到回歸後二十多年，本港城市發展都以維港兩岸為發展中心，從昔日的港島中西區延伸至港島東，到近年已成形的九龍東 CBD2。鐵路規劃以南北向為主，主要考慮如何方便住在新界新市鎮的人口到港九商業區上班。

「我相信政府是時候再檢視《香港 2030+》裡的發展藍圖，特別是香港如何跟深圳、前海以至整個大灣區多個層面的融合。現時新界西北的發展密度低，也由於基建滯後和其他障礙，有很多土地未能善用，包括一些邊境禁區如沙頭角。而之前規劃好的古洞北和粉嶺北等新發展區，定位為新市鎮的延伸，主要是提供住宅和社區設施，戰略價值不是很高。」

不過，他認為政府近日的各項公布，包括最新的施政報告，已表明新界北發展策略面臨重大改變，包括洪水橋連接到前海的鐵路研究，至於討論多年的北環綫，也勢成為香港新界西北發展的重頭項目。預計於 2024 年落成的落馬洲河套區，將吸引更多創科企業落戶該地區，再加上現時的大埔科學園，高增值的就業機會將不局限於港島和九龍市區，因此沿著深港邊界由東到西，有很多未發展的土地需要重新檢視用途。

「再者，政府一直宣傳大灣區實現一小時生活圈，鼓勵港人到內地工作、生活甚至退休。但現時香港接壤內地的出入境陸路口岸，包括羅湖、落馬洲、文錦渡、深圳灣等，設計上是否方便大灣區民眾進出往返？而其他出入境口岸，使用量是不是偏低？原因為何？我相信在交通配套上，我們仍有改善空間可以探討。」

他舉例說，一些上一代落成高鐵站的地理位置，與市內地鐵和其他交通站點距離甚遠，人們乘坐高鐵後要轉乘車輛才能乘搭城市軌道交通系統，例如地鐵。「要鼓勵港人大灣區工作和生活，很自然想到車程是否舟車勞頓。因此，我相信日後在香港和內地的鐵路和交通系統會更加以人為本，例如轉乘站或交匯站以一體化設計，盡可能方便乘客不用步行太遠就能切換到不同的鐵路系統及交通工具。」

在本港的交通網絡建設方面，他認同港鐵網絡是最具效益和環保的方案；但新界不少社區沒有港鐵站支援，要靠巴士、小巴、私家車等接駁港鐵站。「再進一步思考，在興建港鐵站以外，是否可將不同社區經其他類型集體運輸系統如輕軌鐵路與主要的港鐵站連繫起來？我相信周詳的交通配套，能把整個新界區活起來。」

劉振江測量師最後提到，包括香港測量師學會在內的多個專業團體，多年來一直透過特區政府和內地政府部門溝通，爭取香港專業人士包括測量師在內地增加執業的機會，力求在大門開啟以後，不同的小門也能逐步開啟。

學會前會長、現任內地事務委員會主席賴旭輝博士測量師，本身也是建造業議會大灣區督導委員會成員，自 2003 年《內地與香港關於建立更緊密經貿關係的安排》（簡稱 CEPA）出台以來，一直參與推動內地單位與香港測量師學會資格互認。十多二十年以來，他已多次代表學會到內地商討資格互認和跟進執行上的問題，樂見這幾年兩地政府比從前更積極清除香港測量師到內地執業的障礙。

他說：「過去兩三年，包括香港測量師學會在內的專業團體都與發展局有很多交流，並透過發展局管道跟內地的對口單位（例如住建部 and 自然資源部）討論資格互認及到內地執業的執行細節。」

最近，國家相關部門亦宣布為推動兩地資格互認，允許取得香港測量師資格的人士在粵港澳大灣區9市、前海、橫琴等地在備案後直接執業等。賴旭輝博士測量師認為這是好的開始，在測量師註冊管理局名冊上的測量師（建築測量、產業測量、工料測量），或在指定政府名冊內的企業現在皆可以向內地當局備案，以個人或公司名義，直接到這些地方執業及提供專業服務*。

「大門打開了，小門也相繼打開，但仍有一些執行上的障礙需要清除，例如內地或香港的保險公司，願不願意承保大型建築及相關工程的職業責任保險？在我們的經驗裡，政策落地執行並不是一步到位的，不同的持份者需要一段時間才能適應。」他說。

雖然香港測量師（建築測量、產業測量、工料測量）已可透過備案措施到大灣區直接執業，但也一樣要與內地具實力的企業去競爭投標，例如內地的設計研究院，它們對內地的法規要求和市場需求都有豐富經驗。

「政府部門都很鼓勵港企參與項目，很多情況港企都會跟這些內地設計研究院合作，將海外經驗結合到它們的內地經驗，增加中標勝算。」

除大灣區的發展機遇以外，本港新界未來將重新規劃和開發，將有更多的政府工程合約推出招標。「內地有很多有實力的承包商，也有來香港參與投標，在百花齊放的环境下，香港業界有需要加強競爭力。」

「政府推動在建築及測量業界使用建築信息模擬技術（BIM）原意相當好，希望能為整個工程團隊形成協作平台，工程資訊同步化和透明化，調控建造程序，共同解決問題。但業界也不時反映 BIM 的安裝

和使用成本高昂，包括硬件配置、軟件和人員培訓，很希望政府工程能以另外的技術合約，補助顧問公司及承包商採用 BIM 的額外成本。」

最後，他建議政府優化工程及顧問項目的投標機制，避免過於着重價低者得原則，因而產生流弊。「當局可考慮實行中間價中標制度，去掉最高和最低價，取平均數為評標價，誰最接近評標價誰中標。在一般情況下，所有投標者的平均價，是最接近合理成本和利潤的價格，從而避免最低價中標造成不利影響，促進本港建造業健康良性發展。」



學會前會長、現任內地事務委員會主席賴旭輝博士測量師，本身也是建造業議會大灣區督導委員會成員，自 2003 年 CEPA 出台以來，一直參與推動內地單位與香港測量師學會資格互認。

国内新闻分享

地图背后的“大地测量”

每年的测绘法宣传日暨国家版图意识宣传周期间，公众纷纷将目光聚焦于地图上。众所周知，地图是测绘成果的一种展现形式，而大地测量是地图测绘的基础，是地理位置精准的重要保证。近年来，大地测量技术快速发展，对地观测手段日益丰富，使高大上的高精度导航定位和位置服务走入了“寻常百姓家”。卫星大地测量数据和卫星遥感影像不但给地图制作提供了新的数据源，同时把人们的视野拓展到月球和其他星球。

今天，让我们走进地图背后的“大地测量”，特别是大地测量的核心——大地测量基准建设与维持。

地理位置准不准，基准很重要

大地测量是为研究地球的形状及表面特性进行的实际测量工作。各种测绘任务只有在大地测量基准的基础上，才能获得统一、协调、法定的坐标成果，才能获得正确的点位和海拔高，以及点之间的空间关系和尺度。在我们的生活中，大到卫星、导弹、航天飞机、宇宙探测器等的发射、制导、跟踪、返回工作，小到外卖配送、出行导航等都离不开大地测量的支撑和服务。

大地测量系统规定了大地测量的基准、尺度标准以及实现方式，以此来确定地球上物体的精确位置，包括坐标系、高程系统、深度基准和重力参考系统以及相对应的坐标框架、高程框架和重力测量框架。正是由于平面和高程为两个不同参考系，所以在实际测量工作中，平面控制测量和高程控制测量就需要分开来测。

全球大地测量观测系统（GGOS）作为全球大地测量坐标框架建设和地球变化监测的重要基础设施，得到世界各国高度重视。经过 18 年的建设和发展，该观测系统已成为国际大地测量协会（IAG）“旗舰”品牌，在地质灾害防治、自然资源监测、气候变化研究、台风飓风预报、海平面变化监测、全球风险管理、海洋预测预警和空间天气研究等领域发挥著越来越重要的作用。

在此期间，基于全球大地测量观测系统，国际大地测量协会组织其下属的国际 GNSS 服务组织、国际重力场服务组织等十多家机构，综合利用各种大地测量观测资料，在全球地心坐标框架维持、地球自转和定向服务、

重力场和大地水准面研究、导航定位服务以及海平面变化监测等方面，为全球提供全方位的大地测量数据和产品服务。

随著我国北斗卫星导航定位系统的广泛应用，过去 8 年来，由我国主导基于北斗的全球 GNSS 监测评估系统（iGMAS），得到全球广泛认可。中国测绘科学研究院、武汉大学、上海天文台等 13 家高校和科研机构，充分利用北斗数据，对北斗导航卫星系统运行状况和主要性能指标进行监测和评估，生成高精度精密星历和卫星钟差、地球定向参数等产品，为北斗卫星导航定位系统的稳定运行、推动北斗国家坐标基准建设和各种应用作出了重要贡献。

陆海基准建设，无缝衔接需求迫切

今年 6 月底，在北京召开的国际大地测量协会（IAG）2021 科学大会上，国际大地测量协会主席祖赫·阿尔特塔米（Zuheir Altamimi）科研团队预发布了最新研发的国际地球参考框架（ITRF 2020），成为目前权威的地球心坐标基准。地心坐标基准可以简单理解为描述地球及外部空间任意一点三维位置的坐标系统。

由于坐标基准点的位置随地球运动不断发生变化，国际地球参考框架（ITRF）也一直不断更新，以确保其可用性和精确性。如今，这一基准已迭代了 12 次之多。该基准成为世界各国建立国家地心坐标系的基础，也是美国 GPS、中国北斗等全球卫星导航定位系统精化导航定位参考框架的基础。

我国的 2000 国家大地坐标系是以国际地球参考框架（ITRF97）为基准建立的，是国家法定坐标基准。我国自然资源调查监测、国土空间规划和其他各行业高精度位置服务都需要该坐标基准来控制。

2000 国家大地坐标系框架转换软件，是中国测绘科学研究院近年来的创新科技成果之一。该软件是国内历史参心坐标系框架、国际 ITRF 框架与 2000 国家大地坐标系框架间地理信息成果的转换软件，已在自然资源部相关单位以及全国 31 个省（区、市）得到应用。

“眼下，需要将全国可用的 GNSS 卫星导航定位基准站纳入 2000 国家大地坐标系统，特别是要将北斗卫星数据融合进去，并实现坐标框架的持续更新和维护，确保国家坐标基准自主、安全、可控。”国际欧亚科学院院士、中国测绘科学研究院大地测量与地球动力学研究所所长党亚民说。

在 2020 年珠峰高程测量中，由于中尼两国高程基准不同，国际上也没有统一的高程测量基准，导致没有统一的高程起算点。据专家介绍，通过这次测量，我国首次在珠峰地区建立了国际高程参考框架，联合航空和地面重力等数据，建立了珠峰区域高精度重力大地水准面模型，为确定珠峰高程提供了高精度起算基准，取得历史性突破，得到国际大地测量协会的高度认可。

建立国家级厘米级精度重力大地水准面，以数字高程基准取代传统水准测量模式维持国家高程基准是国际主流趋势。目前，国际大地测量协会也在积极推动建立全球统一的高程基准，已完成国际高程参考系统理论和技术研究。一些国家和地区已取得实质性进展，初步实现统一的高程参考框架。

我国 2001 年发布国家似大地水准面模型 CQG2000，至今未更新。其精度与分辨率目前仅能满足 1:5 万国家基本比例尺测图需要。此外，全国大部分省份和主要城市已经完成了省市级似大地水准面精化，并在本地区提供高程基准服务。但由于各省市似大地水准面模型相对独立，并且与国家高程基准存在系统性偏差，跨省市拼接存在一定误差，跨区域工程建设及应用受到了制约。因此，业界专家认为，我国有必要建设新一代国家数字高程基准并进行定期更新。

陆海无缝垂直基准体系建设是建设海洋强国的“法宝”，越来越受到世界海洋强国的重视。该基准是海岸带自然资源管理、海洋资源开发利用和海洋防灾减灾等应用的重要基础设施，它综合利用卫星测高技术、验潮站观测资料，可以实现陆地高程基准与海洋深度基准的无缝转换。目前，欧美等一些国家已建成了较为完善的陆海垂直基准。近 10 年来，我国广东、江苏、上海和天津等部分沿海省市根据自己的实际需求，开展了局部垂直基准构建和工程化应用。我国尚未在国家层面建立陆海无缝垂直基准体系和基准服务系统，这也制约了从陆地向海域延伸的地理信息数据产品生产及应用服务。

