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Surveying in the new digital era

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

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Sr Edwin TANG

In my final President's Message to you I am pleased to report the number of institutional events and activities has really picked up, and this has kept me busier than ever. The last General Council meeting was held face-to-face, for the first time this Council Year, and almost all Council members attended at our Surveyors Learning Centre on 17 November.

Over October and November, I represented the HKIS at many events organised by other institutes and organisations, including annual dinners and award ceremonies. The Pacific Association of Quantity Surveyors (PAQS) Annual Board Meeting and Congress was a great opportunity, held on 12 November and then the 14th and 15th in the Philippines: board members had to adapt to the pandemic and meet online, juggling the many time zones.

HKIS Best Development and Conservation Award 2021

For the first time, the HKIS hosted an award in its name, an initiative driven in 2019 by our Immediate Past President, Sr Winnie Shiu, when she was the Senior Vice-President. The award's theme, "Surveying Excellence in Development and Conservation", recognises the surveyors in our six Divisions and their untiring efforts that have contributed to the development and conservation of our built environment, from planning to post-occupation of construction projects. The pandemic delayed the whole

programme and the award presentation was deferred to 12 November, when it was our privilege to have the Chief Executive of the HKSAR, Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS as our guest of honour.

Construction Industry Council (CIC) Sustainable Finance Certification Scheme

The CIC has launched this scheme to provide the construction industry in Hong Kong and the Greater Bay Area (GBA) with a common framework and a clear, simple assessment system through which to apply for sustainable financing. The HKIS is one of more than 80 organisations supporting the new certification, and I attended its launch on 5 November along with prominent guests from the construction and finance sectors.

There are benefits to green and sustainability-linked loans and other financial products, such as market exposure, and incentives, all with expanded business opportunities in line with HK and GBA policies. The scheme supports the Government's recent pledge to position Hong Kong as a leading sustainable-finance hub in Asia and achieve carbon neutrality before 2050.

Applications can be made at this dedicated website, on which will soon also be a hub of best practices chosen from cases of successful applicants: <https://sfcs.cic.hk/>.

2021 LegCo Election (ASPL Functional Constituency)

Regarding the forthcoming LegCo election, a joint institutes forum will be held on 6 December for qualified members of the 4 institutes to learn more about the platforms of the candidates standing for the Architectural,

Surveying, Planning and Landscape Functional Constituency. Members are encouraged to join the online forum and cast their votes on 19 December.

Farewell

My journey as the President has been filled with many challenges. At the beginning of the year and with the valuable input of the designated working group, I had to ensure the making of a timely decision on either renewing the tenancy or relocating the HKIS office and finding available accommodation. I also have had to familiarise myself with new measures announced by the Central Government to facilitate the professional practice in Greater Bay Area (GBA), Hengqin and Qianhai, by Hong Kong Registered Professional Surveyors and firms. For the first time in its history, the HKIS has had to take on political roles under the revised election system pursuant to Annex II of the Basic Law, amended by National People's Congress Standing Committee on 30 March 2021. The President and authorised representatives of the HKIS have specific duties in the nomination and election of the Members of the Election Committee and Legislative Council and the Chief Executive.

The key takeaways of my tenure, for me as a building surveyor by profession, were better knowledge and understanding of the industry, especially what challenges and concerns other surveying divisions are facing. I also learnt some new things to keep up with the rapid development of technology concerning Construction 2.0, Building Information Modelling and Modular Integrated Construction. It has also been interesting as a retired civil servant to act on behalf of the Institute in dealings with various Government departments.

One of my biggest regrets has been that there were nearly no opportunities to meet members

face-to-face at institutional events, such as has been the rigour with which we exercised caution during this pandemic. But, we, the HKIS, managed to remain cohesive and grow stronger. Thanks to the concerted efforts of all council members, our six Divisions, the Board of Education, Board of Professional Development, and Board of Membership, the Young Surveyors Group and various committees, working groups and task forces.

I want to give special thanks to the Secretariat for their hard work in handling the additional workload under Covid-19. Last but not least, I wish the incoming General Council every success.

Sr Edwin Tang
President

離任 任在即，在最後一篇會長的話中，很高興可以向大家匯報，會務活動日趨頻繁，我亦因此過得非常充實，樂此不疲。11月17日，本屆最後一次理事會會議已於測量師研習中心舉行，此為本年度首個實體會議，幾乎所有理事會成員均有出席。

十月至十一月期間，我代表學會出席多個由其他機構主辦的活動，包括周年晚宴及頒獎典禮等。11月12日，亞太區工料測量師協會在菲律賓舉辦年度理事會，其後於14至15日順利召開國際年會：因應疫情關係，董事會成員需要跨越時區，以線上形式進行會議，能參與這兩個活動真的很難得。

香港測量師學會「優秀發展及保育大獎 2021」

2019年，當上任會長蕭慧儀測量師仍為高級副會長時，她主張以學會名義舉辦一個比賽，主題為

「卓越測量 成就發展與保育」。設立這項大獎的目的，旨在肯定我們六個專業組別的測量師，他們不辭勞苦，由建築項目的規劃至建成使用的過程中，均為建築環境的發展及保育作出重大貢獻。由於疫情關係，活動需要延期，而頒獎典禮亦延至 11 月 12 日舉行。典禮上，我們有幸邀請到香港特別行政區行政長官林鄭月娥女士 GBM，GBS 擔任我們的主禮嘉賓。

建造業議會可持續金融認證計劃

建造業議會推出建造業議會可持續金融認證計劃，為建造業提供一個通用框架和簡易的評估系統，讓香港及大灣區的業界申請可持續金融工具。此認證計劃得到超過 80 間機構的支持，學會亦是其中一員。11 月 5 日，我出席了認證計劃的開幕典禮，與建造業及金融業的貴賓聚首一堂。

利用綠色和可持續發展相關的貸款，及其他金融產品大有裨益，如增加市場曝光率、財務優惠，以配合香港及大灣區政策的擴展機遇。此外，政府最近承諾將香港發展成為亞洲首屈一指的可持續金融樞紐，以及於 2050 年前實現碳中和的目標，此認證計劃可以提供相關的支援。

大家可以於網站 <https://sfcs.cic.hk/> 遞交申請。稍後，大會將挑選一些成功的申請個案，將他們的經驗上載該網站與業界分享。

2021 立法會選舉（建測規園功能組別）

立法會選舉在即，我們將於 12 月 6 日舉辦聯合論壇，讓四個學會合資格的會員了解更多關於建測規園功能組別候選人的想法。我們鼓勵會員參加線上聯合論壇，並於 12 月 19 日投票。

珍重再見

擔任會長的這段期間，我面對過很多不同挑戰。年初，我得到有關工作小組的寶貴意見，需要短時間內決定要為學會辦公室續約還是搬到新地點，所以四出物色合適的選址。另外，中央政府早前宣佈，促進香港的註冊專業測量師及測量公司於大灣區、橫琴及前海執業的新措施，我亦要花時間熟習有關資訊。除此之外，2021 年 3 月 30 日，全國人民代表大會常務委員修訂《基本法》附件二並更新選舉制度後，學會亦首次擔當政治角色。不論是選舉委員會委員、立法會議員抑或是行政長官的提名及選舉，學會會長及獲授權代表均會有特定的職責。

任職專業建築測量師多年，在本任期內最大的得著是獲得更多行內的知識，特別是了解到其他測量組別正面對的挑戰及所關注議題。另外，隨著科技越來越發達，我亦學到一些有關建造業 2.0、建築資訊模型以及組裝合成建築法的新知識。同時，曾經作為公務員的一分子，現今以學會會長身份再次與不同政府部門接洽，亦是一個有趣的經驗。

然而，任期內我幾乎沒有機會親自與會員於學會活動上會面，實屬可惜。這期間，我們處事謹慎，認真看待疫情。我由衷感謝所有理事會成員、六個專業組別、三個委員會（教育、專業發展、會籍）、青年組及其他委員會、工作小組以及專案小組。全賴大家同心協力，學會才能在疫情期間繼續保持凝聚力，而且變得更強大。

我想特別鳴謝秘書處努力不懈，疫情下堅持處理額外的工作！最後，我祝願下屆理事一帆風順！

會長
鄧海坤測量師

Special report on the HKIS Annual Conference 2021

Surveying in the new digital era

By Jimmy Chow

At the 2021 HKIS annual conference held in September in a hybrid format, government officials, academia, tech start-ups and veteran surveyors gathered to discuss how new technology is reshaping the built environment, advancing Hong Kong towards becoming a smart city and smartening up the way surveyors work with government departments and the project team.

Just as **Sr Edwin Tang**, President of the HKIS, said in his opening speech, “the emergence of technologies has altered our traditional practices. This trend has highlighted the need for us as a surveyor to adapt to new practices under the new normal and create better prospects for the surveying profession.”

“The six divisions of the HKIS have been working together to provide expertise, suggestions, guidelines to the government, industry and the public to create a healthier, safer built environment. We are also obligated to keep ourselves up to date with the latest technology and innovation to improve our services.”

Creating capacity for the city to grow

Speaking at the annual conference, **Michael Wong Wai-lun, JP**, Secretary for Development, Development Bureau of the HKSAR Government, shared with participants some of the initiatives that the Government has been undertaking and would continue to do in planning for the

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NEW REALITY

25 September 2021 (Saturday)



future development of Hong Kong, including its efforts in increasing land supply to meet housing, economic and social needs, as well as streamlining the development process.

“In planning for the future development of Hong Kong, we focus on creating capacity for the city to continue to grow. In doing so, we take advantage of enormous opportunities brought by the fast-growing Greater Bay Area (GBA) and the visionary 14th Five-Year Plan. To create capacity for Hong Kong to grow, it is necessary to supply land in a sustainable, timely manner.”

One remarkable progress being made is the increase in public housing supply. The Government has identified land enough to build 330,000 public housing units for the upcoming 10-year period. It is the first time the projected supply exceeds projected demand over the same period, albeit by a humble margin of 5%.

Apart from increasing land and housing supply, he said one growth driver for Hong Kong’s economy is tech and innovation. As such, the Government has designated 87 hectares of land at Lok Ma Chau Loop for the proposed Hong Kong-Shenzhen Innovation and Technology Park. Hong Kong Science Park, Cyberport, and industrial parks in Tseung Kwan O, Yuen Long and Tai Po will be expanded.

He also mentioned the two mega projects as part of Hong Kong’s long-term land development strategy, the Lantau Tomorrow Vision and the Northern Metropolis, that will take Hong Kong to another stage and integration with the GBA.

Centralised plan submission and processing

Yu Tak-cheung, JP, Director of Buildings, updated the audience on the digital transformation progress of the Buildings Department (BD), especially the development of an Electronic Submission Hub (ESH) for centralised processing of electronic building plans and documents, as well as applications under the Buildings Ordinance (Cap. 123) (BO). The platform progressively allows electronic submission and processing of documents required under the BO and its subsidiary

legislation as an alternative to the current paper-based system. The ESH is expected to be rolled out in three stages, with the first stage scheduled for Q1 2022, the second stage for Q4 2023, and the final stage by Q2 2025. By then, all types of plans and other relevant applications under the BO could be processed electronically. In Stage 1, plans not requiring cross-departmental referral, such as structural works above ground, can be submitted via the ESH. In Stage 2, plans requiring referrals to Works Departments only, such as demolition, drainage, excavation and lateral support, foundation, hoarding, site formation and all structural works, can be submitted via the platform. In the final stage, all types of plans can be submitted online.

He added that the BD is also proactively promoting the use of Building Information Modelling (BIM) with the implementation of the ESH. The BD has issued a practice note that gives guidelines to building professionals on how to submit the computer modelling information in the accepted BIM formats, i.e., Revit and ArchiCAD.