补齐基准短板，拓宽服务领域

业界专家认为，我国大地测量产品的标准化程度、应用服务能力，与国际先进水平还存在一定差距。目前我国大地测量数据产品的服务对象主要面向机构，很少直接向社会大众提供服务。在服务过程中，也出现了管理资料的单位不会使用数据产品，会使用的单位或有需求的单位却拿不到数据的现象。在服务社会公众方面，目前我国还缺乏国家级测绘基准产品综合服务平台，类似国际大地测量协会这样的公益性组织、多样化大地测量产品和增值服务能力仍远远不足。

近年来，中国测绘科学研究院持续开展技术攻关，特别是在大地测量领域，除了在 2020 珠峰高程测量中发挥引领作用外，在 2000 国家大地坐标系的建立、维持和应用推广，国家北斗分析中心建设与运维，地球重力场和垂直基准理论和技术研究，海岛礁测绘、海洋大地测量基准体系建设以及卫星导航与定位理论和技术研究等方面取得了丰硕成果。

该院院长燕琴表示，未来将通过建立我国新一代地心参考框架、国家陆海统一无缝垂直基准体系、国家测绘基准综合应用服务平台、中国大地测量观测系统，更好地服务自然资源调查监测、地质灾害监测等，为全社会提供公益性测绘基准、高精度导航定位，实现测绘地理信息安全可控高质量发展。

摘自《中国自然资源报》 2021.09.06 作者：徐红

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



北京办事处资讯

上海议会活动《工程建设组织模式改革给建筑工程行业带来的新挑战和新机遇》讲座（2021年8月26日）

本次活动主要是通过拥有超过 30 年工程项目管理实践经验，资深会员黄得承先生分享工程项目建设组织方式深化改革给建筑工程行业带来哪些严峻挑战和发展机遇，以及相关的企业该如何把握机遇为客户提供创造优质价值的服务。

通过这次讲座，学员进一步了解工程总承包（EPC）与全过程工程咨询的实施方式与特点，改革如何构建双循环相互促进的新格局，并如何提高建筑工程企业高质量发展的目的。



主讲嘉宾黄得承先生
在线上授课



工程建设组织模式改革

给建筑工程行业带来的新挑战和新机遇

香港测量师学会上海议会活动 主讲嘉宾：黄得承 2021年8月26日



营商环境即将发生根本性改变

2020年3月1日
《房屋建筑和市政基础设施工程总承包管理办法》正式施行

2020年4月23日
住建部发布关于征求《房屋建筑和市政基础设施建设项目全过程工程咨询服务技术标准（征求意见稿）》意见的通知

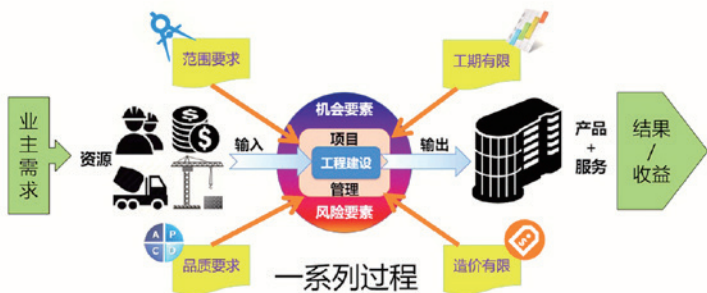
2020年6月8日
住房和城乡建设部办公厅关于同意北京市开展建筑师负责制试点的复函

2020年7月24日
住建部发布关于印发工程造价改革工作方案的通知

2021年7月01日
取消“工程造价咨询企业甲级、乙级资质认定”



为什么工程项目难管理？因为目标难平衡和取舍



10 月份活动预告

北京议会将于 10 月份举办 CPD 讲座活动，有兴趣参加的会员请到本会网站或学会官方微信公众号了解参加详情。

2021-22 年度的会费缴纳

2021-22 年度的会费缴纳工作已经开始，从 4 月中旬起，香港测量师学会北京办事处已陆续向内地会员的个人邮箱发送电子版的缴费通知单和内地会员汇款方式信息，请各位内地会员在收到缴费通知单后按照规定时间安排汇款。所有内地会员将统一汇款至北京办事处的对公账户。北京办事处交通银行的对公账户为境内人民币账户，所以请各位会员在汇款时将港币金额换算成人民币金额汇款即可。会员在汇款时请务必按要求备注会员号和会员姓名，汇款后将汇款凭证的扫描件和缴费通知单一并发送至北京办事处邮箱 info-bjo@hkis.org.hk。如有任何疑问请致电（86（10）8219 1069）或电邮（info-bjo@hkis.org.hk）予北京办事处。

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

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

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微信号：HKIS-Official
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香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687
群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



The Hong Kong Institute of Surveyors Annual Conference 2021 Explores the new reality of surveying industry

The Hong Kong Institute of Surveyors (HKIS) hosted its Annual Conference on 25 September 2021 at the Grand Hyatt Hong Kong. Themed “**Surveying into the New Reality**” this year, the Conference gathered various government office heads, business leaders, experts and scholars to share insights and deliberate on the prospects of the surveying industry. Mr WONG Wai-lun, Michael, JP, Secretary for Development, Development Bureau of the HKSAR Government attended the Conference as its Guest of Honour. Delivered both online and offline, the Conference drew a participation of over 300 industry professionals.

In recent years, the surveying industry and its practice have undergone changes due to technological advancement as well as impacts of the pandemic. The HKIS Annual Conference this year explored how practitioners acclimatized and shifted their operation model under the new normal. A number of expert speakers shared their experience at the Conference and deliberated on how surveyors adapted and changed, explored possibilities and opportunities with the aim of bringing innovation and changes to the surveying industry.

Speaking at the annual conference, **Mr WONG Wai-lun, Michael, JP, Secretary for Development, Development Bureau of the HKSAR Government**, shared with participants some of the things that the Government has

been doing and would continue to do in planning for the future development of Hong Kong, including its effort in increasing land supply to meet housing, economic and social needs, as well as streamlining the development process.

The Conference comprised three sections during which seven industry leaders, experts and scholars deliberated on industry trends under the new normal and explored prospects from all-rounded and professional perspectives. Speakers included Mr YU Tak-cheung, JP, Director of Buildings, Buildings Department, HKSAR Government ; Sr Emily LI, Head of Project Development, Hong Kong-Shenzhen Innovation and Technology Park Limited; Mr PANG Yiu Hung, JP, Director of Electrical & Mechanical Services, Electrical & Mechanical Services, HKSAR Government ; Mr Taurus CHEUNG, Co-founder, ShipAny ; Mr Kevin KAM, Chief Digital Officer, QFPay Haojin Fintech Limited ; Mr Andrew LAI, JP, Director of Lands, Lands Department, HKSAR Government and Prof SHI Wen-zhong, John, Professor, The Hong Kong Polytechnic University and Director, Smart Cities Research Institute. Both online and offline participants engaged in active discussion.

Sr Edwin TANG, President of the Hong Kong Institute of Surveyors mentions, “As surveyors, we must keep up with the times, stay on top of new happenings around us, and develop new knowledge and abilities from it. At the same time, we need to adapt to changes arising from the new normal and seize any emerging opportunity so that we can build a better Hong Kong.”

Sr Paul WONG, Chairman of Annual Conference 2021 Organising Committee and Vice President of the HKIS, notes in his closing speech, “This Conference discussed various issues pertaining to the present and future Hong Kong. We hope that participants will be inspired by the Conference contents, reflect on the

prospects of Hong Kong's surveying industry, and give back to the society by raising Hong Kong's present standard of living.”

Conference Proceeding can be downloaded at: <https://www.hkis.org.hk/hkis/general/annual-conf/2021/hkis/hkis-ac2021proceed.pdf>

香港測量師學會周年研討會2021 探索測量業新趨勢 測量新企劃

香港測量師學會於2021年9月25日假座香港君悅酒店舉行周年研討會，議題為「測量新企劃」。今屆研討會以線上線下模式同步舉行，共吸引逾三百名業界專業人士參與會議。政府官員、企業領袖、行業專家以及學者聚首一堂，為測量行業前景出謀獻策，並由**香港特別行政區政府發展局局長黃偉綸先生太平紳士**擔任周年研討會主禮嘉賓。

近年來隨著科技發展和在新冠疫情的影響下，測量行業的工作模式出現轉變。是次周年研討會將探討測量師於新常態下的工作模式，並邀得多名講者分享經驗，講解測量師在新常態下如何應對和改變，探索更多可能性，望為測量業帶來創新的改變。

於周年研討會上，**香港特別行政區政府發展局局長黃偉綸先生太平紳士**與與會者分享政府一直並將繼續為香港的未來發展進行規劃，包括努力增加土地供應以滿足房屋、經濟和社會需要，以及精簡發展程序。

是次研討會分為三部分，並由七位業界翹楚及專家學者擔任演講嘉賓，以更全面、專業的角度分享測量行業於新常態下的趨勢與探討未來前景。講者包括香港特別行政區政府屋宇署署長余德祥先生太平紳士、港深創新及科技園有限公司項目發展部主管李志敏測量師、香港特別行政區政府機電工程署署長彭耀雄先生太平紳士、ShipAny聯合創辦人張立志先生、錢方好近金融科技有限公司首席數字官甘啓雄先生、香港特別行政區政府地政總署署長黎志華先生太平紳士及香港理工

大學教授與智慧城市研究院院長史文中教授，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鄧海坤測量師表示：「作為測量師，我們必須與時並進，緊貼我們所身處的生活環境的最新資訊，從中吸收新知識與能力。同時適應新常態的轉變，並把握箇中機遇，繼而建設更美好的香港。」

香港測量師學會副會長兼研討會籌備委員會主席黃國良測量師在閉幕辭中表示：「是次研討會將多方面討論有關香港當前與未來的問題。我們希望與會者能藉研討會獲得啟發，思考香港測量業的前景，繼而提高香港目前的生活水平，為社會作出貢獻。」



HKIS NEWS

學會簡訊



HKIS Suggestions on 2021 Policy Address

The Chief Executive, Mrs Carrie Lam, will deliver her 2021 Policy Address to the Legislative Council on 6 October 2021. The HKIS submitted its views to the Government on 31 August 2021 and held a press conference on 29 September 2021 setting out its views and comments on various issues including land supply, housing and building policies, land management and planning etc.

Please refer to the links below for more details.

HKIS Submission: <https://bit.ly/3m5GthP>

Press release (Eng): <https://bit.ly/3CStpmA>

Press release (Chi): <https://bit.ly/3zUXEr4>



(From left to right) Sr LAU Chun kong, JP, HKIS Past President and Chairman of HKIS Land Policy Panel ; Sr Edwin TANG, HKIS President ; Sr Vincent HO, MH, JP, HKIS Past President and Chairman of HKIS Building Policy Panel and Sr Francis LAM, Chairman of HKIS Housing Policy Panel propose nine suggestions on 2021 Policy Address

Members Corner Needs Contributions from You!

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

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

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Word limit: 1,300 words
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS corporate members' submission only



Green Corner

Reported by Sr Kenneth YUN

Convenor of the HKIS Green Building Working Group

Professional Green Building Council (PGBC)

The last PGBC meeting for the 2019-2020 term was held on 28 July. The results of the SDG Eco Village Architectural Design Idea Competition for a transitional housing project in Kam Tin District were announced with prizes presented during this event.

Participation in the Green Building Award (GBA) 2021 ceremony was ongoing, as PGBC members joined the Scientific Committee under GBA 2021's organising committee and shortlisted 80 projects out of 100 entries as finalists.

The proposal on Strengthening Collaboration with other Professional Institutes to work on the green built environment passed. A task force has been formed to organise events to celebrate PGBC's 20th anniversary.

BEAM Society Limited (BSL)

The BEAM Plus Data Centres v1.0 Launch Ceremony was held on 9 September. The Secretaries for the Environment and Innovation and Technology, along with other senior Government officials, attended as officiating guests.

The BEAM Plus Assessment Automation System (iBEAM) launched in May. BEAM Pro are encouraged to open accounts and try out its assessment tool online.

The Jockey Club BEAM Plus in Schools Project – 2nd Stakeholder Engagement

Workshop was held in late July. The consultant is finalising the draft manual after taking into consideration feedback obtained during the Workshop.

Hong Kong Green Building Council (HKGBC)

In 2020, the HKGBC set up a Green Product Task Force under the Industry Standards and Practices Committee, which aims to extend the coverage of the CIC Green Product Certification Scheme. Five Task Force meetings have been held through August. There was an extensive increase in the number of applications for CIC Green Product Certification after the Task Force was established. Right now, there are eight product categories with at least three certified green product suppliers (ready-mixed concrete, paint and coating, panel boards, LED lighting, and blocks for internal partitions).