The platform can also automate the checking of compliance with building codes, thus improving the efficiency of building design and procurement. For example, add-on tools are being developed to enable the calculation of gross floor area and site coverage of a submitted BIM plan. At a later stage, tools will be developed to check whether it complies with lease conditions.

The making of a regional innovation hub

Sr Emily Li, Head of Project Development of the Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL), shared her experience in the Lok Ma Chau Loop project planning and development.

Occupying 87.7 hectares of land just across the Shenzhen River from the Huanggang Port and Futian Port, the Loop will provide 1.2 million square metres of diversified space. It is positioned as the world’s knowledge hub and I&T centre and is expected to generate 50,000-53,000 job opportunities.

The new park is also an exemplar project that incorporates sustainable, smart and green features. The overall design strategy uses the natural environment to clearly define areas for development, articulating the four development quadrants, creating a strong centre of activity in the middle and connecting the quadrants with a continuous active pedestrian-focused ground boulevard.

A customised massing strategy has been adopted to respond to various technical requirements, such as permitted building heights, ventilation breezeways, view corridors, and other design principles such as defining courtyards at the centre of each district, using special buildings to reinforce centres, using massing to connect different neighbourhoods and buildings.

Sr Li said project-specific challenges include remoteness of the site and infrastructure such as utilities and roads that have yet to be completed. There are also environmental restrictions, so mitigation measures have to be formulated. “For this mega project, proper management of numerous, concurrent and complex activities from multiple developments is required. We also have to address interfacing problems and cumulative effects during the construction stage.”

“Even though we are faced with so many challenges, our wish is to make it a better place for the next generation. We are committed to providing our best services to ensure the build quality, cost-effectiveness and time efficiency without compromising on safety, design or the result,” she said, adding that different project teams are required to collaborate on a Common Data Environment (CDE) platform for storage, viewing and sharing of BIM models, plans, rendering and other related files.

Integration of BIM and IoT for facility management

Currently, BIM is increasingly applied to facility management and maintenance of electrical, mechanical and energy management equipment. The Electrical and Mechanical Services Department (EMSD) has been

proactive in applying BIM, Internet of Things (IoT), virtual reality and predictive maintenance to support the maintenance of building facilities, said Eric Pang Yiu-hung, JP, Director of Electrical and Mechanical Services.

To assist the digitalisation of E&M equipment, the EMSD is building a network of wireless sensors installed throughout Hong Kong to support various intelligent applications. Sensors are connected to gateways via the low power and private LoRa (Long Range) network in the GWIN network. The network with low power consumption reduces the cost and complexity of installing the sensors and improves the system’s security and data without using a third-party network.

Real-time data collected from the IoT sensors deployed territory-wide are sent to the Regional Digital Control Centre (RDCC) at the EMSD headquarters. The RDCC is responsible for equipment monitoring, indicative alarm for fault responses and energy management, etc., with the ultimate goal to enhance E&M assets’ operational efficiency and environmental performance. On-site engineers and workers can be visually guided through maintenance tasks via smart glasses while interacting with the backend support team.

To support the COVID-19 vaccination programme, EMSD has also set up an E&M monitoring system for all community vaccination centres based on the infrastructure and system of the RDCC and IoTs, said Pang. The monitoring system provides round-the-clock real-time remote monitoring and fault warning on multiple important information, including power supply, room temperature changes, freezer temperature, etc.

To drive the adoption of BIM and IoT in facility management, he said the EMSD had issued the Building Information Modelling for Asset Management (BIM-AM) Standards and Guidelines based on asset templates developed by the EMSD. The publication summarises information needed for over 21 types of E&M systems that require maintenance services in Hong Kong.

Revitalisation of industrial buildings

Andrew Lai Chi-wah, JP, Director of Lands, summarised the industrial building revitalisation scheme, including policy incentives, the pilot scheme on standard rates regime, and lease enforcement. While Hong Kong respects a free market, incentives are necessary to facilitate the revitalisation of decades-old industrial buildings by putting them to better use, he said.

Relaxation of maximum permissible plot ratio by up to 20% is granted for redevelopment projects. For wholesale conversions of existing industrial buildings into other uses, such as non-industrial and transitional housing, incentives such as bonus GFA and exemption of waiver fees are offered to applicants. Other administrative measures such as temporary relaxation of the waiver application requirement and broadening permissible uses of buffer floors are also offered, he explained.

He added that the recently introduced pilot scheme on standard rates regime allows

owners of industrial properties built earlier than 1987 to pay a standard land premium rate for lease modifications to facilitate building redevelopment. The pilot scheme provides a clear and transparent fee schedule that allows surveyors and building owners to easily calculate the premium rates payable.

The standard rates vary across five regions in Hong Kong. The three types of usage in lease modifications for industrial buildings are industrial of godown use before redevelopment, commercial or modern industrial, and residential use after redevelopment. The rates range from HK\$20,000-\$130,000 per square metre.

Sr Paul Wong, Chairman of Annual Conference 2021 Organising Committee and Vice President of the HKIS, noted in his closing speech, "This Conference discussed various issues about the present and future Hong Kong. We hope that participants will be inspired by the conference, reflect on the prospects of Hong Kong's surveying industry, and give back to society by raising Hong Kong's present standard of living."

香港測量師學會2021年周年研討會專題報導

測量專業 數碼新時代

今年九月，香港測量師學會周年研討會以實體及虛擬模式召開，政府官員、學術界、科技初創及資深測量師齊聚一堂，探討新科技如何重塑都市環境，推動香港成為智慧城市，以及促進測量師與政府部門和項目團隊之間的合作。

正如香港測量師學會會長**鄧海坤測量師**於開幕辭中所說：「新科技改變了我們的傳統做法。這一趨勢突顯了我們作為測量師更有需要適應新常態，利用科技為測量行業創造更美好的前景。」他續說：「學會六大組別藉助本身專業，群策群

力，一直以來為政府、行業和公眾出謀獻策，冀能創造一個更健康、更安全的都市環境。與此同時，我們也須與時並進，了解最新的科技發展，從而提升服務質素。」

為香港未來發展提供空間

發展局局長**黃偉綸 JP** 在研討會上致辭，跟與會者分享了政府在規劃香港未來發展所採取的策略和措施，包括致力增加土地供應以滿足住屋、經濟和社會需求，以及簡化項目規劃及開發程序。

「我們全力為香港規劃未來，多管齊下，全速進行，努力推展各個發展項目，以提供足夠土地予香港繼續發展。在這個過程裡，我們可以充分把握大灣區發展和《十四五規劃綱要》的機遇，要為香港未來發展提供空間，就必須持續及時地供應土地。」

他特別提到，政府多管齊下覓地始見成效，目前已覓得合適土地，可供應於未來十年興建約 33 萬個公營房屋單位，首次超出同期的預計公屋需求量，儘管幅度僅為 5%。

除了增加土地和房屋供應外，香港經濟另一增長動力乃創新科技。因此，政府已在落馬洲河套區劃出 87 公頃土地，用作擬建的港深創新科技園；另計劃擴建香港科學園、數碼港以及位於將軍澳、元朗和大埔的工業園。

黃偉綸還提到，「明日大嶼」和北部都會區作為香港長遠土地發展策略，將更好地將香港融入大灣區、融入國家的發展大局。

電子資料呈交及處理系統

屋宇署署長**余德祥 JP** 則介紹了屋宇署數碼轉型的最新進展，特別是電子資料呈交及處理系統（ESH），以中央處理根據《建築物條例》以電子方式呈交的建築發展項目及其他申請。

據介紹，ESH 平台將逐步推出，旨在容許逐步透過該電子系統，以電子方式呈交及處理《建築物條例》及其附屬法例下須呈交的文件，以作為現時紙本形式以外的另一選項。ESH 預期分三個階段推出，第一階段定於 2022 年第一季度推出，

第二階段定於 2023 年第四季度推出，而最後階段預計於 2025 年第二季度推出。屆時，《建築物條例》要求的所有類型的文件，皆可以電子方式進行提交。

第一階段，申請人可於 ESH 平台提交不需要跨部門轉介的圖則，例如地上結構工程。在第二階段，可提供需轉介予工務部門的圖則，例如拆除、排水、挖掘和橫向承托、地基、圍板、地盤平整和所有結構工程等，都可以透過平台提交。在最後階段，所有類型的圖則都可以透過平台提交。

他補充說，屋宇署亦正積極藉助推廣使用建築資訊模型（BIM）。屋宇署早前編製了一套供認可人士、註冊結構工程師及註冊岩土工程師參考的作業備考，為建築專業人士提供有關如何以主流的 BIM 格式檔案（即 Revit 和 ArchiCAD）提交到 ESH 平台。

ESH 平台還可以自動檢查是否符合相關建築物規例，從而提升建築設計和採購的效率。例如，正在開發的功能，能自動按照提交的 BIM 檔案計算總建築面積和佔地面積等，在較後階段，功能還可檢查項目是否符合批租條件。

河套區打造區域創科中心

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**，則跟與會者分享她在落馬洲河套區規劃和發展港深創新及科技園的經驗。項目佔地 87.7 公頃，與皇崗口岸和福田口岸僅一河之隔，將提供 120 萬平方米的多元化空間，定位為世界知識中心和創科中心，預計將創造 50,000-53,000 個就業機會。

河套區科學園同時融合可持續、智能和綠色建築等元素，整體設計策略是依順自然環境界定四個發展區域，中間設有多功能的活動空間，以林蔭大道把不同的功能空間連繫起來，充分體現了注重環境保護、生態平衡和以人為本的設計新理念。設計團隊採用了建築體塊生成策略，以應對不同的技術要求，例如建築高度限制、通風廊、觀景廊及其他設計原則（例如在不同區域中心訂定庭院位置、以特殊建築加強活動中心的功能、以及善用體塊生成連接不同的街區和建築物。）

李志敏測量師坦言，由於項目位置偏遠，道路基建尚未完成，在施工期間還須因應環評採取緩解措施。「像這樣具相當規模的大型項目，我們需要管理的項目眾多，不同工程須同時進行，過程複雜，我們還須解決施工階段的界面整合問題及其累積下來的影響。」

「儘管挑戰重重，我們的願景是將河套區科學園建造成一個更美好的地方，留給下一代。在未來的工程進行期間，我們將盡所能確保施工質素、成本效益和時間效率，同時注重安全和設計原意。」她並補充說，不同的項目團隊須按要求於通用數據環境（CDE）中存取和共享 BIM 模型、圖則、模擬效果圖和其他相關文件。

結合 BIM 和 IoT 到設施管理中

目前，BIM 作為機電和能源管理設備的管理和維護的應用越來越廣泛，據機電工程署署長**彭耀雄 JP**透露，機電工程署一直積極應用 BIM、物聯網（IoT）、虛擬現實（VR）和預測性維修等技術，支援政府樓宇機電設施的維修和保養。

為了協助機電設備數碼化，機電工程署數碼科技部正在香港各區建立一個政府專用的無線電傳感器網絡，並且構建各種高智能的應用來提升公共服務的質量。在 GWIN 網絡中，傳感器通過低功耗和專用的 LoRa（遠程）網絡連接至基站，並提供兩大好處，包括低功耗的網絡大大降低了安裝傳感器的成本和複雜性，以及無需使用第三方網絡，提高了系統和數據的安全性。

通過使用位於機電署總部大樓的區域數碼監控中心（RDCC），能收集從全港物聯網傳感器所收集到的即時數據，而 RDCC 集中顯示各個選定且廣泛分布的場地的機電設備實時狀態和警報，進而提升運營效率和環境績效。前線維修人員及工程師可透過儀表板遠程監察多個場地的設備，減少需要親身實地視察，而在實地檢查時，可以通過智能眼鏡在虛擬環境下直接找出問題機件所在，同時與後端的支援人員互動，大大增加搶修效率。