The HKGBC has arranged a series of webinars for achieving carbon neutrality and their details can be found on the following link:

<https://tinyurl.com/yetx5c5h>



CPD Events

HKGBC Executive Director Ir Cary Chan has accepted the our invitation to deliver an online CPD on carbon neutrality on 21 October 2021. Please stay tuned for further announcements, as this will be a free event.

Congratulations to the following who were elected as HKIS Members on 14 September 2021

FELLOW (2)

BS DIVISION

CHAN TAK MING

QS DIVISION

HO KWAN HON

MEMBER (45)

BS DIVISION

CHAN CHING HIN	CHAN KANG WAH	CHAN LEONG HUNG
CHAN LEONIE YUET-MAN	CHAN TSZ HIM	CHENG KWUN SUN
CHEUNG KWOK SUM	CHIU HO CHUN NATHANIEL	HO HO YIN
LI SZE TAT	LI TSZ WING	LO YUEN TING
MA KA CHUNG	MING SHEUNG HANG	NG CHI HIN
NG TSZ YING	SZETO WAI PONG	TONG YUEN MING MILLER
WONG CHI TAT	WONG CHUN BONG	WONG KWONG CHI
WONG NOK YIU	WONG YAN YU	

GP DIVISION

IP TZE HO LAW NATHAN KWAN HON

LS DIVISION

CHAN CHI FUNG CHEUNG CHAU SHING CHOI CHI WAI
MA KI WONG CHEUK HANG

PD DIVISION

YEUNG SZE NGA

QS DIVISION

AU LAI SHEUNG	CHAU WING KEUNG	CHENG TING HONG
CHONG SHING KEI	CHUNG KA YI	KWAN KIT CHUN
LAU HOI KIU	LEUNG CHUN KIT	LEUNG TAK SUM
POON MAN YING	TONG CHAU LING	TSANG HO YIN
TSOI SZE PUI	YUEN WAI LEONG	

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (3)

GP DIVISION

LAM LIK SHAN

PD DIVISION

WONG SAN KAM

PFM DIVISION

MAN CHEUK HO

RESIGNATION (5)

AU WAI YAN	CHOI IP KI	SUEN KA LING IRENE
TSE LAI YAN	YIM SIU LEUNG	



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* For details of QF Level, QR Registration Number and Validity Period of the programme, please visit the programme website
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Programme Website



Vplus Subsidy Scheme

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Council Members Reaching Out

3 September 2021	“Belt and Road Global Forum Annual Roundtable 2021” organised by the Hong Kong Trade Development Council	Sr Edwin Tang
7 September 2021	Orientation Day of the HKU BSc (Surveying) program	Sr Alan Sin
7 September 2021	發展局舉辦「香港規劃、建造及相關工程領域融入粵港澳大灣區發展座談會」	Sr Edwin Tang Sr Dr Stephen Lai
8 September 2021	IFMA Hong Kong Chapter Conference - integrate 2021	Sr Kays Wong
9 September 2021	BEAM Plus Data Centres v1.0 Launch Ceremony	Sr Edwin Tang
13 September 2021	Discussion Meeting on Smart Lampposts organised by Office of the Government Chief Information Officer and Highways Department	Sr Junior Ho Sr Dr Lesly Lam Sr Ray Ng
15 September 2021	前海管理局舉辦「全面深化前海深港現代服務業合作區改革開放方案」解讀暨交流研討會	Sr Edwin Tang
17 September 2021	香港專業及資深行政人員協會舉辦「十五周年誌慶典禮」	Sr Edwin Tang
18 September 2021	Prize Award Ceremony of PT 2.0 Public Toilet Design Competition jointly organised by Architectural Services Department and Food and Environmental Hygiene Department	Sr Edwin Tang

20 September 2021	Consultation with professional institutions/ stakeholder for Common Methodologies of General Building Plan Submission in Building Information Modelling Format to Buildings Department and Lands Department organised by Lands Department	Sr Sunny Choi Sr Ricky Lai
25 September 2021	MTR Society Link Virtual Gathering on “Big Data for Smart Operations and Smart Maintenance”	Sr Junior Ho
27 September 2021	The Premiere of “Female Leaders in Civil Engineering” video organised by The Institution of Civil Engineers (ICE) Hong Kong Association	Sr Winnie Shiu
27 September 2021	香港中華總商會舉辦「香港工商界同胞慶祝大會中華人民共和國成立 72 周年暨中國共產黨成立一百周年」	Sr Dr Tony Leung
27 September 2021	Consultation Session on “a proposed Common Methodologies (CM) of area calculations for General Building Plan (GBP) submission in Building Information Modelling (BIM) data format to the Buildings Department (BD) and Lands Department (LandsD) “ organised by Lands Department	Sr Kenny Tse Sr Arthur Cheung Sr Grant Yuen
30 September 2021	Monthly Thursday Luncheon organised by Executive Council	Sr Edwin Tang

The HKIS Outstanding Dissertation/Thesis Awards 2020 Executive Summary of Winning Papers

THE IMPACT OF INSTITUTIONAL AND INFORMATION TRANSPARENCY ON THE LONG AND SHORT-TERM LINKAGES BETWEEN DIRECT AND INDIRECT REAL ESTATE

**Undergraduate Category (GPD) – Top Award
Awardee: LAU Ping Shing
The University of Hong Kong, REC**

Indirect real estate (IRE) investment has substituted for direct real estate (DRE) investment, but the connection between them varies across different markets. This dissertation investigates these variations by examining the impact of different aspects of real estate market transparency on the short and long-term IRE-DRE links through Granger causality and variance decomposition, respectively. The author measured the overall real estate market's transparency (TRE) by grouping together the sub-indices of JLL's Global Real Estate Transparency Index (GRETl) to measure three aspects of real estate market transparency: informational transparency (IFT), institutional transparency in IRE markets (TIRE), and institutional transparency in DRE markets (TDRE).

In the short term, the parametric and non-parametric tests results suggested that IFT has a positive and significant impact on the short-term IRE-DRE links with IRE leading DRE by one quarter for most markets. Also, IFT is more important than institutional transparency in determining the short-term IRE-DRE links.

In the long term, TDRE, TIRE, and IFT have, respectively, a positive and significant, negative and significant, and insignificant impact on long-term IRE-DRE connections.

While the GRETl depicts a general picture of real estate market transparency, its sub-indices provide more practical and policy insights. For practical implications, investors can use information in the IRE market to guide their decisions on investment timing in markets with low IFT (due to longer time lags between IRE and DRE returns) provided that there is an actively-traded IRE market. In addition, IRE is a good substitute for DRE in markets with high TDRE and low TIRE.

Concerning policy implications, more stringent regulatory constraints on listed real estate companies may weaken the IRE-DRE bonds, as IRE performance will diverge from that of its underlying asset real estate (DRE) due to the increased expenditures needed to meet regulatory standards, thereby making them less attractive as DRE substitutes. Also, policies that enhance DRE market transparency, reduce regulatory control in the IRE market, and increase IFT can divert international investment funds from the DRE to the IRE market and, thus, reduce investment demand for DRE. This could be desirable for some residential real estate markets due to the possibility of improving housing affordability and reducing housing price volatility.

STATISTICAL ANALYSIS OF BROWNFIELD PRICE

**Undergraduate Category (GPD) – Second Award
Awardee: Lo Chung Ching, Tom
City University of Hong Kong - ACE**

Previous research conducted on brownfield sites in Hong Kong focused on literature reviews, geographic investigation, and suggestions on new brownfield policies. While brownfields were repeatedly mentioned as a land supply option, a full understanding of this concept is essential before a discussion and evaluation of its feasibility under existing land policies can occur. Meanwhile, there has been a research gap in brownfield prices due to the lack of price information and land transactions data.

This dissertation aims to investigate the brownfield transaction market and the relationship between unauthorised development on brownfields and their land prices by using limited public information and analysing private land transactions in Yuen Long and Tuen Mun in 2019. The literature review provides an overview of the existing research including the definition of a brownfield, its history, brownfield profiles and expansions, and existing land policies comprising statutory control measures and land resumption procedures.

The author also investigated brownfield parcels and their legitimacy through geographic information systems such as Google Earth, ArcGIS, and government websites. He identified: (i) whether a site was a brownfield and (ii) whether the brownfield fitted the use designated in the corresponding Outline Zoning Plan or if it was granted an exemption.

The author selected 265 land parcels transacted in 2019 for analysis. Most were in Yuen Long. Then

he separated them into three groups: agricultural lands, illegal brownfields, and legal brownfields. He conducted both descriptive and statistical analyses of these parcels. All groups showed a high standard deviation in their unit prices (\$/ft²), which meant their selling prices varied considerably. The author also used a hedonic regression model to determine the relationship between:

- (i) The ex-gratia zoning imposed on the land and its price
- (ii) The unauthorised development on-site and the land price
- (iii) The planning permission and its price

The hedonic regression reflected that statistically:

- (i) The ex-gratia zoning of a parcel had no relationship with its price.
- (ii) The existence of unauthorised development on-site had no relationship with its price.
- (iii) Any planning permission obtained had a positive effect on the land price.

This dissertation tries to explain the above findings in three aspects: the incentive of developers in Hong Kong to assemble land for in-situ exchanges; the contractual right of a land parcel and the ineffective enforcement against unauthorised development; and how authorised land use has changed the nature of the land. Past research showed that ex-gratia zoning and the compensation rate have demonstrated massive price differences within the private market, which explains why the land resumption process has been time-consuming (due to litigation).



Building Surveying Division
Sr Billy Wong BSD Council Chairman

FOR PROBATIONERS

Another New BSD Initiative for APC Workshops in September 2021

The BSD tried something new in its PQSL series this year when it organised three workshops on three consecutive Saturdays in September on the three main streams defined in its APC Rules and Guide. The workshops featured several sessions of lectures and interactive discussions amongst participants. Representatives of each panel went on stage after each discussion to share the key contents of their discussions with other participants. The following are three areas that were covered in the discussion and sharing sessions:

1. Understanding the core competencies of the main stream
2. Interpretation of the APC requirements
3. Learning difficulties experienced in the professional trainings

The BSD thanks the following distinguished guest speakers and DEC representatives for delivering main stream talks and briefings on the APC requirements.

1. Sr Edwin TANG	4. Sr Alan SIN
2. Sr Vincent HO, JP	5. Sr Peter WONG
3. Sr Nelson HO	6. Sr Peter DY

Special thanks go to the following counsellors for leading the discussions and valuable sharing sessions during the panel discussions:

1. Sr Gary CHAN	9. Sr Carmen LAI
2. Sr Idi CHAN	10. Sr Anderson LAM
3. Sr Henry CHAU	11. Sr Joe NG
4. Sr Cheuky CHEUK	12. Sr Terry NG
5. Sr George CHEUNG	13. Sr Aric NGAI
6. Sr Andrew IP	14. Sr Daniel PONG
7. Sr Jeffrey KWOK	15. Sr Terry YUEN
8. Sr Grace LEE	



1. Counsellors at the Workshops on 11 September 2021
2. Group Photo of All Participants on 25 September 2021
3. Panel Discussion Session on 11 September 2021
4. Panel Representative Sharing Session on 11 September 2021



5



6



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- 5. Councillors at the Workshops on 18 September 2021
- 6. Group Photo of All Participants on 18 September 2021
- 7. Councillors at the Workshops on 25 September 2021
- 8. Group Photo of All Participants on 25 September 2021

ENGAGING MEMBERS WITH AN INDUSTRY PLATFORM

Building Surveyors Conference 2021: Sailing Amidst the New Normal

The BS Conference 2021 is scheduled for 12 October 2021. It is the BSD's pleasure to invite leading experts across the industry as its guest speakers to share their invaluable insights into this year's conference theme, "Sailing Amidst the New Normal." In an industry that is full of changes and challenges, surveyors must continue to adopt new practices to deliver high quality construction work. This reveals the demand for surveyors to fully understand the emerging trends of technology and cultivating adaptability amidst the new normal.

The conference will explore the challenges and opportunities ahead as part of this new normal in the diverse facets of the industry including carbon neutrality, building construction innovations, dispute resolutions, digitalisation, payment legislation, and inspections. Surveyors are responsible for keeping abreast of the latest developments and professional knowledge, which would enable them to maintain and boost their professional standing.

Sailing Amidst the New Normal

CPD
6 HOURS

Date : 12 October 2021 (Tuesday)

Time : 9:00am - 4:45pm

Format : Webinar

REGISTRATION FEE

Early Bird Rate: (on or before 10 September)

Member of HKIS: HKD 480

Non-member: HKD 550

Standard Rate:

Member of HKIS: HKD 580

Non-member: HKD 650



REGISTER NOW

Under an environment full of changes and challenges, surveyors are always inclined to adopt new practices in order to deliver high quality construction work. With the theme of **“Sailing Amidst the New Normal”**, Building Surveyors Conference 2021 focuses on the emerging trends regarding the application of technology and cultivating adaptability amidst the new normal.

Enquiries:

HKIS BSD Conference 2021 Secretariat

Ms Andrea CHEUNG / Ms Tinny LO

E: andrea.cheung@creativegp.com /

tinny.lo@creativegp.com

T: 3159 2908 / 3159 2982

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Special Acknowledgement:



Time	Program / Topics	Speakers
8:30 – 9:00	Registration	
9:00 – 9:10	Opening Remarks	 <p>Sr WONG Kin Yee, Billy Chairman Building Surveying Division The Hong Kong Institute of Surveyors</p>
9:10 – 9:20	Keynote Speech by Guest of Honour	 <p>Mr LAM Sai-hung, GBS, JP Permanent Secretary for Development (Works) Development Bureau, HKSARG</p>
Session 1		
9:20 – 9:45	Climate Change: Are we ready?	 <p>Ms HO Wing Yin, Winnie, JP Director of Architectural Services Architectural Services Department, HKSARG</p>
9:45 – 10:10	The Challenges to the Building Sector in Achieving Carbon Neutral by 2050	 <p>Mr CHEUNG Hau-wai, SBS Chairman Hong Kong Green Building Council</p>
10:10 – 10:35	InnoCell: Co-Living Space Embracing MiC	 <p>Mr Simon WONG Yuk-Sun Chief Project Development Officer Hong Kong Science and Technology Parks Corporation</p>
10:35 – 11:00	Q&A	 <p>Sr YUN Ying Kit, Kenneth Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors</p>
11:00 – 11:05	Souvenir presentation to speakers	
11:05 – 11:20	Break	
Session 2		
11:20 – 11:45	The Trend and Development of Alternative Dispute Resolution	 <p>Sr Daniel LAM Chun, SBS, JP Past President The Hong Kong Institute of Surveyors</p>
11:45 – 12:10	Implementation of the Spirit of the Proposed Security of Payment Legislation in Public Works Contracts	 <p>Mr CHAN Tak-yeung, Thomas Principal Assistant Secretary (Works) Development Bureau, HKSARG</p>
12:10 – 12:30	Q&A	 <p>Sr CHAN Ka-man, Margaret Honorary Secretary Building Surveying Division The Hong Kong Institute of Surveyors</p>
12:30 – 12:35	Souvenir presentation to speakers and sponsors	
12:35 – 14:30	Lunch	
Session 3		
14:30 – 14:55	Digitalizing Urban Renewal	 <p>Ir WAI Chi Sing, GBS, JP, FHKEng Managing Director Urban Renewal Authority</p>
14:55 – 15:20	Facade Inspection under the New Normal	 <p>Sr Dr CHAN Man Wai Professor of Practice (Programme Management) The Hong Kong Polytechnic University</p>
15:20 – 15:45	Break	
15:45 – 16:10	Problems and Constraints of Aboveground Drainage System in Existing Buildings and the Possible Solutions for Improvement	 <p>Sr CHAN Wah Wai, David Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors</p>
16:10 – 16:35	Q&A	 <p>Sr CHANG Wai Ip, Daniel Past Chairman Building Surveying Division The Hong Kong Institute of Surveyors</p>
16:35 – 16:40	Souvenir presentation to speakers	
16:40 – 16:45	Closing Remarks	 <p>Sr TANG Chi Wang Organising Committee Chairman Building Surveying Division Annual Conference 2021 The Hong Kong Institute of Surveyors</p>
16:45	End	

BSD Annual Gathering 2021

The BSD Annual Dinner resumes this year with the theme of Covid Fighters' Reunion to commend members for their hard work, dedication to their profession, and efforts to serve society. Please stay tuned for more details.

BSD ANNUAL DINNER 2021

COVID FIGHTERS' REUNION

22 November 2021 (Monday)

6:30 PM Reception
7:15 PM Dinner

Silverbox Ballroom, Level 1, Hotel ICON,
17 Science Museum Road, Tsim Sha Tsui East

BSD CHANNEL: CPD X Community

BSD Annual Community Event, Part 2 (「城市查督撐 量師領童行」 Part 2——築蹟深度遊網上論壇)

The 1st annual community event was organised to serve the needy. It worked with the Hong Kong Society for the Deaf (HKSD) to organise a community event for children with hearing disabilities. First came a guided tour that was successfully held on 1 May. Next was a seminar broadcast on the BSD Channel of heritage buildings on The Peak and discussion forum on conservation policy is scheduled for 16 October 2021.

主辦機構 THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會
建築測量組 Building Surveying Division

受惠機構 香港聾人福利促進會
The Hong Kong Society for the Deaf

香港測量師學會建築測量組
社區活動2021
城市查督撐 PART
量師領童行 2
築蹟深度遊網上論壇

日期	時間	活動形式
2021年10月16日(星期六)	10:00 - 12:00	網上Zoom

活動內容	講者	CPD時數
1. 「城市查督撐 量師領童行」 Part 1 活動花絮及參加者分享	1. 香港測量師學會歷史建築保育工作小組召集人何麗潔測量師	2小時
2. 山頂歷史建築介紹及討論	2. 香港測量師學會建築測量組建築保育小組召集人陳奕晴測量師	CPD Code 2021153
3. 歷史建築保育的個案分享	3. 劉卓傑測量師	報名方法 https://bit.ly/2Xoyfss
4. 測量師在文物保育行業中的發展和機遇分享	4. 劉令怡測量師	報名截止日期 10月12日(星期二)

主持人
1. 香港測量師學會建築測量組主席黃健兒測量師
2. 香港測量師學會「贊·惜·舊建築」籌委會主席張文滔測量師

費用
\$200 所得費用將全數用於購買透明口罩捐予香港聾人福利促進會，以支持關注聽障學童教育服務

如有任何疑問，歡迎電郵至 bsd@redasia.com.hk，或致電 3421-1463 與活動秘書處聯繫，謝謝！

立即報名



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Following the GPD's letter to the Director of Lands regarding the Zonal Plan and Ex-gratia compensation, its delegates were invited to meet with representatives of the Lands Department's Acquisition Section on 14 September.

Zonal Plan

LandsD confirmed that while the ex-gratia compensation rates will continue to apply, the Zonal Plan has been abolished. Going forward, whether an affected land plot falls under Zone A, B, C, or D Area in the New Territories, its zone would be determined according to the resumption project concerned, which varies from case to case and will be subject to Exco approval.

The applicable zone will not be known during the scheme gazette stage. Instead, the public will be informed when Exco approves the resumption and LegCo approves its funding request. The applicable zone will be formally conveyed to the affected owners in the pre-resumption and post-resumption offers. Affected owners should take professional advice from qualified GP surveyors when considering the practicality of such a compensation offer on an ex-gratia basis.

The HKIS requested that the Acquisition Section formally announce the abolishment of the Zonal Plan and inform its stakeholders of its new arrangements to ensure transparency.

Reimbursement of Professional Fees

LandsD reiterated that reasonable professional fees incurred when obtaining professional advice on a compensation assessment will be reimbursed as per the provision under the

relevant ordinance. The test of reasonability will continue to be based on the complexity of the case, professional advice rendered, and the engagement terms between parties.

The HKIS reminds members to exercise prudent judgement when accepting such appointments and keep clear records of the services they provide. Proof of reasonability rests with the service provider.

Remuneration for LandsD-Appointed Expert Witnesses in Lands Tribunals

LandsD appoints expert witnesses to help the Lands Tribunal resolve disputes over valuation matters. Under the current arrangements, surveyors appointed as expert witnesses are remunerated upon the full settlement of compensation claims, which could take years. Such an arrangement has caused concern and cash flow issues among many surveyors in the industry.

Surveyors appointed as expert witnesses should be given adequate autonomy to discharge their duties as experts. Thus, the GPD has asked LandsD to review the remuneration arrangement for appointed consultants and suggested that stage payments be adopted in tender documents. This would ensure that surveyors are remunerated for their work in a timely manner.

The HKIS believes that periodic or stage payments are fair because similar compensation arrangements are offered to legal professionals. Therefore, the Government should extend this benefit to surveyors.

CPD: Kowloon Tong Garden Estate – What History Has Taught Us

Sr CK Lau and Sr Jason Kwong, Managing Director of Valuation and Advisory Services (Asia) and Director of Valuation and Advisory Services (Asia), respectively, at Colliers, kindly delivered a presentation on “Kowloon Tong Garden Estate – What History Has Taught Us” during the CPD on 26 August. Based on their research, they summarised the developmental history of the Kowloon Tong Garden Estate area:

- (1) The development agreement was made between the colonial government and developer in 1922.
- (2) Land grants were directly made with individual owners in 1930.
- (3) There were development control considerations from the 1950s to 1960s.
- (4) Town planning zoning occurred during the late 1970s.

The restrictive controls on redevelopment were the major issue and a few precedents were cited as references. During the Q&A session, some attendees asked about development control practices such as the effect of the DDH clause.

I express my sincere appreciation to Sr CK Lau and Sr Jason Kwong for their invaluable insights.

CPD: Yue Man Square Visit

On 18 September, Sr Bruchi Nam and Sr Anderson Leung of the Urban Renewal Authority (URA) arranged a visit to one of its key projects in Kwun Tong’s Yue Man Square.

During the visit, Bruchi and Anderson shared the

challenges the URA faced and overcame during the redevelopment process from acquisition to construction and, finally, full operations.

Bruchi and Anderson also informed members on Yue Man Square’s innovative and unprecedented public transportation interchange and how it was integrated into the shopping mall to provide an enhanced access experience.

Members also appreciated the URA’s efforts in fostering a community spirit of blending the old and new, as well as preserving Kwun Tong’s unique local culture.

On behalf of the CPD Panel, I extend my heartfelt thanks to Sr Bruchi Nam and Sr Anderson Leung for sharing their valuable experiences and insights with the GPD.





CPD: Yue Man Square Visit

Upcoming CPDs

The CPD Panel has the following new events lined up. Please check the HKIS website for further event details and announcements

Date & Time	Event Name	Speaker(s)
28 September 2021 7:00-8:30 PM	How May Land Readjustment and Land Bonds Contribute to Urban Developments in the New Development Areas of the New Territories?	<p>Sr Prof KW Chau, PhD, FHKIS, FRICS, CIOB Chair Professor, Department of Real Estate and Construction, The University of Hong Kong</p> <p>Sr Dr Lennon Choy, PhD, MHKIS, MRICS Deputy Head and Associate Professor, Department of Real Estate and Construction, The University of Hong Kong</p>

HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)
HK\$80 (Member price)

HKIS 35th Anniversary Cap
HK\$35 (Member price)

Available for sale at HKIS reception / HKIS Website

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

HKIS Souvenir

HKIS Polo Shirt
 Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.
Each retailed at HK\$80.

Male **Female**

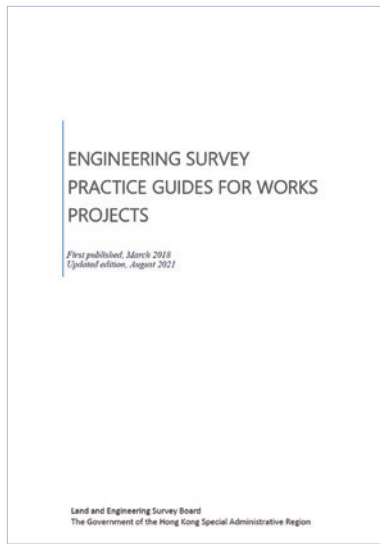
For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://www.hkis.org.hk/en/hkis_shop.html.



Land Surveying Division

Sr Koo Tak Ming LSD Council Chairman

Engineering Survey Practice Guides for Land Surveyors



Engineering Survey Practice Guides for Works Projects

The *Engineering Survey Practice Guides for Works Projects (ESPG)*, recently issued by the Development Bureau, present a recommended standard of good engineering survey practices for reference by land and engineering surveyors who carry out surveying work for consultants, contractors, and Government departments.