為支持新冠疫苗接種計劃，機電工程署透過使用 RDCC 和 IoT，為全港的社區疫苗接種中心建立綜合疫苗冷藏櫃監察系統，以便即時遙距監察設施的多項重要資訊，如供電、室溫、冷藏溫度等，

確保在接種計劃期間，疫苗是在合適的環境下存放，讓市民安心接種。

彭耀雄續說，為推動業界在設施管理中採用 BIM 和物聯網，機電工程署較早時已發佈「建築信息模擬及資產管理」標準和指南。標準和指南是以機電工程署開發的資產模板為基礎，集結了 21 種在香港需要維修服務的機電系統所需的資訊。

活化工廈

地政總署署長**黎志華 JP**總結了活化工廈計劃，包括政策鼓勵、「標準金額」徵收補地價的先導計劃、及違反政府地契條款的執法行動。他說，雖然香港尊重自由市場，但由於香港仍有不少於幾十年前落成的老舊工廈，有必要提供誘因，鼓勵業主透過重建或活化工廈，善用土地資源。

其中一項活化工廈新措施，是容許在 1987 年前落成老舊工廈的重建項目，放寬最高核准非住用地積比率，上限為 20%。就整幢改裝舊工廈作非工業或過渡性房屋用途，業主可享額外的建築面積豁免及毋須繳付豁免費。此外還包括其他的行政措施，例如暫時放寬租契的限制，以及擴闊緩衝樓層的准許用途等。

他補充道，最近推出的「標準金額」補地價先導計劃，就 1987 年前落成的工廈修契訂立標準金額，收費清晰透明，無論是業主還是測量師都可輕鬆計算補地價金額，從而推動工廈活化。

先導計劃將全港分為五個大區，並就工廈修契所涉及的三項用途（即重建前的「工業 / 倉庫」用途，以及重建後的「商業 / 現代工業」和「住宅」用途）訂立標準金額，金額介乎每平方米 20,000 至 130,000 港元不等。

最後，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。」

国内新闻分享

完善建筑领域碳排放核算体系 助力城乡建设绿色低碳发展

近日，国家连续发布《关于完整准确全面贯彻新发展理念做好碳达峰碳中和工作的意见》（以下简称《意见》）、《2030年前碳达峰行动方案》（以下简称《方案》），对碳达峰、碳中和工作作出总体部署。

构建碳排放核算体系是支撑双碳目标的一项基础性工作，中央文件特别强调要“加快建立统一规范的碳排放统计核算体系”，国家碳达峰碳中和工作领导小组办公室特别成立碳排放统计核算工作组。建筑领域全过程（含建材生产、建筑施工和既有建筑运行）碳排放超过全国碳排放总量的50%，是实现国家双碳目标的关键领域。然而，我国建筑领域碳排放数据量化方面存在明显短板，建筑能耗统计制度不完善、碳排放核算方法与标准体系不完备、数据共享机制不健全，制约了建筑领域碳排放量化目标的设定、分解与落实。建筑领域碳排放核算体系亟须建立健全。

正视问题与短板

建筑能耗统计制度有待完善。一是我国能源消费统计体系尚未与国际接轨，建筑能耗未被作为一类能源消费进行单独统计，而是被分割汇杂在能源消耗的各个领域，这是造成我国建筑能耗权威统计数据缺失的根本原因。二是我国民用建筑能耗统计报表制度有待进一步完善。尽管住房和城乡建设部早在2010年就开始实施民用建筑能耗统计报表制度，但调查工作是通过逐级下达行政命令的方式开展的，多数省市的调查任务最后落到了街道基层部门。由于基层实施人员数量严重不足、专业知识缺乏，并且面临统筹协调难度大、工作经费缺乏等诸多问题，导致统计数据质量难以保障。统计是一项专业性很强的工作，行政命令式的调查不符合现代统计制度的发展方向。

建筑领域碳排放核算方法学和标准体系尚未建立。2019年，我国发布了《建筑碳排放计算标准》，是首部建筑碳排放相关的国家标准，适用于建筑物建造、运行和拆除全生命周期碳排放计算。在当前双碳背景下，该标准无法满足城乡建设领域的发展需求，一方面该标准对装配式建筑考虑不足，难以满足装配式建筑建造碳排放核算。另一方面，城乡建设领域双碳工作，还涉及污水处理等市政设施、建筑业/房地产企业、新建城区等城乡建设各领域、各层级的碳排放核算，而这类碳排放核算方法学和标准体系均未建立。

建筑碳排放数据共享机制尚未形成。主要表现在三个方面：一是建筑用能、用气、用水、用热等数据共享渠道尚未打通；二是由于缺乏相关制度支撑，官方掌握的建筑能耗相关数据不便公开，如民用建筑能耗统计报表数据、大型公共建筑能耗监测平台数据等；三是全国统一的建筑能耗与碳排放数据平台尚未建立。

建立健全体系机制

健全建筑能耗统计监测与计量体系。《意见》指出，“健全电力、钢铁、建筑等行业领域能耗统计监测和计量体系，加强重点用能单位能耗在线监测系统建设。”健全建筑能耗统计监测与计量体系，做好以下三个方面工作：一是完善建筑能耗统计报表制度。我国建筑能耗统计制度改革方向应与国际接轨，并入国家能源统计体系。其中居住建筑能耗统计建议并入国家住户调查制度，公共建筑能耗、城镇集中采暖能耗统计在民用建筑报表制度基础上进一步完善。二是与电力部门协同，以满足用户需求为导向推动新时期公共建筑能耗监测平台建设。总结此前工作的经验与教训，新时期公共建筑能耗监测平台建设应立足于市场化手段，以满足业主用能管理需求为导向，淡化“监管”概念，让用户真正用起来，才能保证平台的长期可持续运行。同时与电力部门协同，引入电力大数据，确保监测平台数据准确可靠。三是加快推进供热计量改革，将终端用热纳入建筑能耗统计体系之中。

构建城乡建设各领域各层级碳排放核算标准体系。《方案》指出，“支持行业、企业依据自身

特点开展碳排放核算方法学研究，建立健全碳排放计量体系”。健全城乡建设领域碳排放核算标准体系，主要建立以下几个层级标准：一是装配式建筑部品部件碳排放标准，构建碳排放因子库；二是建筑和市政设施等项目层面碳排放核算标准；三是建筑业企业、房地产企业等组织层面碳排放核查核算报告标准；四是新城区建设等区域层面碳排放核算标准；五是城市及省级层面城乡建设领域碳排放核算标准。

搭建城乡建设领域碳排放数据共享机制。《关于推动城乡建设绿色发展的意见》提出，“建立城市建筑用水、用电、用气、用热等数据共享机制，提升建筑能耗监测能力”。一是建立健全建筑碳排放数据公开与共享制度，明确用能单位、能源供给单位、政府主管部门各方主体的数据公开或共享的责任和义务，并严格执行相关规定。实际上，我国建筑能耗数据公开是有法律依据的，例如《民用建筑节能条例》规定：县级以上人民政府应当将本行政区域内的国家机关办公建筑和大型公共建筑供暖、制冷、照明的能源消耗情况向社会公布。二是搭建建筑能耗与碳排放数据共享平台。加快建立建筑能耗与碳排放数据信息共享平台，通过数据公开与共享，将宏观区域建筑能耗与碳排放数据，建筑能耗统计数据、监测数据，企业碳披露数据，建筑工程项目碳排放数据，建材碳排放因子、建筑部品部件碳排放因子等各类数据汇集在一起，让信息数据在市场中流动起来，才可能利用大数据手段进行分析，产生建筑节能与减排新的模式与机遇。三是研究开发建筑碳排放数据挖掘与分析工具。如依据国家标准，开发通用的建筑碳排放计算工具，集成相应的方法学和动态更新的排放因子库，以满足《建筑节能与可再生能源利用通用规范》提出的关于碳排放计算的强制要求。

建筑领域碳达峰、碳中和面临著一系列困难与挑战。我国的城镇化仍在进行，建筑面积还未达峰，人民的用能需求还在增长……天下大事，必作于细。没有可靠的建筑领域碳排放数据，就没有办法摸清现状，更无法制定出符合实际的减碳规划。完善建筑领域碳排放核算体系，做好建筑碳排放数据的基础性工作，让建筑领域实现双碳目标有数可依，有据可循。

摘自：中国建设新闻网 作者：蔡伟光
重庆大学管理科学与房地产学院教授、中国建筑节能协会建筑能耗与碳排放数据专委会秘书长
2021.11.17

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

香港测量师学会北京议会活动讲座 《索赔的矛与盾》（11月25日）

北京议会主席胡煜琳测量师组织的讲座《索赔的矛与盾》于11月25日举行。此次讲座的演讲嘉宾是学会的资深会员林清锦测量师，他拥有海内外工料测量、造价及合约管理、投资预算及控制、工程项目管理及索赔等丰富的实战项目经验，给大家带来了实用的案例分析和讲解。



讲座现场的互动探讨



讲座结束后北京议会主席胡煜琳测量师向演讲嘉宾林清锦测量师颁发感谢状和纪念品



大合影



聚餐

此次讲座吸引了很多会员及业界测量师朋友，线上报名达到了450人，当天在线听课的人数有大概300人左右。

林清锦测量师表示「索赔」是一个令人讨厌的名词，但是，多么讨厌也得面对，而且愈来愈多的要面对。中国建筑业，除了要面对走出去国际工程的需要外，在内地项目中，也经常遇到索赔的需要和处理的难题。

林测量师从实际经验出发，向参加者讲解什么是索赔和索赔的目的；又从不同角度：包括从索赔者：「矛」的角度和被索赔者：「盾」的角度分析；并指出专业造价师的在索赔中所担任角色和工作；此外，林测量师也在合同版本与条款的认识、工程延期分析（Extension of Time EOT）、索赔常见问题等方面进行讲解、相关案例分析和互动交流，令参加者对索赔和其表后的工作有更深刻的了解和认识。

12 月份各议会活动预告

北京议会将分别于12月14日及12月18日举办CPD讲座活动《冷源系统调试》和参观北京未来设计园区活动；而广州议会则会于12月10日邀得全国人大代表、前海管理局香港事务首席联络官洪为民教授，JP分享题为《融入大湾区论坛系列三：「前

海深港现代服务业合作区」最新发展、政策及机遇》的讲座，有兴趣参加的会员请到本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账单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

关注香港测量师学会

香港测量师学会微信公众号：

微信号：HKIS-Official

微信名：香港测量师学会



香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687

群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



Info Day:
8 Jan 2022



DIREC

Doctor of International Real Estate and Construction (DIREC) Programme

1st Professional Doctorate in International Real Estate and Construction in HK

UNIQUE FEATURES



Enrich senior executives' theoretical and technical knowledge in international perspectives for top level advancement



Inspire senior executives with holistic thinking and analytical methods to tackle the complex influence of public policy and the global economic environment



Bring together innovative and highly practical approaches in the areas of project management, information technology, urban economic processes, urban and regional planning, etc.