The *ESPG* cover different kinds of engineering survey work, namely:

- Survey data and controls
- Global navigation satellite system surveys
- Record surveys
- Setting-out and check surveys
- Monitoring surveys
- Road alignments
- Earthwork computations
- Hydrographic surveys
- Drainage record surveys
- Water mains record surveys
- Tree surveys

- Unmanned aerial vehicle surveys
- Laser scanning surveys
- Building information modelling (BIM)

Surveyors should read the *ESPG*, along with the *Engineering & Associated Consultants Selection Board Handbook*, *Project Administration Handbook for Civil Engineering Works*, the general specifications and particular specifications of consultancy briefs, and contracts for works projects.

The *ESPG* are available online at:

<https://tinyurl.com/yfwem9sq>



Application of GIS to Urban Renewal Tasks

Sr Eric Poon, Executive Director of the Urban Renewal Authority, delivered a CPD on the tasks for rejuvenating older urban areas by way of Redevelopment, Rehabilitation, pReservation, Revitalisation, and Retrofitting (the 5R strategies).



Q&A Session by Sr Paul TSUI and Sr Eric POON



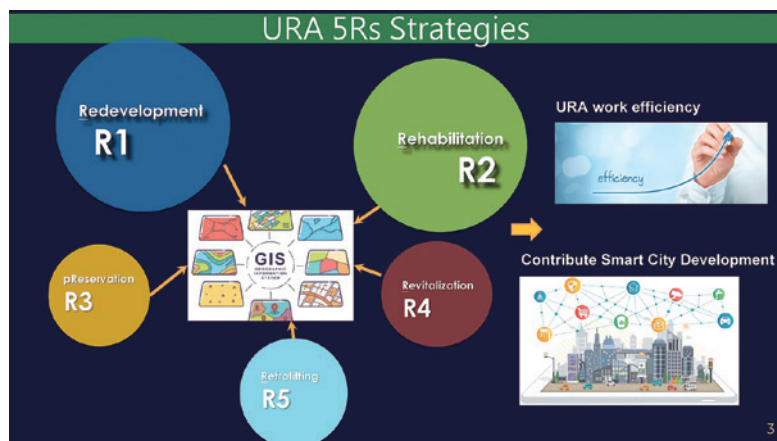
Question from the Floor



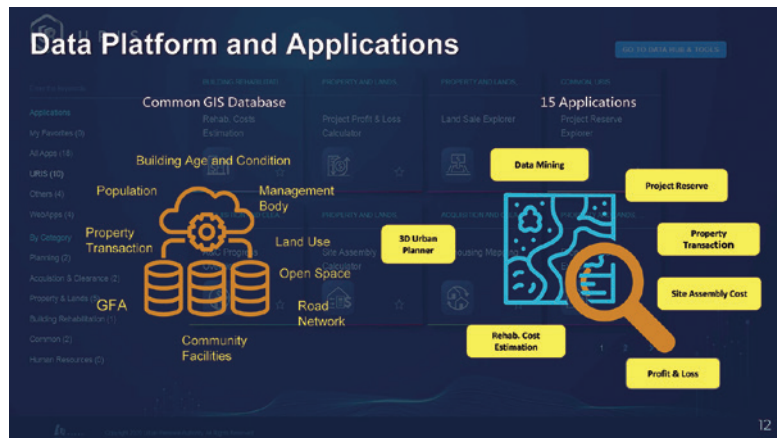
Souvenir Presentation by Sr Paul TSUI to Sr Eric POON

By using the urban renewal information system (URIS), 3D intelligent maps (3D iMap), and common spatial data infrastructure (CSDI), surveyors are reinventing the process of urban renewal and have escalated this practice to a new level on the way to smart city development.

The system demonstrated the joint efforts by surveyors of various specialties, namely BS, GP, and LS, in making the task successful. The URIS improves time efficiency and achieves highly comprehensive results from the geospatial data/geo-coded textual data to fulfil the 5Rs' objectives.



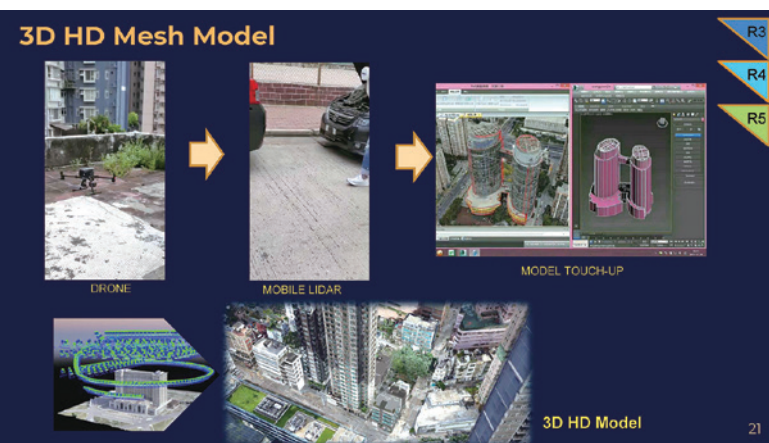
The 5Rs



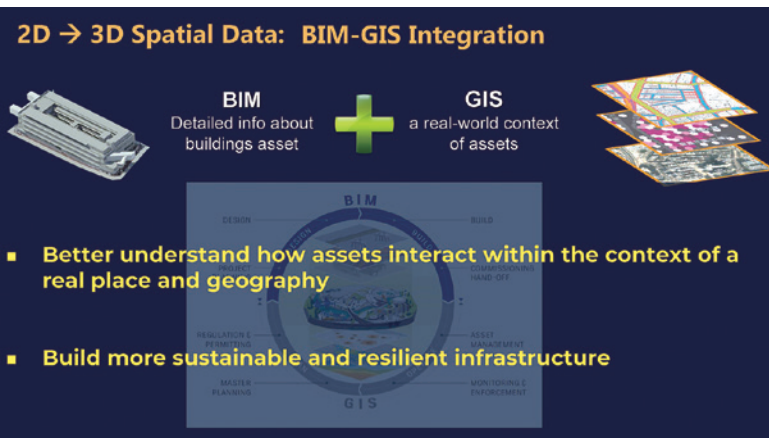
The Common GIS and URIS's 15 Applications



The Major Components that Contribute to a Smart District and Their Applications



Steps to Building a 3D HD Mesh Model via URIS



Use of BIM-GIS Integration in URIS



Souvenir Presentation by Sr Dr Lesly LAM to Sr TM KOO



Sr Michael WONG and Sr TM KOO during the Q&A Session

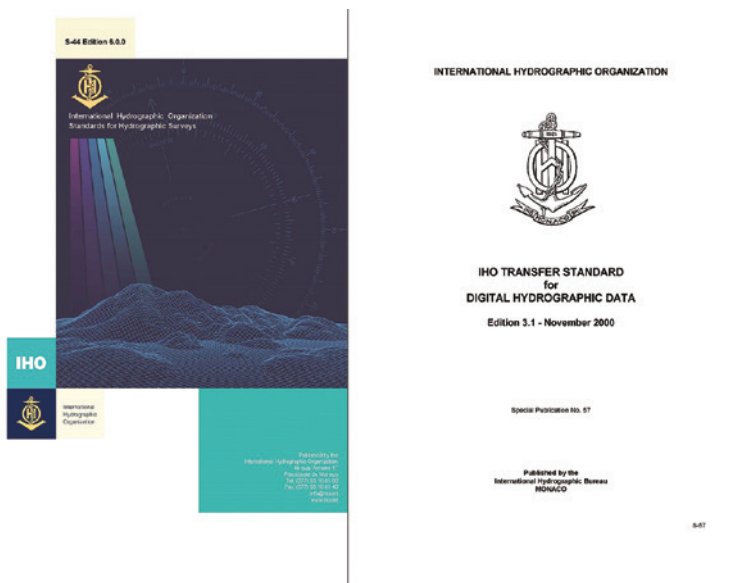
Charting Hong Kong's Waters

Oceans constantly change partly due to natural forces – waves, tides, and currents – and partly through human activities. The seabed's topography also constantly changes and mapping it is a never-ending, costly, time consuming, and laborious task.

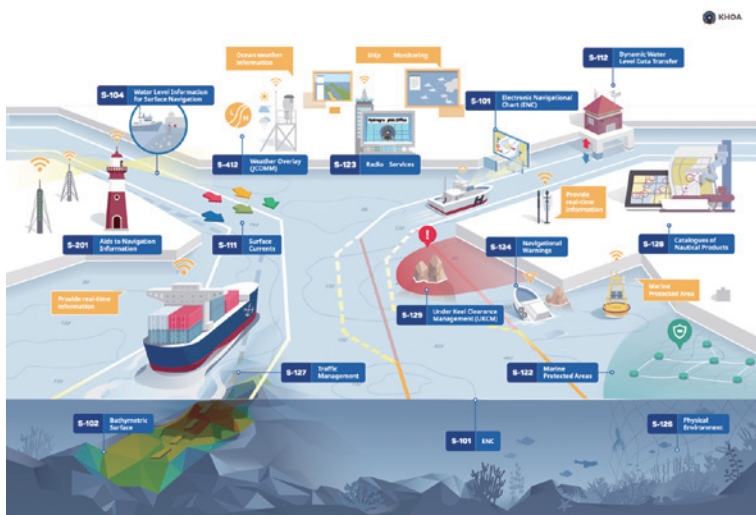
Hong Kong is fortunate to have a sheltered natural harbour, which provides good access and a safe haven for vessels that call from around the world. To ensure navigational safety, the Marine Department's Hydrographic Office (HO) surveys Hong Kong's waters and produces nautical charts for mariners.

A recent CPD on this topic reviewed the charting of Hong Kong throughout its history. Also examined were the IHO standards adopted for hydrographic surveys (S44) and chart-making for both paper (S4) and electronic navigation charts (S57). Last to be discussed were the modern methods of acquiring hydrographic

survey data and the future challenges of keeping abreast of new IHO Standards, developing multi-beam-related technologies, and the way forward for the next generation of ENC production.



IHO Standards S44 and S57



IHO Standard S100 World Model

I hope that the talk updated members on the latest developments in hydrographic surveys for charting in Hong Kong.

“Sr” - The Abbreviation for Surveyor

“Sr” is adopted as the abbreviation for surveyor by The Hong Kong Institute of Surveyors. The pronunciation for “Sr” is “surveyor”.

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation “Sr” in front of their English names in their official communications. Likewise, corporate members are also invited to address themselves as “測量師” after their Chinese names.

“Sr” - 測量師的英文簡稱

香港測量師學會採納「Sr」作為「Surveyor」（測量師）的英文簡稱。其發音與 Surveyor 相同。

為向公眾宣傳「Sr」的用法，我們鼓勵正式會員在日常生活中，在英文名字之前加上「Sr」。至於中文方面，我們亦會邀請正式會員在其中文名字之後加上「測量師」。

HKIS Souvenir

HKIS Car Badge

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

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



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



Planning & Development Division
Sr Francis Lam PDD Council Chairman

HKIS Diploma Presentation 2021

Congratulations to Sr Tyler Chan and Sr Martin Wu, who have been promoted to PDD Corporate Members, and to Sr Victor Ng and Sr Annie Chong, who are now Fellows!



Sr Winnie Shiu (3rd from left) and Sr Francis Lam (3rd from right) congratulate Sr Annie Chong (2nd from left), Sr Victor Ng (far left), Sr Martin Wu (2nd from right), and Sr Tyler Chan (far right) during the HKIS Diploma Presentation 2021.



Sr Francis Lam (middle) congratulates Sr Victor Ng (2nd from left) and Sr Annie Chong (2nd from right), who were promoted to Fellows, and Sr Tyler Chan (far right) and Sr Martin Wu (far left), who just became Corporate Members.



PDD Annual General Meeting 2021

The PDD's Annual General Meeting will be held on 11 November 2021 (Thursday) at 7:00 pm at the Surveyors Learning Centre. All PDD members are cordially invited to join.

Nomination of PDD Council Member for the 2021-2023 Term

All PDD Corporate Members are eligible to stand for election, while retiring Council Members are eligible for re-election. Invitation letters, together with nomination forms, have been sent to all Corporate Members. Pursuant to PDD Regulations, the Council shall comprise not more than 15 Corporate Members. Should the nominations received exceed the limit, a ballot by those Corporate Members physically present at the Annual General Meeting will be held.