Strong multi-disciplinary team of faculty members including seasoned scholars ranked among top 2% of scientists in the world and veteran professionals from the industry



PolyU Inspirational World Rankings (QS World University Rankings by Subject 2021) 21st : Engineering – Civil & Structural ; 18th : Architecture / Built Environment

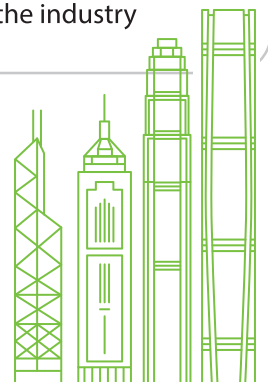


Proud History & Strong Alumni Network : Close-knit and large community of remarkable alumni produced over the past 80+years in the industry

Apply:



Programme
Details :





Entry Scholarship

Applicants from reputable universities with outstanding academic results (e.g. First-class honours bachelor's degree) are invited to submit applications for consideration of award of the Entry Scholarship. Details are available on <http://www.polyu.edu.hk/fce/>

Online Application

<http://www.polyu.edu.hk/study> on or before **30 April 2022 (Sat)**. Applications after this deadline may be considered only when places are available

Continuing Education Fund

Two subjects of each of the above first three programmes have been included in the list of reimbursable courses for Continuing Education Fund (CEF) purposes

Info Seminars

8-Jan-22

Details will be announced on the website

Enquiries

CRE

3400 8121 (Miss Mak)
ka-man.mak@polyu.edu.hk

CLDR

3400 8122 (Ms Yap)
bsconnie@polyu.edu.hk

PM

3400 8122 (Ms Wong)
bssywang@polyu.edu.hk

DIREC

3400 3819 (Ms Yap)
bsconnie@polyu.edu.hk

Taught Postgraduate Programmes in Construction and Real Estate Sector

Applications are now invited for admission during the 2022/2023 academic year for both the full-time and part-time taught postgraduate programmes for relevant professionals working in the construction and real estate sector.

MSc in Construction and Real Estate (CRE)

建築及房地產學 理學碩士學位
(Programme Code 04001)

MSc in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位
(Programme Code 04001)

MSc in Project Management (PM)

項目管理 理學碩士學位
(Programme Code 04001)

Doctor of International Real Estate and Construction (DIREC)

國際房地產及建築博士
(Programme Code 32109)
(part-time programme : normally 3 years; no full-time mode)

Inspirational World Rankings

6th (QS Top 50 Under 50 Rankings 2021)

25th (QS Asia University Rankings 2022)

66th (QS World University Rankings 2022)

21st (QS World University Rankings by Subject 2021 - Engineering - Civil & Structural)

18th (QS World University Rankings by Subject 2021 - Architecture / Built Environment)



HKPolyUBRE



香港理工大学建筑及房地产学系



polyu.edu.hk/bre

Free online BIM Viewer Training

建築信息模擬 (BIM) 閱覽員

免費線上課程

BIM Viewer is a role of those who needs to view and understand the BIM model. For example, senior management of an organisation, project manager, site supervisor, regulator, can take up this BIM Viewer role and needs to possess this basic knowledge and skill using PC, tablet, or mobile device effectively in a manner similar to reading 2D drawings on site.

BIM 閱覽員應具備基礎 BIM 知識，例如使用桌面電腦、平板電腦或移動設備，以類似於在現場閱讀 2D 圖紙的方式有效查看 BIM 模型。



Get your BIM Viewer Certificate
完成測驗 獲取證書!

Download Model, Notes and Quiz
下載模型、筆記及測驗



BEYOND YOUR CAMPUS COMPETITION 2021

構建「你」想校園社區
創作比賽 2021

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



REACH YOUR FULL POTENTIAL!
JOIN THE COMPETITION NOW!
立即參加比賽，發揮你的潛能！

All F.4-F.6 students are welcome to join the Hong Kong Institute of Surveyors (HKIS) "Beyond Your Campus" Competition 2021 which aims at encouraging students to explore their campus and the surrounding community and allow them to express their creativity by designing an ideal environment for their campus and its surrounding community. Fabulous prizes will be awarded to the winners.

To better prepare students for the competition, all contestants are required to attend the workshops in January to March 2022 to familiarize themselves with the work scope of surveyors from different disciplines. After the workshop, contestants are required to create and demonstrate their ideal campus and the surrounding community, and to project the area from surveyors' point of view.

歡迎中四至中六學生參加由香港測量師學會舉辦之「構建『你』想校園社區」創作比賽2021，由自己的校園出發，發揮創意，構建自己的理想校園及周邊社區藍圖，勝出者更可獲豐富獎品！

為讓學生作好準備參賽，參賽者必須出席由大會於二零二二年一月至三月期間舉辦的不同工作坊。參賽者需於工作坊結束後參照測量師的工作範疇，構建理想校園及周邊社區，刻劃出區內的理想生活環境。

AWARD 獎項

Champion 冠軍	HK\$6,000 Cash Coupon 港幣6,000元現金券	2nd Runner Up 季軍	HK\$2,000 Cash Coupon 港幣2,000元現金券
1st Runner Up 亞軍	HK\$4,000 Cash Coupon 港幣4,000元現金券	Creativity Award 最具創意大獎	HK\$1,000 Cash Coupon 港幣1,000元現金券

A trophy and a certificate will be granted to all awardees.
所有得獎者將獲頒發獎座及證書。

Merit Award Certificate + HK\$500 Cash Coupon
優異獎 證書 + 港幣500元現金券

* A Certificate of Participation will be granted to all candidates who completed the competition in recognition of their contributions.
所有參賽者將獲頒發參賽證書，以感謝他們的參與。

APPLICATION DEADLINE 截止報名日期

18:00, 10 DECEMBER 2021 2021年12月10日下午六時正

HOW TO APPLY 參加方法

Please complete the online registration form at
請到下列網站提交網上參賽表格

<http://www.hkis-createyourdistrict.com/beyondyourcampus2021>



HKIS Best Development & Conservation Award 2021 Results Announcement

The results of HKIS Best Development & Conservation Award (BDCA) were announced and presented at the BDCA 2021 Award Presentation Ceremony on 12 November 2021 at the Hong Kong Convention and Exhibition Centre. The main theme of BDCA 2021 is to acknowledge projects that demonstrate the excellence of six surveying disciplines contributed by in-depth experienced practitioners and other experts, irrespective of the project nature or usage, across different phases of a normal project development cycle in the context of economic, environmental and social sustainability.

Many remarkably outstanding projects entered in this pioneer award competition. The jury panel, comprising of 7 renowned professionals in the industry, after rounds of discussion reached a consensus that **The Mills** won the **Grand Award in the Planning Category** and also the highest recognition, **the Best Development and Conservation Award 2021**. Other **Grand Award** Winners include **The Hong Kong Jockey Club University of Chicago Academic Complex | The University of Chicago Francis and Rose Yuen Campus in Hong Kong (Planning Category)**; **One Taikoo Place (Pre-construction Category)**; **Victoria Dockside (Construction Category)**; **618 Shanghai Street (Sales & Leasing Category)**; and **One · Artlane (Sales & Leasing Category)**; and **618 Shanghai Street (Post-Occupation Category)**.

Mrs Carrie LAM, GBM, GBS, the Guest of Honour, Chief Executive of the HKSAR mentioned, "Looking ahead, we would expect more and more of these passion for preserving



BEST
DEVELOPMENT &
CONSERVATION
AWARD 2021

Hong Kong's built heritage, and even the natural heritage. I congratulate every award recipient in the Best Development and Conservation Award 2021 and hope the HKIS will continue to organise meaningful activities like this to give recognition to professionals who have put in a lot of dedication in taking forward projects for Hong Kong."

Sr Edwin TANG, HKIS President said, "The award recognises the exceptional achievements and excellent construction projects in the aspects of both sustainable development and conservation. Not only will it address the Sustainable Development Goals 2015 set by the United Nations, it will also promote the professional image of surveyors from our six divisions."

Sr Alexander LAM, HKIS BDCA 2021 Organising Committee Chairman said, "Assessment of all the submitted projects per se is a challenging mission. Revealed from each project team, the professional insights are instrumental to inspire our industry to be more forward-thinking in developing strategies, in the application of new technology and most importantly, in adding economic, social, environmental value to projects for long term sustainability objectives."

"Through this award, we understand that the concept of maintenance and conservation are inseparable as the nature of maintenance after all is conservation," said **Sr Prof Bay WONG, Jury Panel Convenor of HKIS BDCA 2021**, "The quality and thoughtful designs of all of the submissions and presentations was truly impressive."

Results of the HKIS Best Development & Conservation Award 2021

Best Development & Conservation Award

The Mills (Planning Category)

Planning

Grand Award	The Mills
Grand Award	The Hong Kong Jockey Club University of Chicago Academic Complex The University of Chicago Francis and Rose Yuen Campus in Hong Kong
Merit	CLP Argyle Street Head Office Redevelopment (Land and Planning Consultancy Services)
Merit	One • Artlane
Merit	One HarbourGate
Merit	Sha Po Fairyland – Cognitive Intelligence of Conservation in Residential Development
Merit	The Avenue
Merit	Victoria Dockside
Merit	West Kowloon Cultural District (Land and Planning Consultancy Services)

Pre-construction

Grand Award	One Taikoo Place
Merit	Fitting-out Works for Kwai Tsing District Health Centre
Merit	MALIBU
Merit	Malvern College Hong Kong
Merit	SPX1
Merit	St Andrew's Church Life Centre

Construction

Grand Award	Victoria Dockside
Merit	Hong Kong Children's Hospital (HKCH)
Merit	Kai Tak Cruise Terminal Building
Merit	Monterey
Merit	One • Artlane
Merit	West Kowloon Law Courts Building

Sales & Leasing

Grand Award	618 Shanghai Street
Grand Award	One • Artlane
Merit	OASIS KAI TAK

Post-Occupation

Grand Award	618 Shanghai Street
Merit	One Bay East
Merit	Renovation of 1/F, Main Block, APB Centre, Architectural Services Department
Merit	Sha Po Fairyland – the First Managed Wetland in Residential Estate

HKIS Best Development & Conservation Award 2021 - Award Presentation Ceremony Booklet:

<https://tinyurl.com/yzvfk8dy>



HKIS Best Development & Conservation Award 2021 - Supplement:

<https://tinyurl.com/yefu8ulk>



HKIS Best Development & Conservation Award - Official website

<https://www.hkisbdca.com/en/index.html>





HKIS BEST DEVELOPMENT & CONSERVATION AWARDS 2021



- Sr Edwin TANG, HKIS President, delivers the welcoming speech.
- Mrs Carrie LAM, GBM, GBS, Chief Executive of the HKSAR, attended the Award Presentation Ceremony as the Guest of Honour.
- Mrs Carrie LAM, GBM, GBS, Chief Executive of the HKSAR (front row, forth from right); Sr Edwin TANG, HKIS President (front row, sixth from left); Sr Alexander LAM, HKIS BDCA 2021 Organising Committee Chairman (front row, third from right) and Sr Prof Bay WONG, Jury Panel Convener of HKIS BDCA 2021 (front row, fifth from left), Jury Panel Members and Organising Committee Members at the HKIS BDCA Award Presentation Ceremony.
- The Mills (Planning Category) is awarded the Best Development and Conservation Award.
- Mrs Carrie LAM, GBM, GBS, Chief Executive of the HKSAR (Fourth from right); Sr Edwin TANG, HKIS President (Fourth from left); Sr Alexander LAM, HKIS BDCA 2021 Organising Committee Chairman (Third from right) and HKIS Office Bearers at the HKIS BDCA Award Presentation Ceremony
- HKIS BDCA Award Presentation Ceremony attracts over 200 guests.
- Sr Prof Bay WONG, Jury Panel Convener of the HKIS BDCA 2021, delivers a speech.
- Sr Alexander LAM, HKIS BDCA 2021 Organising Committee Chairman, delivers the closing remarks.
- Mrs Carrie LAM, GBM, GBS, Chief Executive of the HKSAR; Sr Edwin TANG, HKIS President; Sr Alexander LAM, HKIS BDCA 2021 Organising Committee Chairman; and Jury Panel Members at the HKIS BDCA Award Presentation Ceremony.
- Jury Panel Members, Sr Prof Bay WONG, Sr Hak CHAN, Sr Prof K W CHAU, Mr YU Tak Cheung and Mrs Sylvia LAM (L-R), received souvenirs at the HKIS BDCA Award Presentation Ceremony.
- Planning Category Grand Award Winner – The Hong Kong Jockey Club University of Chicago Academic Complex | The University of Chicago Francis and Rose Yuen Campus in Hong Kong
- Planning Category Grand Award Winner – The Mills
- Planning Category Merit Winner – CLP Argyle Street Head Office Redevelopment (Land and Planning Consultancy Services)
- Planning Category Merit Winner – One • Arlane

CONSERVATION AWARD 2021



15. Planning Category Merit Winner – One HarbourGate
16. Planning Category Merit Winner – Sha Po Fairyland – Cognitive Intelligence of Conservation in Residential Development
17. Planning Category Merit Winner – The Avenue
18. Planning Category Merit Winner – Victoria Dockside
19. Planning Category Merit Winner – West Kowloon Cultural District (Land and Planning Consultancy Services)
20. Pre-construction Category Grand Award Winner – One Taikoo Place
21. Pre-construction Category Merit Winner – Fitting-out Works for Kwai Tsing District Health Centre
22. Pre-construction Category Merit Winner – MALIBU
23. Pre-construction Category Merit Winner – Malvern College Hong Kong
24. Pre-construction Category Merit Winner – SPX1
25. Pre-construction Category Merit Winner – St Andrew's Church Life Centre
26. Construction Category Grand Award Winner – Victoria Dockside

27. Construction Category Merit Winner – Hong Kong Children's Hospital
28. Construction Category Merit Winner – Kai Tak Cruise Terminal Building
29. Construction Category Merit Winner – Monterey
30. Construction Category Merit Winner – One • Artlane
31. Construction Category Merit Winner – West Kowloon Law Courts Building
32. Sales & Leasing Category Grand Award Winner – 618 Shanghai Street
33. Sales & Leasing Category Grand Award Winner – One • Artlane
34. Sales & Leasing Category Merit Winner – OASIS KAI TAK
35. Post-occupation Category Grand Award Winner – 618 Shanghai Street
36. Post-occupation Category Merit Winner – One Bay East
37. Post-occupation Category Merit Winner – Renovation of 1/F, Main Block, APB Centre, Architectural Services Department
38. Post-occupation Category Merit Winner – Sha Po Fairyland – the First Managed Wetland in Residential Estate

「前面有樂」量師童行師友計劃 社區探索活動

報告：社區及公益事務委員會主席陳志雄測量師

香港測量師學會與香港聾人福利促進會（聾福會）合辦之「前面有樂 - 量師童行師友計劃 2021」於萬聖節前夕（10月30日）舉辦了今年度第二次活動：「前面有樂之嘩鬼出「城」童拾趣」。這次社區探索活動由一眾測量師義工哥哥姐姐帶領聾福會聽障學童一同走進九龍城「甌窿甌罇」，探索不為人知的城寨人物趣事、活化建築及文化歷史等。

活動當日，測量師義工哥哥姐姐們除了與小朋友一同「應節」扮鬼扮馬外，更陪伴小朋友們一起走進社區內名勝景點，包括牛棚藝術村，宋皇臺公園，以及區內老店餐廳等，收集第一手情報。雖然聽障學童們在表達方面會有一定困難，但憑著測量師義工哥哥姐姐們的鼓勵和指引，他們都敢於嘗試，順利訪問街坊，聽他們熱情地訴說有趣的社區小故事和變化，更有機會親嘗懷舊食店小吃，感受當年的味道。採訪完成後，各小組更合作製作「城寨拾趣」大字報，記錄和匯報學習成果及感受。

是次活動中，測量師義工哥哥姐姐與聾福會學童合作的成果 - 大字報「城寨拾趣」更獲安排在港鐵站社區畫廊作巡迴展覽（11月：宋王臺站、12月：元朗站、2022年1月：土瓜灣站），將學童們搜集之資料公諸同好，與社區人士分享。

是次活動能夠成功舉辦，除了各位測量師義工哥哥姐姐及聾福會職員的支持，亦特別感謝「香港測量師學會慈善基金」的贊助。活動除了讓學童增廣見聞，亦學會多些關心身邊的人和事。

計劃的第三次活動將於12月18日（星期六）舉行，如想加入成為測量師義工哥哥姐姐，請密切留意本會通知。

關於「前面有樂 - 量師童行師友計劃」

自2018年開始，香港測量師學會與香港聾人福利促進會合辦，為期一年的「前面有樂」量師童行計劃（Happy Future Mentorship Programme）。本計劃由一群熱心社會服務的本地測量師，透過師友形式、加上社工的指導及一系列的活動，與聽障學童建立深厚的感情連結，提高他們的社交技巧和處事態度，建立自信心及發揮潛能。



60 Fan Club

60 Fan Club (樂齡俱樂部) is a branding effort by the HKIS Senior Members Committee (SMC) to promote events including, but not limited to, seminars, visits, and workshops.

Seminar: Diagnosis and Treatment of Ischemic Heart Disease (冠心病的診斷及治療)

The primary concern of senior members (in age, not rank) is health, so the 60 Fan Club organised a health seminar, "Diagnosis and Treatment of Ischemic Heart Disease (冠心病的診斷及治療)," on 28 October. The SMC invited consultant cardiologist Dr Sammy CHIANG Chung Seung to introduce the number one killer in Hong Kong: ischemic heart disease. He used simple and easy-to-understand ways to explain the factors that cause the disease, how it is diagnosed, treatment options, and ways to prevent it.

Members who were unable to join the seminar may view it on video at the following link until 31 December 2021:

<https://tinyurl.com/y3eovvf4>



Heritage Guided Tour in Sham Shui Po and Gathering

The 60 Fan Club's second activity was a "Heritage Guided Tour in Sham Shui Po and Gathering" on 10 November. Sr Vincent Ho, MH, JP, HKIS Past President, and member of the Antiquities Advisory Board, guided participants through Ap Liu Street, Tai Po Road, Kowloon Road, etc, in Sham Shui Po to explore over ten historic buildings graded 1-3 including the Former North Kowloon Magistracy, Mei Ho House, Garden Company building, Sham Shui Po Police Station, Pak Tai Temple (北帝宮), and Sam Tai Tsz Temple (深太子宮).

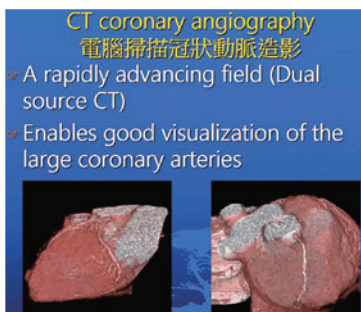
Sr Ho also shared with participants the ongoing developments and transformation of the Sham Shui Po community.

Before the dinner, Sr Bay Wong, SMC Chairman, sincerely thanked Sr Prof Barnabas Chung for his long-term contributions and advice to the Committee during its formation. He also expressed the SMC's appreciation to Sr Vincent Ho for delivering such a fruitful and interesting heritage guided tour to members.

The SMC will continue to organise activities to help its members maintain their health and well-being and raise their sense of belonging to the Institute. Please stay tuned for more 60 Fan Club series news and activities in the future!



Sr Bay Wong, SMC Chairman (left), and Sr Kays Wong (right), seminar moderator, present an appreciation certificate to Dr Sammy Chiang (Middle).



CT coronary angiography
電腦掃描冠狀動脈造影

- A rapidly advancing field (Dual source CT)
- Enables good visualization of the large coronary arteries



Congratulations to the following who were elected as HKIS Members on 8 November 2021

FELLOW (4)

BS DIVISION

LAU CHEUK KIT PAUL

GP DIVISION

CHOW YEUK YU CHOY HUNG TAT

QS DIVISION

CHAN CHI HO SUNNY

MEMBER (15)

GP DIVISION

CHEUNG HO HIM LIU HO LONG LIU WING CHEUK
NG HING KWAN WONG YIK YAN YEUNG YUK WAI
YU BONNY TOI NAM

LS DIVISION

CHAN WING CHUNG LAU CHI WUN MA SUI LUNG
NG KWOK LEUNG

PFM DIVISION

CHEUNG KUNG WAI LAU WAI KIN

QS DIVISION

LAW KEVIN OON HUEY LENG

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (1)

PFM DIVISION

PUN CHI LEONG

RESIGNATION (15)

CHAN CHOI KWAN CHAN SAMMI CHAN TAK YEE
CHEUNG KING HANG CHEUNG KWAN LIM TOMMY CHEUNG SIU YEUNG
HO CHEUK NAM BYRON HO KAI KWOK KWOK KING PAN
KWOK TING YAN LEUNG HONG YUEN MAK WING TUNG
SO WING SUM WANG YEN CHUN YAM KWOK WAH

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THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

www.youtube.com/TheHongKongInstituteofSurveyors



Master of Science in Construction Law and Dispute Resolution

Programme Code: 04001 (*Mixed-mode programme*)

Stream Code : LFM for MSc (Full-time); LPM for MSc (Part-time)

Features

- Mixed mode gives students a choice of enrolling full-time or part-time
- Offered by the Faculty of Construction and Environment
- Supported by visiting practitioners, including Lawyers, Arbitrators, Mediators, experts from China & senior construction professionals *
- Some of our subjects are approved for Continuing Education Fund



Programme Aims

- Integrate the necessary knowledge in construction management and law for the needs of construction professionals
- Cut through disciplinary barriers by integrating the various skills and strengths of the different professions to produce a specialized contribution to the construction industry
- Apply theory to practice by providing training on key dispute resolution skills offered by approved trainers
- Attract construction graduates and lawyers who wish to specialize in construction law and alternative dispute resolution

* Scholarship from Industry :
A scholarship is provided by ARCADIS to recognize the student with the highest mark in the subject of Construction Law. In addition, there are several prizes donated by the Society of Construction Law Hong Kong for the outstanding graduating students.

Entry Requirements

- Bachelor's degree in a construction-related discipline or equivalent (including recognized professional qualifications) and relevant work experience ; or
- Qualified lawyer.