Orientation to City University of Hong Kong's Master's Programme in Urban Design and Regional Planning (MUDP)

This year, the PDD accredited CityU's MUDP programme. Taking the opportunity to introduce the HKIS, as well as the PDD to CityU students, Sr Francis Lam and Sr Victor Ng attended the MURP programme's orientation ceremony on 1 September. They briefed students on the PDD's structure and how students could join the Division.



Sr Francis Lam (right) and Sr Victor Ng (left) at CityU's Orientation Ceremony



Sr Victor Ng (right) receives a souvenir of appreciation from Sr Annie Chong (left).

PDD New Members' Corner

In its New Members' Corner, the PDD invites new members to introduce themselves. This month's new member, Sr Michelle Yeung, had the following to say:

I would like to thank the Council for giving me this opportunity to introduce myself and express my heartfelt gratitude to everyone who has supported me along the way.

Soon after graduating from the University of Hong Kong with a Bachelor of Arts in Urban Studies, I joined Hang Lung Properties Limited as a management trainee. Throughout the 18-month programme, I had the golden opportunity to rotate between jobs in various departments. Such all-round exposure helped me develop a comprehensive understanding of how the real estate industry operates.

Upon completion of the 18-month programme, I received professional training on Hang Lung's Land Acquisition (Hong Kong) Team. It was truly a pleasure to work under Sr Almon Lui's supervision, as he always generously provided me with abundant learning opportunities. His timely feedback on my work also helped me identify areas of my performance that required improvement. Under his guidance, I equipped

PDD PQSL Short Course Series

The PDD's PQSL short course series continued in September and focused on planning and development.

myself with essential skills and knowledge for my current position as the Assistant to the Chief Executive Officer.



Apart from work, I extend my sincere appreciation to Sr Francis Lam, my mentor since 2017. As a reputable planner and surveyor, he inspired me with his extensive planning and development experiences in and outside of Hong Kong. Other than broadening my horizons, he has also given me helpful advice on my career plans.

Becoming a Professional PD surveyor is just the beginning, as there is always so much more to learn and experience. Once again, let me thank the Council for granting me this professional recognition. I will try my best to contribute to the Division's goals.



Sr Michelle Yeung (2nd from left) as a Helper during the PDD's 2017 Annual Conference

Forthcoming PDD CPD: Invigorating the Island South Conceptual Master Plan 1.0 for Wong Chuk Hang, Aberdeen, and Ap Lei Chau

The PDD is honoured to invite Ms Brenda Au, Head of the Development Bureau's Invigorating Island South Office, to come share the Invigorating Island South Conceptual Master Plan 1.0 for Wong Chuk Hang, Aberdeen, and Ap Lei Chau with members on 11 October 2021 (Monday). Interested members are encouraged to join this event! For more details and registration, please refer to the HKIS website.

Site Visit to East Coast Park Precinct (Phase 1)

Sr Francis Lam attended the opening ceremony of the East Coast Park Precinct (Phase 1), located along the Fortress Hill harbourfront, on 24 September.





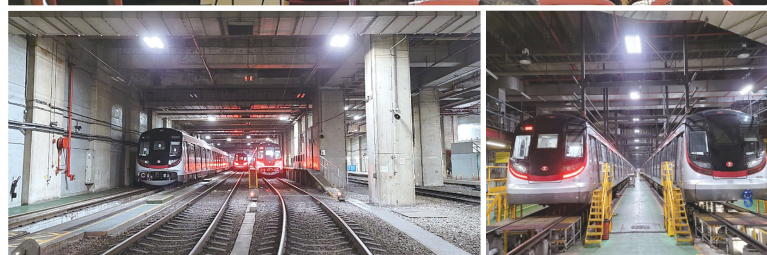
First Consultation with Professional Institutions/Stakeholder Organisations on the Common Methodologies of the General Building Plan Submission in Building Information Modelling Format to the Buildings and Lands Departments

On 27 September, Sr Grant Yuen attended a consultation to better understand the tools needed for the electronic checking process during a building plans submission.



MTR Society Link Gathering

On 25 September, Sr Junior Ho attended a MTR Society Link Gathering and visited the Data Studio and Ho Tung Lau Depot.





Property & Facility Management Division
Sr Kays Wong PFMD Council Chairman

From Corrective to Predictive Maintenance

In recent years, there has been much concern over the health of the living environment and workplace due to unexpected, persistent pandemics such as SARS and Covid-19. These crises have demonstrated the importance of having proper building services and facilities. As a result, the need to improve building environments has contributed to the rapid development of maintenance strategies and technologies. In retrospect, building maintenance has progressed from corrective or ad hoc to routine, planned, and preventive.

With the advancement of building information modelling (BIM), artificial intelligence (AI), the intelligence of things (IoT), and robotics platforms, new technologies and knowledge will help PFM managers retrieve, select, and analyse the big data they collect and use them to devise the most effective and efficient forms of maintenance for their buildings. Therefore, facility managers do not only engage in standard maintenance, but also employ newer techniques to upgrade their predictive maintenance practices.

To keep abreast of the latest information and knowledge, the PFMD has conducted a series of CPD programmes related to the abovementioned topics to encourage members to be among the pioneers in the profession.

Members are reminded to:

1. Consider becoming registered professional surveyors (RPS). The position is in your best interest, recognised by the various divisions within the profession, and prized by the government, other public bodies, and the Mainland.
2. Please visit www.legislation.gov.hk to read the full Surveyors Registration Ordinance (Cap 417) and <http://www.srb.org.hk>.
3. The PMSA's upcoming CPD seminar

講座主題：法規系列
日期：2021年10月25日（星期一）
時間：下午6時30分至8時30分

物業管理公司及其員工於提供物管服務時，經常需要收集及使用客戶的個人資料。尊重及保障個人資料私隱，可贏取住客的信任及支持，有助履行物業管理職責。物業管理公司及物管從業員應如何應用《個人資料（私隱）條例》於日常工作中，以保障客戶的個人資料私隱？

《2018年廢物處置（都市固體廢物收費）（修訂）條例草案》已於今年8月26日獲立法會通過，標誌着香港的都市減廢新里程。物業管理公司和物管從業員於推行和落實垃圾收費新法例時擔任甚麼角色，業界應如何為落實垃圾收費作好準備？

物業管理業監管局（監管局）舉辦「持續專業發展講座法規系列」，邀請了個人資料私隱專員公署代表、環境保護署代表以及監管局成員擔任嘉賓講者，為業界講解相關條例的規定和剖析與業界有關的個案，以協助掌握條例的要求。

對象

- 物業管理人員牌照持有人（第1級）及（第2級）（包括臨時牌照持有人）
- 物業管理業人士

講座重點

- 《保障個人資料私隱：物業管理指引》
- 實施「都市固體廢物收費」的準備工作
- 淘大花園參與「都市固體廢物收費試點計劃」的經驗分享

Further Details: <https://www.pmsa.org.hk/tc>

Outreach Activities

1. IFMA Integrate Conference, 8 September 2021 New Operational Mode of FM after the Covid-19 Pandemic

Sr Kays Wong represented the HKIS at the conference this year, which focused on new technological changes and a new operational mode. The pandemic has led to massive changes in terms of innovation and technology in people's daily lives. Ensuring a safe, comfortable, and effective living environment requires new modes of FM.



Mr Kenneth Tsang, President of IFMA (Hong Kong Chapter), and Sr Kays Wong, PFMD Chairman

2. 建築、測量、都市規劃及園境界立法會議員及選舉委員會當然委員與業界交流會

Our Council Members Sr Amy Tang and Sr Johnathan Lee participated in the discussion meeting of the captioned organised by the PMSA on 11 September 2021



From Left to Right: Sr Johnathan Lee, Mr Alan Siu (CEO), Sr Amy Tang, Ms Diana Pang (GM, Regulatory) and Ms Connie Yip (GM Operation and Service)



Legislative Councillor Sr the Hon Tony Tse and Ex-officio Members of the Election Committee

3. Meeting on Smart Lamppost Development in Hong Kong

On 13 September, PFMD Council Member Sr Ray Ng attended a meeting on Smart Lamppost Development in Hong Kong at the Tamar Government Offices. During this session, representatives of professional institutes, including the HKIS, HKIA, HKIE,

HKIUD, etc., expressed and exchanged their views and comments with Government officers on Pilot Scheme continuation. Lampposts equipped with smart devices such as thermal detectors, air-quality sensors, Geo-QR codes, RFID tags for blind patrons, Wi-Fi antennae, etc., can provide convenient data services, collect various real-time city data, enhance city and traffic management, and facilitate future infrastructure development for 5G mobile communications services in Hong Kong. This was a key infrastructure project mentioned in the Government's 2017 Policy Address.

As dedicated professionals, PFM surveyors should seize this opportunity to connect all buildings/facilities under their management to the smart city grid, so as to make life better and more efficient with minimal environmental impact and inconvenience to Hong Kong's citizens.

PFMD members are encouraged to familiarise themselves with the details of smart lampposts at smartlamppost.ogcio.gov.hk and offer their views to the Government on the lampposts' design. They can also recommend additional functions and applications that the lampposts should feature, collaborative opportunities for exploring potential applications for the lampposts, measures to further instill public confidence in this new technology, and the continued development of smart lampposts in Hong Kong.

CPD Event in September:

1. Project Management for Property Facilities: Statutory Requirements

Reported by Sr Louis Lee

On 2 September, Sr Ir Cr PF Chan conducted a talk on the statutory requirements for property facilities projects. He provided a comprehensive review of the prevailing legislation that a facility manager would likely encounter when managing property and facility

projects. Moreover, he highlighted the salient features of the statutory requirements, which include time, cost, and quality implications, so as to comply with building control, fire safety improvements, environmental protection, health and safety protection, fire safety installations, water supplies, and levies for construction works.

Sr Chan also discussed the latest developments in the control of water works promulgated by the Water Supplies Department, which came into effect this month. During the Q&A session, he showed his expertise by answering several questions on statutory applications.

The PFMD expresses its sincere thanks to Sr Chan for presenting an in-depth briefing on the captioned subject.

to seminar participants on the evening of 24 September. Spencer applied the classical scene from the movie, Avengers: End Game, to explain that AI is a way to solve complicated problems among trillion of handlings, of which only a few are efficient. (The first significant application of AI was probably the breaking of Germany's Enigma Code by the Allies during World War II.) Spencer also showed how he integrated AI into his projects to help with the logistical management of cargo terminals and bus companies.

Can handled the second part of the seminar. The URA is one of Hong Kong's major real estate players and widely adopts BIM and IoT in its daily property and facility management activities. Can briefed the audience on the BIM and IoT knowledge of 618 Shanghai from the concerns over its design to their implementation in its daily management. During the Q&A session, participants keenly asked questions about the payback period and other issues. Everyone enjoyed the evening.

This was the first seminar that the PFMD co-hosted with the Hong Kong Computer Society. Both hope to collaborate again on technological information projects to benefit their members in the future.



(L-R): Sr Kays Wong (PFMD Chairman), Sr PF Chan (Speaker), and Sr Louis Lee (Council Member) after the Talk

2. A New Era of Traditional Industries: Unlocking Business Value by Data from the IoT and BIM and Further Application of Artificial Intelligenc

Reported by Sr Louis Lee

This was a seminar jointly presented by the HKIS and Hong Kong Computer Society.

Artificial Intelligence is an essential innovative technology of Industrial 4.0. Spencer FUNG and Can LEUNG unraveled this mystery technology



Miss Can Leung, Mr Spencer Fung and Sr Louis Lee

CPD in October 2021

Event Name:

The Sharing of Digital Transformation Journey: The Perspectives of Property Developers and Professional Consultants

Co-Speakers:

Damien Wu Tat Ming, Director of Business Transformation and Innovation, Chinachem Group

Damien is responsible for formulating and executing business transformation strategies to enhance Chinachem's existing businesses and operations, as well as identifying new business models and revenue streams for future growth.

He has over 25 years of IT management, consulting, and startup experience. Prior to joining Chinachem, he held senior IT management roles at various multinational consulting firms and local conglomerates including Chinadotcom, Avanade (a Microsoft and Accenture joint venture), and Link REIT. He also co-founded or served as the CTO of two successful IT startups in Hong Kong: Resources Link (a joint venture with China Resources) and Wisers, a leading business intelligence solution provider.

Damien holds a Bachelor of Mathematics (Joint Honours in Management Accounting and Computer Science) degree from the University of Waterloo in Canada. He is also the Chairman of Smart City Consortium's Proptech Committee and an advisor for various organisations such as the Hong Kong Science and Technology Park, Logistics and Supply Chain MultiTech R&D Centre (LSCM), Innovation and Technology Commission, Hong Kong Proptech Association, etc.