Professional recognition

- The PgD/MSc programme has full accreditation for membership (AHKI Arb) from the Hong Kong Institute of Arbitrators
- Those students who opt to complete the mediation workshop of the programme will be exempted by various professional institutions in Hong Kong and overseas as achievement of approved mediation course leading to membership (subject to professional assessment)
- The MSc programme is accredited by the Royal Institution of Chartered Surveyors [RICS] as meeting their academic requirements

Programme Structure

Information related to the programme structure is available from the website
(<http://www.bre.polyu.edu.hk/teachingnlearning/teachingnlearning-02.html>)

Enquiries and Application

Online application website :
<http://www51.polyu.edu.hk/eprospectus/tpg>
Enquiry Tel.: 3400 3819 Connie Yap (Dept. of BRE) or 2333 0600 (Academic Registry)

Application deadline : 30 April 2022

「賞·惜·舊築跡」 保育工藝工作坊

香港測量師學會獲得發展局保育歷史建築基金資助，推出一系列名為「賞·惜·舊築跡」的活動，推廣歷史建築保育及欣賞。

上海批盪工作坊 (10月30日)

修復歷史建築除了講求保留文物的歷史意義和建築風格，傳統工藝知識的承傳和保育同樣不可或缺。

「上海批盪」是一種複雜的飾面工藝，在二十世紀初期常見於上海、東南亞的西式建築。「上海批盪」這種飾面工藝兼備摩登和東方的色彩，而這項技術並非出自於上海。它的具體做法是把碎石或石米混合水泥漿，批在牆身，待表面風乾後以人手洗刷處理，這樣建築的外牆飾面便能顯現石材獨特的質感。

在工作坊中，測量師連同工匠師傅教授傳統建築工藝，希望大家通過親身體驗「上海批盪」製作，了解保育古物的可貴和難處。我們亦特別鳴謝香港古建保育協會的支持，令工作坊得以順利進行。

重温精彩內容：「賞·惜·舊築跡」保育工藝短片第4集—《上海批盪》



<https://youtu.be/fOYPugy4roc>



上「五彩」工作坊 (11月20日)

中國古建築以木材和磚瓦作為主要的建築材料，樑柱結構固然非常重要，但建築外的「五彩」也有獨特的作用。彩繪除了能夠美化建築物、增加藝術鑒賞價值之外，也同樣具備實用性，因為油漆顏料能夠防潮、防蟲，對建築起到保護作用，進而增加其壽命。

「五彩」看起來沒有特定法則，但卻包含一定的學問和技巧。測量師和工匠師傅在工作坊跟大家分享「五彩」的上色技巧、配色方法及其變化。

重温精彩內容：「賞·惜·舊築跡」保育工藝短片第5集—《上「五彩」》



<https://youtu.be/0C-TKsNKTDk>





五個「賞·惜·舊築跡」保育工藝工作坊片段已上載到「HKIS Heritage 賞·惜·舊築跡」官方 YouTube 頻道 (<https://bit.ly/3DU6fNv>)，有興趣人士可於頻道內重溫精彩內容。

大家亦可以到以下網址瀏覽其他工藝短片：

「賞·惜·舊築跡」保育工藝短片第 1 集
《草龍》：<https://youtu.be/viOKwQp-ye4>

「賞·惜·舊築跡」保育工藝短片第 2 集
《貼金髹漆》：<https://youtu.be/u0vGMrB4Tf0>

「賞·惜·舊築跡」保育工藝短片第 3 集
《料拱及魯班鎖》：<https://youtu.be/bdiXjiEKlf4>

更多「賞·惜·舊築跡」的活動花絮及未來活動詳情，可瀏覽活動

網址：<https://www.hkis-heritage.com/>

Facebook：
<https://www.facebook.com/hkis.heritage.project>



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(Recognised as CIC-Accredited BIM Coordinator Course)

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Vplus Subsidy Scheme

Member of VTC Group

Green Corner

Reported by Sr Kenneth YUN

Co-Convenor of the Working Group on Green Buildings

Professional Green Building Council (PGBC)

The last PGBC meeting for the 2020-2021 term was held on 27 October. During the meeting, the views from the PGBC – “Sustainable and Resilient City,” “Liveable and Smart City,” “Review of the Current Mechanism of Promoting Quality Built Environment,” and “Review of the Current Mechanism of Promoting Quality Built Environment” for the 2021 Policy Address – were tabled for recordkeeping purposes.

The meeting also tabled a list of 12 organisations/institutions that will collaborate with the PGBC to discuss the aims that will be strengthened in collaboration with the other professional institutes working on the green built environment.

To celebrate the PGBC’s 20th anniversary, a task force was formed to organise a series of events. The first task force meeting occurred on 12 November.

For the Green Building Awards 2021, judging of the 80 finalists finished in October and the awards presentation ceremony will be held on 13 January 2022.

BEAM Society Limited (BSL)

With over 200 distinguished guests from the industry and across Government departments, BSL’s 11th anniversary dinner proceeded successfully on 11 November. HKIS President Sr Edwin TANG joined the event and sent the HKIS’s blessings to the BSL.

The first integrated cloud platform for green buildings in Hong Kong, iBEAM, was launched in mid-2021 with the aim of automating the current assessment process and other related business workflows. All industry players are welcome to register for an account in order to fully access the functions of iBEAM online. To learn more about this, watch the video on YouTube:



<https://tinyurl.com/yxt6x4jx>

BEAM Plus interiors covers the design and construction of fitting-out, renovation, and refurbishment works in non-domestic, occupied spaces. It can be used by landlords renovating individual units or by the occupants of a space if they are responsible for fitting-out works. BEAM Plus Interiors is being revamped and the HKIS was invited to participate in the second stakeholder’s engagement workshop.

Hong Kong Green Building Council (HKGBC)

The HKGBC Green Product Task Force set up a focus group of new product development for furniture and glazing. It met on 8 November.

In support of the Government’s recent announcement of striving to achieve carbon neutrality in Hong Kong before 2050, the HKGBC has arranged a series of webinars on carbon neutrality called the “Advancing Net Zero Webinar Series” to motivate industries to support this initiative,



which should help transform Hong Kong into a low-carbon city. Members can register for upcoming webinars or watch past webinars at the following link:



<https://tinyurl.com/yetx5c5h>



HKIS Working Group on Green Buildings: CPD Events

Ir Dr Cary Chan, JP, HKGBC Executive Director, delivered an online CPD talk on carbon neutrality on 21 October.

The seminar summarised the World Green Building Council's global project named "Advancing Net Zero" and its science-based target initiatives. It also discussed whether the targets are feasible for a high-rise, high-density, semi-tropical city such as Hong Kong and how the HKGBC can help the industry achieve net zero emissions.

The presentation video and PPT file are available for members at the following link until 31 December 2021:



Video Playback



Presentation Material

ANNOUNCEMENT

The Hong Kong Institute of Surveyors Annual General Meeting 2021

Monday, 20 December 2021
6:30 pm

Surveyors Learning Centre
Room 1207, 12/F, Wing On Centre
111 Connaught Road Central
Sheung Wan, Hong Kong

Agenda and details have been sent to all Corporate Members by post and can also be downloaded from the HKIS website at www.hkis.org.hk

In memory of Donna Yu

It is with great sadness to announce that Ms Donna Yu passed away peacefully at home on 2 November 2021. Donna was the Administrative Officer, Education and Professional Development in the HKIS Secretariat. Joining in 1997, Donna was an integral part of the operations at the HKIS Secretariat and provided immense support in the organisation of CPD events, the APCs and other activities of the Institute. Despite her illness over the past 7 years, Donna remained fully devoted to her work. She will be sorely missed by many members and her colleagues of the HKIS.

We wish to convey our deepest sympathies and condolences to her husband, a fellow member of the HKIS and her son, as well as our gratitude to her dedication and contribution to the Institute over the past two decades. May she rest in peace.



Council Members Reaching Out

5 November	CIC Sustainable Finance Certification Scheme Launch Ceremony	Sr Edwin Tang
9 November	CTBUH Hong Kong Chapter's International Conference and Lunch	Sr Edwin Tang
11 November	11 th Anniversary Celebration Dinner of BEAM Society Limited	Sr Edwin Tang
12 November	Central Market "Celebrations for All" Party Organised by the Chinachem Group	Sr Charles Hung Sr Kays Wong
13 November	Joint Professional Forum Study on the Artificial Islands in the Central Waters Organised by the Sustainable Lantau Office, Civil Engineering and Development Department	Sr Edwin Tang
14-15 November	24 th Pacific Association of Quantity Surveyors (PAQS) Annual Congress (Virtual Event)	Sr Edwin Tang Sr Amelia Fok Sr Sunny Choi Sr Dr Mei-Yung Leung (Speaker) Sr Sunny Wong Sr TT Cheung Sr Francis Leung Sr Joseph Chong Sr Dr Sandy Tang Sr KC Tang Sr Thomas Ho Sr Antony Man Sr Dr Ken Hui
15, 17 November	BEAM Plus Interiors Major Revision – 2 nd Stakeholder Engagement Workshop Organised by BEAM Society Limited (BSL)	Sr Law Yeuk Tim (15 November) Sr Louis Lee Man Ho (17 November)
19 November	前海管理局舉辦 2021 年前海全球招商大會	Sr Dr Stephen Lai, JP
20 November	Island South Community Planning Workshop Organised by MSc(Urban Planning) Year 2 Students of the Department of Urban Planning and Design, University of Hong Kong	Sr Eureka Cheng Sr Francis Lam

23 November	HKICM/HKCA Joint Conference 2021: Rising Challenges Embracing Change	Sr Amelia Fok Sr Tang Chi Wang
24 November	Lands Department Briefing: "Streamlining Land Surveys and Mapping Work by Engaging Private Practice Land Surveyors"	Sr Marvin CHAU Ming Sr CHEU Yuk Yi Sr TANG Hong-wai
24 November	Quality Building Award (QBA) 2022 Award Briefing Session Organised by the Hong Kong Institute of Construction Managers	Sr Edwin Tang
25 November	Hong Kong Polytechnic University (PolyU) 85 th Anniversary Launch Ceremony	Sr Edwin Tang
25 November	康復諮詢委員會 - 暢道通行專責小組舉辦提升香港實際環境暢通易達程度顧問研究策略簡介分享會 - 第二場 (專業人士組別及相關機構優先)	Sr Kwok Ka Kin
26 November	Focus Group Meeting on the Code of Conduct to Follow When "Handling Payments or Arranging Payments for Clients" and Best Practice Guide to Be Issued Organised by the Property Management Services Authority (PMSA)	Sr Paul Tsui
26 November	The Chartered Institute of Building (Hong Kong) (CIOB (HK)) Annual Dinner 2021 cum Construction Manager of the Year Awards Hong Kong 2020 Presentation Ceremony	Sr Edwin Tang
28 November	RSCP Volleyball Women's Tournament 2021 Organised by the Recreation and Sports Club for Hong Kong Professional Bodies (RSCP)	Sr Chiu Kam Kuen
29 November	Opening Ceremony cum Exhibition of Advancing Net Zero (ANZ) Ideas Competition	Sr Charles Hung

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

THE IMPACT OF INCOME INEQUALITY, MARKET SENTIMENT AND POPULATION DENSITY ON HOUSING AFFORDABILITY: INTERNATIONAL EVIDENCE

**Undergraduate Category (PDD) – Top Award
Winner: Yeung Sze Lung
The University of Hong Kong – REC**

Housing in Hong Kong is, hands down, the most unaffordable in the world. Hong Kong has had the highest median house price to median household income ratio (the Median Multiple) since the city was included in Demographia's international survey of housing affordability. However, there are cities with very affordable housing. This study examines the key determinants of housing affordability using empirical data from 64 housing markets around the world.

This study's empirical results show that higher income inequality makes housing less affordable, other things being equal. The theoretical explanation behind this is that a disproportionate

increase in the incomes of higher income groups will generate demand for high-end housing, which will filter down to lower-end housing units due to the inelastic supply of housing in the short run. As a result, average housing affordability will be lowered as the purchasing power of the middle-to-lower income groups is relatively low in a society with high income inequality.

The empirical results also show that the Housing Market Sentiment Index (HMSI) has two effects on the Median Multiple. First, the HMSI increases with an increase in the Median Multiple, as a bullish market encourages speculation, which drives up housing prices. Second, income inequality is stronger in a bullish market, since higher income groups have stronger purchasing power and fewer capital constraints than lower income groups.

Both measures of population density, namely, population per total geographical area of the city and population per floor area of living space, have a positive effect on the Median Multiple. However, the effect of the latter is much more significant than that of the former, as the former does not take into account the differences between the constraints on land use and development. The results clearly show the importance of land use planning and development controls on housing affordability.

In addition to enhancing one's understanding of the forces that shape housing affordability, the results of this study also have policy implications. The Government can consider alleviating Hong Kong's housing affordability problem by introducing steeper progressive income and profit tax policies to reduce income inequality and improve housing affordability. Moreover, it should put more effort into removing the institutional constraints on converting unused land into residential areas, as Hong Kong has one of the highest population densities in the world, which implies extremely serious institutional constraints on its land development.

EXPLORING THE FACTORS AFFECTING TRAVEL MODE CHOICES IN HONG KONG USING THE ANALYTICAL HIERARCHY PROCESS

Undergraduate Category (PDD) – Second Award

Winner: YEUNG Yat Ching

The University of Hong Kong – UPD

In Hong Kong, franchised buses and the Mass Transit Railway (MTR) are the city's two foremost public transit service providers. Their mutual relationship can be considered highly competitive, especially in areas covered by the MTR. The two providers' inefficient utilisation of transport resources can be demonstrated by usage rate and transport patronage difference. Since the current heavy rail services may be unable to deal with transport demand growth, enhancing the complementarity of public transport services and maximising the use of scarce transport resources are needed. The absence of related research in the local context serves as the author's motivation for this study, which analyses and prioritises factors that affect commuters' travel mode choices with respect to socio-demographic characteristics and provides policy recommendations to maximise the utilisation of transport resources in Hong Kong.

The author based her hierarchical framework of factors that affect commuters' travel mode choices on interviews with transport planning experts. She supplemented this with a questionnaire, which attracted 123 responses, to gauge the perceived rankings of factors using the Analytical Hierarchy Process (AHP).

The overall ranking of four main categories is time cost > accessibility > monetary cost > comfort, while the four most influential factors are socio-demographic segments: in-vehicle travel

times, traffic conditions, walking distances, and travel schemes. The four directions for policy recommendations are relieving traffic congestion, reducing in-vehicle travel times, reducing walking distances, and providing more concessionary travel schemes.

Less private vehicle use in favour of franchised buses can ease traffic congestion and shorten in-vehicle travel times. While an electronic road pricing system is still being explored for Hong Kong, Singapore's adoption of a market-based vehicle quota system has effectively prevented the short-lived effects caused by current fiscal tools, such as annual licence fees and the first registration tax, to control private vehicle numbers. Similarly, London's congestion charging system helps alleviate road traffic congestion in its main urban areas. These two cities' approaches have reduced in-vehicle travel times and relieved traffic congestion problems, thereby lowering the time costs of taking franchised buses.

More bus-bus interchange schemes with additional discounts can be offered to achieve more riders. The recent concessionary schemes are classified into two types: paying a discounted fare for the second bus trip and paying only one fare for consecutive bus trips. The first scheme usually yields higher fares than transferring between the MTR and a bus, hence reducing the competitiveness of franchised bus companies. The second requires a commuter to pay the higher of two fares, thus resulting in a cheaper commute. So, bus-bus interchange schemes between local and cross-district routes for all franchised bus companies should be implemented.

This study provides more insights for policymakers to review Hong Kong's current public transport arrangements so that they could maximise the use of scarce transport resources to meet foreseeable transport demand growth in the future. The author hopes that the complementarity of public transport services will be enhanced to promote more efficient and better coordinated services.



Building Surveying Division
Sr Billy Wong BSD Council Chairman

FOR STUDENTS AND PROBATIONERS

APC

The APC Practical Task was held from 3-6 November, while interviews were held on 6 November. The APC Final Assessment Day occurred on 27 November.

The BSD has already held five APC days in 2021. It formed 84 assessment panels that included 351 assessors for 353 BS candidates.

I take this opportunity to thank all assessors and helpers for their great efforts in helping the BSD resume its APC assessment during this pandemic.

Year	APC	Number of APCs	No of Panels Formed	No of Assessors	No of Candidates
2020	Practical Task	1	23	93	64
	Final Assessment	2	43	139	122
	Total	3	66	232	186
2021	Practical Task	2	37	192	184
	Final Assessment	3	47	159	169
	Total	5	84	351	353

Collaboration with BS Probationers

Due to the pandemic, all social networking activities have been put on hold and the BSD's communications with its members have mostly happened online.

As the situation stabilises, a probationers' gathering was successfully held on 18 November. It was an opportunity for probationers, newly-qualified members, and Council members to meet, exchange views, and foster stronger communications.



MEMBERSHIP

For the latest BS membership distribution and numbers, please refer to the following table.

Year	Fellow	Member	Associate	Probationer	Student	Total (Excl Student)	% Growth of Corporate Members	Probationers / Total (Excl. Student)
2017	107	1178	2	672	110	1959		34%
2018	106	1235	3	746	202	2090	4.4%	36%
2019	107	1283	2	817	194	2209	3.7%	37%
2020	105	1359	2	811	151	2277	5.3%	36%
2021	109	1417	1	814	124	2341	4.2%	35%

*As at Oct 2021

As at October 2021, the BSD boasted 1,526 Corporate Members. Compared to 2020, this represented an increase of 58 Corporate Members (4.2%). There were also 814 probationers, which was about 35% of all BSD members excluding students.

CONNECTING MEMBERS WITH INDUSTRY

Annual Dinner

The BSD Annual Dinner 2021 was successfully held on 22 November. This year, it was pleased to have in attendance the Honourable Paul CHAN Mo-po, GBM, GBS, MH, JP, Financial Secretary, the Government of the Hong Kong Special Administrative Region, as its Guest of Honour. Mr Chan shared his valuable insights with members and fellow guests. The theme of the dinner was “Covid Fighters’ Reunion” to acknowledge everyone’s hard work, passion, and dedication to their profession and efforts to serve society.

Thanks go to everyone who dressed up as fighters and congratulations to the winners of the Best Dressed Awards!

Distinguished Guests

Guest of Honour	The Honourable Paul CHAN Mo-po, GBM, GBS, MH, JP, Financial Secretary, the Government of the Hong Kong Special Administrative Region
VIP Guests	Ms Winnie HO Wing-yin, JP, Director of Architectural Services, Architectural Services Department
	Sr Alan SIN Kwok-leung, Assistant Director (Property Services), Architectural Services Department
	Sr YU Tak-cheung, JP, Director of Buildings, Buildings Department *
	Ms Clarice, YU Po-mei, JP, Deputy Director of Buildings, Buildings Department
	Ir WAI Chi-sing, GBS, JP, Managing Director, Urban Renewal Authority
	Sr Ian LUK Tsz-wai, Assistant Director (Estate Management) ³ , Housing Department

(*Sr Yu retires on 29 Nov 2021)

Covid-19 has posed unprecedented challenges for all of Hong Kong over the past two years. The BSD thanks everyone for their contributions to and support for the industry during this challenging period. Let’s continue to fight for a better tomorrow together and keep the BSD spirit alive!



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BSD ANNUAL DINNER 2021

FOR THE COMMUNITY

Bi-weekly Articles in iMoney Magazine (屋有必測之風雲)

To better engage with the public, the BSD has published bi-weekly articles in iMoney Magazine (「屋有必測之風雲」) since 1 May. Its purpose is to investigate different cases adapted from real-life building problems with a fictional character, Sr HolmesB (福爾摩B). Readers who are interested in economic investment and housing can easily understand the important role that building surveyors play in solving building problems.

Fifteen articles have been published so far with each issue focusing on a specific building surveying case. All have received positive responses. The BSD will continue to introduce different cases related to building affairs matters to readers as they watch Sr HolmesB tackle different building problems.



Connect with the BSD via Social Media

The BSD is now on Facebook, Instagram, and YouTube. It has uploaded 16 Videos to its YouTube Channel so far.



Facebook:
BSD-Hong Kong Institute of Surveyors



Instagram: @bsd.channel



Youtube: BSD Channel

香港測量師學會建築測量場
人員：Sr HolmesB (福爾摩B) 是建築測量師，專門調查建築及屋宇問題案件，不論建築
維修、裝修、保養、巡查、房屋管理、估價及工程。此外亦負責各類建築
的監察工作，為業主提供實用貼士，幫手「keep fit」。

005
屋有必測之風雲

在工廈經營派對房間合法嗎？

這天，福爾摩B在晚餐聚會中，與朋友Johnny邊吃着酒杯，邊談起投資工廈的想法。「我最近計劃購入工廈單位作投資，而我又熱愛和朋友聚會，所以想經營派對房間的生意。」Johnny知道福爾摩B是建築測量師，於是想聽他的專業意見。

福爾摩B輕輕皺眉：「派對房間屬於商業活動，在工廈經營派對房間是不合法的，因為部分工廈的地契訂明，只准用作工業或商業用途，及給予文化藝術、創意產業及創新科技作相關用途。」

Johnny聳聳肩：「但現時不少人租用工廈單位作不同商業用途，那我也可以照樣作投資吧！」福爾摩B搖搖頭：「你不應明知故犯，況且，工廈的原有設計並不適合用作派對房間，或其他可能會吸引外來客人使用的用途。」以走火通道為例，無法容納公眾人士，而逃生指示的清晰度亦低，外來客人不熟悉工廈的環境，當火警發生時就變得危險。

工廈派對房間經營

「此外，在工廈經營派對房間，是無法領取牌照。」現時法例上沒有專門適用於派對房間的牌照。即使想領取「公眾娛樂場所牌

福爾摩B說：#1015

上，一旦發現違規，及有住用的客戶，會向單位業主發出警告信，要求還原單位作合法的用途，不過從可被「釘契」甚至重收物業，及面臨檢控。」

事實上，工廈的設施和環境也不適宜居住。「雖然法例容許工廈單位分間出租，卻規定不能設有獨立洗手間，而且工業用途的單位不需有窗戶，導致新鮮空氣無法進入室內，空氣不流通。」加上工廈有其他工業活動，令工廈並不適合居住，亦要留意大廈公契就可用的用途之條款。

Johnny失落地嘆氣，福爾摩B笑笑：「若與朋友聚會，不一定要到派對房間，下次到我的酒吧再聚吧！」

BSD AGM

The BSD AGM was successfully held on 27 November, during which a new Council (2021-2022) was elected. Congratulations to the new office bearers and new Council.

I express my sincere thanks and heartfelt appreciation to all office bearers, Council members, co-opted members, fellow members, and helpers for their unfailing support, valuable suggestions, and patience over the past two years. I wish the new Council every success and good health.

12月5日 5th Dec
國際義工日
International Volunteer Day



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Agency For Volunteer Service



全力支持 Supporting Organisation
THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Merry Christmas to all fellow members!



As 2021 concludes, I am pleased to give members a summary of the GPD's highlights this year.

GPD Annual General Meeting

The GPD Annual General Meeting will take place at 6:30 pm on 1 December 2021 (Wednesday) at the Surveyors Learning Centre.

The GPD Council's current term shall end on 30 November 2021. Under the Council's Regulations, each Council Member shall be elected by those Corporate Members who are present at the AGM and voting shall be by ballot. The election of office bearers will take place during the new GPD Council's first meeting.

Opportunities to Practise in China

To enhance business and career opportunities for members, the Council has endeavoured over the years to help members expand their fields of practice into the Mainland.

On 12 March, delegates from the The Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region's Department of Educational, Scientific and Technological Affairs paid a courtesy visit to the Institute and were greeted by office bearers led by President Sr Edwin Tang. The two sides discussed future opportunities to expand professional services to the Greater Bay

Area (GBA), as well as other issues that affected the livelihoods of surveyors.

There are also ongoing discussions between the Development Bureau and Mainland authorities on how to permit Hong Kong surveying firms to carry out valuation assignments in the GBA. With this objective in mind, the HKIS urges the authorities to consult the HKIS Company List (GPD) first when considering eligibility issues.

On this note, one of the many tasks that the incoming GPD Council will undertake is to review the mechanism of listing GP firms on the HKIS Company List. A working group shall be established to review the list and recommend the necessary changes to the registration criteria where appropriate. Please be assured that all GPD members will be consulted during the review process.

Standard Rates of Land Premium

The GPD has always been concerned about the existing land premium assessment mechanism and has repeatedly proposed ways to improve it to the Government.