Co-Speakers:

Samuel Hui, Co-Owner & Chief Transformation Officer of the HKBN Group

Samuel loves building bridges. His crowning achievement is building a Popsicle bridge that held 900lbs.

Today, the bridges Samuel builds are more metaphorical. At HKBN, he bridged the gap between business and technology by driving HKBN's digital transformation and that of its enterprise customers. He and his team serve as trusted advisors and delivery experts across a variety of topics including digital solutions, IoT, big data, etc. Samuel is also active in the startup ecosystem of co-developing innovations with leading entrepreneurs for the enterprise market.

Prior to joining HKBN, Samuel worked for Oliver Wyman (New York) as a management consultant to Fortune 500 FSI clients. He graduated with AB and BEng degrees in Mechanical Engineering from Dartmouth College in the US.

Event Date: 26 October 2021

Event Time: 7:00-8:30 pm

CPD Hours: 1.5

Venue: via Zoom

Division: PFMD

Organisers: PFMD and the Hong Kong Computer Society



Quantity Surveying Division
Sr Amelia Fok QSD Council Chairperson

Meeting with the Housing Department Quantity Surveyors Association (HDQSA) (27 August 2021)

Following the QSD's last meeting with the HDQSA in 2019, Sr Sunny Choi (QSD Vice Chairman), Sr Rex Ying (QSD Honorary Treasurer), Sr Paul Wong (HKIS Vice President and QSD Past Chairman), Sr Thomas Ho (HKIS Past President and QSD Past Chairman), Sr Tiffany Chan, Sr Sandy Tang, Sr HY Wan (QSD Council Members), Sr Tony Choi (QSD Co-opted Member), and I met our HDQSA counterparts at the Housing Authority's headquarters in Homantin on 27 August 2021 to brief them on the work the HKIS was carrying out.

The current Chair of the HDQSA, Sr Kanty Fu, led seven other council members to meet with us. Three senior Housing Department officials – Sr Didio Kong (CQS/1), Sr Andrew Lam (CQS/2), and Sr Ellie Yeung (SQS/PS) – also joined the meeting to exchange views with the QSD on the following issues:

- a. The HKIS's progress in drafting the SMM5
- b. The HD and surveying industry's implementation of BIM
- c. Application of MiC to HD Projects
- d. Effect of security of payment on HD Projects and the HKIS's progress in Adjudicator Nominating Body
- e. Collaboration between the HDQSA and HKIS QSD in certain events/activities
- f. Acceptability of measurements using the digital method in HD and private sector projects

The meeting was very fruitful and informative. Later, the HDQSA updated us on its latest developments. Thanks go to Kanty and her council members for their warm hospitality.



3rd QSD Social Event: Soap-Making Workshop (28 August 2021)

A soap-making workshop was successfully held on 28 August. I joined fellow members to spend a fun and relaxing afternoon making beautiful, aromatic soaps.

Thanks go to Sr Christina Wong (QSD Social Event Sub-committee Chair) and Sr Karen Wong (QSD Social Event Sub-committee Member) for organising this event.



Launching of the Practice Notes on Procurement Strategy (6 September 2021)

The QSD first published a series of practice notes on consultancy quantity surveying in 2012 with amendments in 2015. Through the joint efforts of the QSD and Association of Consultant Quantity Surveyors (ACQS), a new *Practice Notes on Procurement Strategy* was completed recently. Its launching ceremony occurred at the Surveyors' Learning Centre on the evening of 6 September with Sr Thomas Ho (ACQS Honorary Secretary), Sr Sunny Choi (QSD Vice-Chairman), Sr Rex Ying (QSD Honorary Treasurer), Sr Antony Man (QSD Past Chairman), Sr Jim Chark, Sr Dr Ken Hui, Sr HY Wan (QSD Council Members), and I in attendance. Following the ceremony, a CPD talk was conducted by Sr HY Wan, one of the drafters of the Practice Notes.

In addition, the *Practice Notes on Cost Control and Financial Statements* was amended with the incorporation of notes for "Architect's Instruction Pre-Approval". Both *Practice Notes* have been uploaded to the HKIS website for members' reference.

Members can get a hard copy of the "Practice Notes on Procurement Strategy" from the HKIS office while stock lasts.

I express my sincere thanks to the representatives of both ACQS (Sr KC Tang and Sr Thomas Ho) and QSD (Sr Dr Ken Hui and Sr HY Wan) for drafting the *Practice Notes*.



PMSA Recognition

The HKIS (BSD, GPD, PFMD, and PDD) is on the list of Recognised Professional Bodies of the Property Management Services Authority (PMSA). Members may be aware that President Sr Edwin Tang, Sr Paul Wong (HKIS Vice-President and QSD Past Chairman), Sr Raymond Kong (QSD Immediate Past Chairman), LSD Chairman, and I met with PMSA representatives on 4 June to follow up on the provision of further information to the PMSA in order to allow QSD corporate members to apply for Property Management Practitioner (PMP) Tier 1 licences upon fulfilling their membership requirements under Cap 626.

Upon request, I provided two rounds of supplementary information to the PMSA for the review of its Board in late September 2021 and will notify members once the PMSA issues its decision.

Assessment of Professional Competence (APC) (11 August & 15-16 September 2021)

The APC Parts I and II (Papers 1 and 2) were successfully held at KITEC, Kowloon Bay, on 11 August and 15-16 September 2021, respectively. This year, approximately 200 candidates sat for Part I, while some 500 sat for Part II. Given the pandemic, the QSD implemented the same precautions as last year such as social distancing during the seating arrangements, access control using body temperature sensors, etc. The professional interviews are scheduled for January 2022.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

I express my heartfelt thanks to members of the Divisional Education Committee (DEC), chaired by Sr Steven Tang, and the HKIS Secretariat for organising the APC during this challenging period.

Members are welcome to join the Congress by reserving tickets at <https://bit.ly/38L31Ot>.



Photo source: PAQS Congress 2021

HKIS QSD Annual General Meeting (AGM) (26 November 2021)

The QSD AGM will be held at the Surveyors' Learning Centre on 26 November 2021 (Friday) at 6:30 pm. A formal notice of this event will be mailed to all corporate members in mid-October.

PAQS Virtual Congress 2021

The Philippines Institute of Certified Quantity Surveyors (PICQS), this year's organising institute of the Pacific Association of Quantity Surveyors (PAQS) Congress, announced in early September a change to this year's event from a physical conference to webinar. Its theme is "Creating Smart Cities to Help Build the Future – Embracing Digitalisation and Sustainability" and the event is scheduled for 14-15 November 2021. The PAQS board meeting will also be held online on 12 November 2021.

E-Coupons for CPD and PQSL Events

The QSD Council will continue to provide members with e-coupons (\$50 X 6) to use for CPD and/or PQSL events with a view to offering them some financial relief in view of the pandemic. The period of use of these e-coupons will last from 4 October 2021 to 3 October 2022.



Young Surveyors Group

Sr Ng Ka Yi, Kitty YSG Committee Chairperson

Talk at HKU

YSG was invited by HKU's Surveying Society to give a talk at HKU on 14 September to introduce the surveying profession and promote itself to Year 1 students.

The talk started with a brief presentation of the HKIS, the roles of surveyors in the development cycle, how to become a qualified surveyor, and the career opportunities available to surveying graduates.

The students listened very attentively. After the introduction, YSG proceeded to the sharing sessions, during which its representatives from the BS, GP, and QS Divisions divided the audience into three groups according to surveying stream and allowed students to choose their groups.

YSG shared topics such as career paths, general job duties, internship experiences, and preparation for the APC assessment. It hopes that the students gained a general understanding of the surveying profession through this introductory talk.





林增榮測量師
資深專業會員 產業測量組

房屋供應除土地外的更深層次問題

眾所周知房屋供應短缺與土地供應直接掛鉤。解決長遠房屋供應問題必須由土地供應著手，這是不爭的事實。土地由「生」變成「熟」動輒要經過 10 年或更長的光景，相當於兩屆特區政府之後才有土地供應給今天的需求，這是何等不平衡的供求關係。是否探討從地契審批、優化條款、減省重疊工序等積極的行動對加快房屋供應有更好的效果？

香港特區政府擁有兩大絕對權力：

(一) 是最大地主亦可謂最大土地供應者；
(二) 是土地使用的監督者，換言之每一個項目在不同的發展階段裏政府有權制定各種審查、審批的法規和條例，要能全面及完全滿足所有設定的規條，該項目始會出現在房地產市場作買賣、租賃等交易。簡單而言，一手掌握“麵粉”的供應，另一手則規管“麵包”應該如何製造才可以“出爐”。如果“麵粉”的供應是受到各種主觀和客觀環境和條件因素所掣肘而不由自主，可以被市場所認同的，問題可能出在另一方面。因為篇幅所限在此只能舉一個例子作說明。

項目開發審批程序中除了建築物條例、城市規劃條例、環評報告等等以外，最為複雜的一關是地契審批。新批地契的條款比回歸前複雜。眾多條款之中以“設計、配置及高度 (DDH)”屬盤古年代，當年普遍用於規範新建項目，要求在這三個方面要與已建成的接鄰樓房協調。近年成為要求發展商在項目動工前先行申請同意書的條件之一，不然該項目無法獲得審批通過。

香港測量師學會與地政總署經過漫長溝通說明這條款在今天市場的存在價值不高，只會對發展商帶來不可預測的困擾，導致發展期拉長，建造成本相應增高，因此建議應予廢除，最終獲發展局

有限度認同不再列入新批出工商業用地及市區高密度住宅用地之地契內，業界本以為鬆一口氣，審批時間縮短加快項目上馬。令人費解的是若現行地契內如涵蓋這一條款，則發展商需要在項目獲取屋宇署發出入伙紙後向地政總署申請滿意紙時，該條款有機會作為批核條件之一。經辦人便需要從建築圖則、地契條款等逐項審查至完結為止，這豈非與邏輯背道而馳。此舉將整個已經取得入伙紙的建築物在太陽下曬幾星期甚至更久。當找到其他方面問題，有可能要求發展商申請修正地契條款，或因此需要補地價。要完成修正地契和補地價，還需多等幾個月才可放行。未知是否意識到這份堅持對項目、發展商、銀行、小業主、房地產市場、社會及特區政府領導班子帶來甚麼連鎖影響，社會成本增加有多大？

有規必守、有例必遵是絕對正確的。對某些社會價值不彰的條款，足以令涉足於房地產發展的所有參與者皆疲於奔命，建議發展局從大局出發，從善如流，應徹底檢討，作為優化審核程序的前提。

為管而管，變成擾民。急市民所需，將政策落實到位，盤活市場，方為德政。

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Official FACEBOOK PAGE of the HKIS

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Reported by Sr Gigi Mok,
YSG CPD Convener

APC Workshop for Building Control, 11 September 2021 (PQSL Jointly Organised by the BSD and YSG)

The BSD and YSG jointly organised three half-day workshops for BS probationers under three main streams – Building Control, Maintenance and Rehabilitation, and Project and Development – in September. The Building Control workshop on 11 September was for those probationers who chose it as their main stream.

The BSD and YSG were honoured to invite Sr Alan SIN, Sr Edwin TANG, and other experienced BSD APC Assessors (Sr Gary CHAN, Sr George CHEUNG, Sr Jeffrey KWOK, Sr Joe NG, Sr Terry NG, Sr Aric NGAI, and Sr Daniel PONG) to brief probationers on the APC requirements, deliver talks on the required core competencies for the relevant main streams, and lead group discussions.

The group discussions were the main features of the workshops and featured four panels. Probationers gave them much positive feedback after many admitted to difficulties understanding the panel discussion sessions. The group discussions gave them a firmer grip on the core competences of their respective main streams and APC requirements.



Special thanks go to the facilitator of the three workshops, BSD Divisional Education Committee member, Sr Peter DY.



Sr Alan SIN, BSD Divisional Education Committee member, briefs attendees on the APC requirements for Building Control.



Sr Edwin TANG delivers a main stream talk.



First Face-to-Face Formal Event since the Covid-19 Outbreak Began



Panel Discussion



Panel Representative Sharing Session

Reported by Sr Gigi Mok,
YSG CPD Convener

BSD APC Workshop for Maintenance and Rehabilitation, 18 September 2021 (PQSL Jointly Organised by the BSD and YSG)

After the first workshop on 11 September, the workshop for probationers who chose Maintenance and Rehabilitation as their main stream occurred a week later.

The three workshops had the same arrangement. Sr Peter WONG, Sr Nelson HO, and other experienced BSD APC Assessors (Sr Gary CHAN, Sr Jeffrey KWOK, Sr Terry NG, Sr Aric NGAI, Sr Daniel PONG, Sr Idi CHAN, Sr Terry YEUN, and Sr Anderson LAM) came to brief attendees on the APC requirements, deliver talks on the core competencies for the relevant main streams, and lead group discussions.



A Full House Registration



Participants discuss the learning difficulties encountered during their professional training.



Sr Peter WONG, BSD Divisional Education Committee member, discusses the APC requirements for Maintenance and Rehabilitation.



Sr Nelson HO delivers his main stream talk.



Panel representatives share a discussion with their panel.

Reported by Sr Gigi Mok,
YSG CPD Convener

BSD APC Workshop for Project and Development, 25 September 2021 (PQSL Jointly Organised by the BSD and YSG)

This workshop was for BS probationers who chose Project and Development as their main stream.

Sr Peter DY, Sr Vincent HO, and other experienced BSD APC Assessors (Sr Jeffrey KWOK, Sr Terry NG, Sr Cheuky CHEUK, Sr Grace LEE, Sr Carmen LAI, Sr Andrew IP, and Sr Henry CHAU) came to brief attendees on the APC requirements, deliver talks on the core competencies for the relevant main streams, and lead group discussions.



Participants concentrate on the APC briefing.



Panel Discussion



Sr Peter DY, BSD Divisional Education Committee member, briefs attendees on the APC requirements for Project and Development.



Sr Vincent HO delivers his main stream talk and introduces relevant textbooks and articles to participants.



Panel representatives deliver a three-minute sharing session.

Reported by Sr Johnson Cheung
YSG Committee Member

Dispute Resolution in the Greater Bay Area, 30 September 2021 (CPD Organised by YSG)



Stages of Mediation

1. Introduction and preparation
2. Initial Joint Session
3. Initial Private Session ("Caucus")
4. Other Sessions
5. Final Joint Session
6. Conclusion

COCKING & CO

Dispute Resolution in the Greater Bay Area

YSG was honoured to invite Sr Gilbert KWOK, Partner at Cocking & Co LLP (Construction Lawyers), HKIS Past Chairman (QSD), and RICS Past Chairman (Quantity Surveying and Dispute Resolution Practice Group), to deliver a fruitful and technical seminar to younger members on the different forms (i.e., arbitration, mediation, and negotiation) of alternative dispute resolution (ADR) in China. Gilbert also discussed the government's promotion of ADR in China and its advantages. Furthermore, Gilbert's colleagues, Ms Mavis CHUNG and Mr Anson CHAN, respectively introduced the background of the Greater Bay Area and the proposed security of payment legislation in Hong Kong.



民商事诉讼一般流程:

起诉 (诉前财产保全) → (诉前联调) → 受理 → 一审开庭 → 判决 → 不服, 上诉 → 受理 → 二审开庭 → 判决 → 申请强制执行

- 进入二审还能否调解?
- 进入二审还能否撤回起诉?



梁律師 was invited to share the general conditions, legal system, and procedures of ADR in China. This gave members a better understanding of the Mainland's legal system and its background.



Compelling of Arbitration – Article 5

LINKS
連卓律師事務所

● Article 5 of the CAL:

If the parties have concluded an arbitration agreement and one party institutes an action in a court, the court shall not accept the case (decline jurisdiction), unless the arbitration agreement is *null and void*.

● Article 8 of the UNCITRAL Model Law

Article 8. (1) A court before which an action is brought in a matter which is the subject of an arbitration agreement shall, if a party so requests not later than when submitting his first statement on the substance of the dispute, refer the parties to arbitration unless it finds that the agreement is *null and void, inoperative or incapable of being performed*

Mr Patrick Zheng, a qualified lawyer, arbitrator, and Partner at Links Law Offices, came to share the essential elements of ADR in China. Moreover, by comparing Mainland arbitration practices to UNCITRAL Model Law on international commercial arbitration, Patrick expanded the attendees' knowledge of arbitration.



Sr Nathan Lee
Sports and Recreation Committee Chairman

Resumption of Sports Activities

The Recreation and Sports Club of Hong Kong Professional Bodies (RSCP) resolved during a meeting held on 10 June that:

- (1) RSCP activities can ONLY resume if they are held virtually; and
- (2) an activity host may submit a proposal, which should be a consensus of all participating professional bodies in the activity and explain in detail the manner of organising any in-person activity for the RSCP's approval, which would consider any proposal on a case-by-case basis.

The first approved event will be the Women and Men's Volleyball Tournament 2021, which is scheduled for 28 November and 5 December 2021 respectively. The HKIS men's and women's teams have won the championship for four and three consecutive years, respectively, and will try to extend their success this year.

For members who are interested in learning or playing volleyball, please feel free to contact Ms Kitty Lai at kittylai@hkis.org.hk.



Golf Activities

To encourage more members to experience the pleasure of golf, the HKIS Golf Committee will organise a golf outing at the Whitehead Club Driving Range in Wu Kai Sha on 27 October 2021 (Friday) from 18:30-20:30. Experienced golfers from its golf team will come teach golf etiquette and basic skills to beginners. Members on the elementary and intermediate levels can also come learn how to improve their skills. Please stay tuned for updates on this event.



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香港測量師學會
www.youtube.com/TheHongKongInstituteofSurveyors




HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

1 OCT - 5 JAN
2021 - 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
1 Oct 2021	YSG/ S/202110	YSG Social Event – Zipline, Abseiling and Rock Climbing Workshop	-	YSG	-	-	-	HK\$380 - members
4 Oct 2021	2021139	Introduction to the Standard Form of Contract for Decoration, Repair and Maintenance Works	Paul H K Ho	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
6 Oct 2021	2021001T	QSD PQSL Contract Administration Series 2021 (6) – How to manage a New Engineering Contract?	H Y Wan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
9 Oct 2021	2021150	Site Visit to Tseung Kwan O Lam Tin Tunnel (CEDD Project Contract No.: NE/2015/01) FULL (Same as the visit held on 16 October 2021)	Russell Lang, David Tam, Joseph S L Law	QSD	2.0	✓	2.0	HK\$200 - members
11 Oct 2021	2021155	Invigorating Island South Conceptual Master Plan 1.0 - Wong Chuk Hang, Aberdeen and Ap Lei Chau Areas New	Brenda Au	PDD	1.5	✓	1.5	Free of charge
12 Oct 2021	2021113	Building Surveyors Conference 2021 - Sailing Amidst the New Normal	Please refer to website	BSD	6.0	✓	6.0	Please refer to website
16 Oct 2021	HKIS/ S/202109A HKIS/ S/202109B	HKIS Social Event - Massage Candle Workshop 按摩護膚蠟燭工作坊	-	HKIS	-	-	-	HK\$240 - members
16 Oct 2021	2021151	Site Visit to Tseung Kwan O Lam Tin Tunnel (CEDD Project Contract No.: NE/2015/01) New (Same as the visit held on 9 October 2021)	Russell Lang, David Tam, Joseph S L Law	QSD	2.0	✓	2.0	HK\$200 - members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
16 Oct 2021	2021153	香港測量師學會建築測量組社區活動2021 - 「城市查督撈 量師領重行」 Part 2 - 築蹟深度遊網上論壇 New	何鉅業、陳美娟、 劉卓傑、劉令怡	BSD	2.0	✓	2.0	\$200 (所得費用將全數用於購買透明口罩捐予香港聾人福利促進會，以支持關注聽障學童教育服務)
18 Oct 2021	2021142	Green Neighbourhood in High-density High-rise Cities New	Tony Ip	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
21 Oct 2021	2021152	CPD on Carbon Neutrality New	Cary Chan	HKIS	1.0	To be determined by respective Division		Free of charge
21 Oct 2021	2021154	New Regulatory Regime for the Operations of Small Unmanned Aircraft in Hong Kong New	Michael S K Yuen	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
23 Oct 2021	2021114	HKIS QSD Conference 2021 - Forging Ahead Practical Solutions in Quantity Surveying	Please refer to website	QSD	3.0/6.0	✓	3.0/6.0	Please refer to website
23 Oct 2021	2021149	Visit to Holy Spirit Seminary " 聖神修院 " FULL	Representative(s) of Holy Spirit Seminary, S L Lam	BSD	2.0	✓	2.0	HK\$200 - members
25 Oct 2021	2021156	Prosecution and disciplinary actions against RI and QP under MBIS and MWIS New	C K Lau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
26 Oct 2021	2021157	The sharing of digital transformation journey: the perspectives from property developer and professional consultant New	Damien T M Wu, Samuel Hui	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
28 Oct 2021	2021135	High frequent earth observation based on urban skyline and passenger aircraft: A new remote sensing approach for emergency response	C S Wang	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
9 Nov 2021	2021159	城鄉共融 New	鄧文彬	QSD	1.5	✓	1.5	Free of charge

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
2 Dec 2021	2021141	Mapping Evolution – The Services, the Changing and the Challenging Role of Authorized Land Surveyors in a Smart City Era	Ken Ching	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
5 Jan 2022	2022001	Registered VALUE MANAGEMENT (VM) Programme (12 Hours) 	Please refer to website	QSD, HKIVM, HKICM	12.0	✓	12.0	HK\$280 / Session (or all 4 Sessions for HK\$1,000)

(1) "Recognised Divisional PQSL Event" and "Divisional PQSL Hours": Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.

(3) "Recognised Divisional PQSL Event" is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.

(4) A CPD event may be recognised as a PQSL event when it is so indicated under the "Recognised Divisional PQSL Event" column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

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



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

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

NEW! PETROCHINA CARD

From 1 October 2021, HKIS members can enjoy the private car discounts of **HK\$4.3 per litre for gasoline** and **HK\$8.8 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit www.cheerwayco.com/jpro.

NEW! ESSO FLEET CARD

From 1 October 2021, HKIS members can enjoy the privileged private car discounts of **HK\$3.60 per litre for petrol** and **HK\$8.50 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

SHELL CARD

From 1 September 2021, the discount is **HK\$3 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**.

CALTEX STARCARD

From 1 August 2021, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$3.8 per litre for gasoline** and **HK\$8.5 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **2116 5423 / 9279 5187**.

AFFINITY CARD

HKIS American Express® Credit Cards

Introducing the American Express Credit Cards exclusive to The Hong Kong Institute of Surveyors members: **Platinum Credit Card** / **Gold Credit Card**. For exclusive offers to HKIS members, please refer to the HKIS website. Enquiry: **2277 1370**

Shanghai Commercial Bank HKIS Credit Cards

For exclusive offers of the Shanghai Commercial Bank HKIS VISA Platinum / MasterCard Titanium Credit Card, please refer to the HKIS website. Enquiry: **2818 8236**

OTHERS

NEW! Up To 15% DRY CLEAN & LAUNDRY

From now until 31 December 2022, HKIS members can enjoy **15% off on garment laundry and dry cleaning service**, and **5% off on household items & 10% off on pick up and delivery service from Vogue Laundry**. Please refer to the HKIS website for details.

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

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

10% 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>.

22% 5G HEARING AID

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

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

40%-37% HEALTH CHECK PLAN

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

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

15% WEIGHT REDUCTION PLAN

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2021, HKIS members can enjoy its exclusive offers, including a **free "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.

Free subscription Magazine

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

Up to 25% DINING

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

Up to 74% HEALTH CHECK PLAN

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

10% DINING

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

29% BOAT LICENSE COURSE

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

Up to 18% DINING

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

Up to 25% INSURANCE

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

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

Special Offer HP Inc

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 until 31 October 2021. For more details, please visit HKIS website.

10% DRIVING COURSE

From now until 31 December 2021, HKIS members can enjoy **10% discount** on specified driving training courses 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.

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

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

10% BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS affinity cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2021.

15% PROFESSIONAL COURSE

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

10% FOOTBALL SHIRT

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

15% WINE SHOPPING

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

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

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.

Special Offer INSURANCE

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

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.

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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.

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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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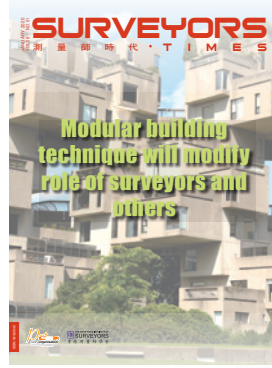
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