After years of advocacy, the GPD was delighted to see the Government roll out a two-year pilot scheme for charging land premiums at standard rates for lease modifications for redevelopment of industrial buildings to expedite lease modification and encourage redevelopment of aged industrial buildings.

On 15 March, the Lands Department issued a practice note (PN No 1/2021) upon its implementation, while on 19 March, the Development Bureau expressed its gratitude for the constructive advice provided by the Institute, in particular the wise counsel the GPD gave in person and in writing.

In July, following a number of successful cases involving the use of standard rates, the GPD advised the Government to consider offering a similar standard rate option for the land

exchange premium assessment of agricultural lots, so as to expedite land and housing supplies.

In her policy address of 6 October, the Chief Executive announced that the standard rate premium assessment will be extended to land exchange cases in the New Development Areas in the near future. A meeting with LandsD on this issue will take place in early December 2021.

Lease Expiry in 2047

The challenge of coping with a large number of land leases that will expire in 2047 has elicited public unease over the last decade.

In March, I met with Sr Hon Tony Tse, BBS, and requested that he raise the issue with the Legislative Council, which he kindly did on 28 April.

The Secretary for Development replied by elaborating on the Government's ongoing efforts to address the matter. Members can find the Government's detailed official response at the link below:

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

Electoral Reform

The Improving Electoral System (Consolidated Amendments) Bill 2021 was published on 13 April. The GPD generally supports the changes. There are 56 specified entities eligible to register as voters under the Election Committee's Architectural, Surveying, Planning and Landscape subsector.

However, the specified entities do not appear to fairly represent all HKIS members, especially land surveyors and facilities managers in private practice who were not included on the list of specified entities.

To enhance HKIS members' participation in the

new Election Committee, the Institute relayed its concerns to the Secretary for Constitutional and Mainland Affairs in a letter dated 28 April.

The letter stated that the HKIS wants the number of eligible entities to be increased by including firms of different disciplines so that the architectural, surveying, planning, and landscape subsectors could enjoy broader representation.

On 4 May, the Secretary for Development replied with a letter addressed to HKIS President Sr Edwin Tang, which can be downloaded at the link below:

<https://bit.ly/2RRo0dT>

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.

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 arrangement to surveyors.

Zonal Plan and Reimbursement of Professional Fees

In July, members noticed that the Zonal Plan was no longer available for viewing on the Government's website, causing anxiety among many owners and professionals.

Separately, owing to LandsD's publication of Practice Notes Nos 5/2020 and 5/2020A on the Payment of Professional Fees in Connection with Compensation Claims Involving More than One Professional, GPD members are concerned about fees incurred by their clients when seeking professional advice upon accepting or rejecting ex gratia compensation being regarded as fees reasonably incurred.

In response to these two issues, the GPD wrote to the Director of Lands to seek clarification and was invited to meet with representatives of the LandsD's Acquisition Section on 14 September. The GPD requested that the Acquisition Section formally announce the abolishment of the Zonal Plan and inform its stakeholders of its new arrangements to ensure transparency. LandsD provided an official response to this request on 21 October.

Please click on the link below for the contents of the letter:

<https://tinyurl.com/yfef97fv>

New Members

This year, the Education Committee, under the leadership of Sr Dr Lennon Choy and Sr Leo Cheung, continued to ensure that all examination-related venues practised adequate social distancing.

By strictly adhering to the Government's social distancing guidelines, the APC Part I

Assessment was successfully held on 2 and 16 October. In total, 26 candidates sat for the Part I Assessment, while 35 candidates attempted the Professional Task written assessment. In December, 55 candidates will sit for the Part II Assessment.

A diploma presentation ceremony occurred on 2 October for newly-qualified surveyors who undertook the Part II assessment in December 2020 and June 2021, when 55 candidates passed their interviews.

Under the Memorandum of Mutual Recognition of Membership, the HKIS admitted 15 new members who were also RICS corporate members.

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

CPD: Utility Facilities in Power Company and the Associated Land Issues

Sr Eric Tsang, Senior Lands and Buildings Manager of CLP Power Hong Kong Limited, together with his colleague, Sr Jolly Leung, Assistant Lands and Buildings Manager, kindly delivered a presentation, "Utility Facilities in Power Company and the Associated Land Issues," during a CPD on 27 October. They introduced the various components of a utility including power stations, distribution substations, connecting cables, etc, as well as the role of GP surveyors in handling CLP's land matters.

Tsang and Leung also highlighted the salient conditions stipulated in the land grants and the considerations behind the adoption of the shoebox approach to assess the market value of utility facilities. Digital modernisation in the form of BIM has enhanced their efficiency in calculating the volume of the facilities.

The event ended with a prolonged Q&A section that cleared up questions concerning a data centre and redevelopment opportunities. I express my thanks to Sr Eric Tsang and Sr Jolly Leung for their contribution.



CPD: Utility Facilities in Power Company and the Associated Land Issues

CPD: Visit to the Central Market Revitalisation Project

On 6 November, Sr Bruchi Nam and Mr Wilfred Au of the Urban Renewal Authority (URA) arranged a visit to the Central Market Revitalisation Project.

During the visit, the two shared the design concept behind the revitalisation project and the challenges they overcame during the handover, renovation, tender, and existing operation stages. The URA has been working with Central Market's operator, Chinachem, to inject the concept of "Playground for All" into the facility and turn the landmark piece of architecture into a vibrant community hotspot that can be described as "approachable," "energetic," and "gregarious".

On behalf of the CPD panel, I extend the GPD's heartfelt thanks to Sr Bruchi Nam and Mr Wilfred Au for sharing their valuable experiences and insights with members.



Acknowledgement

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

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



Land Surveying Division
Sr Koo Tak Ming LSD Council Chairman

New LSD Council for 2021-2022

The LSD AGM was held successfully on 30 November in the Surveyors Learning Centre.



The 2021-2022 LSD Council OB



LSD Chairman Sr Koo Tak Ming delivers the 2020-2021 Report.



LSD Members attend the LSD AGM 2021.

The Officers and Council Members for the year 2021/2022 elected are:



2021-2022 LSD Council

Chairman	TSUI Hoi Yuen
Vice-Chairman	CHU Siu Ki LAU Chi Kwong
Honorary Secretary	HAU Wing Shuen
Honorary Treasurer	CHAN Chi Hung
Council Member	CHAN Yue Chun CHEU Yuk Yi CHEUNG Yue Yan KWOK Yi Ching LAI Lit Ki LAM Chi Mei LI Tze Hoi SO Man Cheong Kenneth TANG Hong Wai TANG Wing Lun WONG Ching Kei WONG Kin, Michael WONG Man Sing WONG Pak Wai WONG Wing Yin WONG Yiu Cho Joseph

List of 2021-2022 LSD Council Members

Prescribed Conditions for the Property Management Practitioner (Tier 1) Licence

The Property Management Services (Licencing and Related Matters) Regulation for prescribing various matters for a licencing regime for property management companies (PMCs) and property management practitioners (PMPs) under the Property Management Services Ordinance (PMSO, Cap 626) commenced operations on 1 August 2020.

The Property Management Services Authority (PMSA) announced on 18 October that it recognised Fellows and Members of the Land Surveying Division of The Hong Kong Institute of Surveyors for the purpose of fulfilling the criterion regarding membership in a recognised professional body (RPB) for holding a property management practitioner (Tier 1) licence, as set out in the Property Management Services (Licencing and Related Matters) Regulation (Cap 626, sub leg B). The LSD has been added to the list of the PMSA's Recognised Professional Bodies (RPBs).

For more information on the PMSA and Property Management Practitioner (Tier 1) licence, please visit the PMSA's website at:

<https://tinyurl.com/y5j425nx>



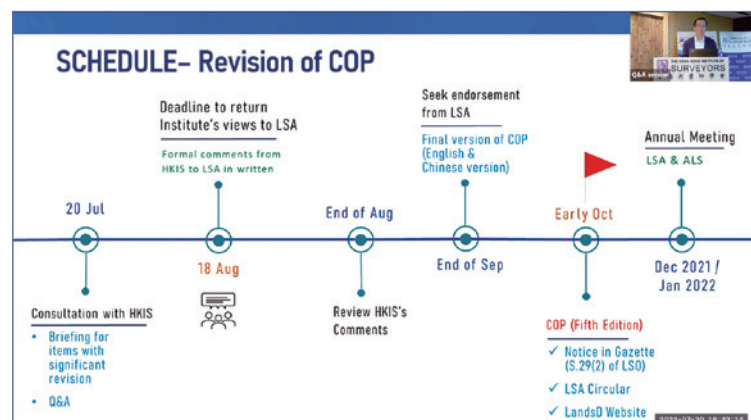
LSD Corporate Members that assume a managerial or supervisory role in PMCs, which are required to hold licences for the property management services they provide for the properties they oversee, must be licenced.

Code of Practice Approved under the Land Survey Ordinance

Under the Land Survey Ordinance (LSO, Cap 473), for the purpose of providing practical instruction or guidance in respect of land boundary surveys and related matters, the Land Survey Authority (LSA), after consulting with the Institute, may approve and issue such codes of practice that they believe are suitable for that purpose.

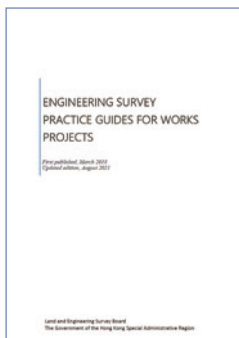
The draft of the 5th Edition of the COP was sent to the HKIS in late June 2021 for its comments. A briefing to all LSD members was held on 20 July via Zoom. Sr CHAN Siu-bun, Deputy Director, Survey and Mapping of the Lands Department, the Land Survey Authority, briefed members on the changes from the COP's first four editions and how the 5th Edition would improve the COP and enable the LSO to better meet the aims of the legislation.

As I reported in the August 2021 issue of *Surveyors Times*, after the HKIS offered its comments on 18 August, the LSA responded to them on 12 November. He decided to implement the COP's proposed 5th Edition, as scheduled, and deferred the suggestion to the next round of amendments for consideration and action.



Timeline for Implementing the COP's 5th Edition

Briefing Session on Engineering Survey Practice Guides for Land Surveyors



Engineering Survey Practice Guides for Works Projects

The *Engineering Survey Practice Guides for Works Projects (ESPG)* was first issued in 2018 to recommend the best practices of engineering surveys to Government departments. In 2020, the Land and Engineering Survey Board proposed revising the *ESPG* with a view to making it available for reference as a practical guide by both private and public sector practitioners in the surveying industry.

A CPD on the *ESPG* was held on 18 November for HKIS members. Three key speakers, Sr Kenneth SO Man-cheong, Sr Ricky LAI Lit-ki, and Sr CHAN Ka-lok, were invited to introduce the public version of the *ESPG*, the progress of revision, and the remarks by land surveyors who were already using this guide.



Speakers and Moderators at the Q&A Session



The Q&A Session



Question from the Floor

Best Wishes to the 2021-2022 LSD Council

As the outgoing LSD Chairman, I take this opportunity to express my sincere appreciation to all LSD Council members, the LSDEC, BOM representatives, and all other LS members in its committees and working groups for serving the Institute during the past year. The LSD grew significantly and expanded its scope of services to the community.

I wish the best to the incoming council and shall render my support whenever necessary to help it carry out its duties. I look forward to seeing more new faces, especially among younger surveyors, to help promote land surveying professional services to the public and society.



Planning & Development Division
Sr Francis Lam PDD Council Chairman

PDD Annual General Meeting 2021

The PDD Annual General Meeting was held on 11 November in the SLC with 32 Corporate Members in attendance.



PDD Members at the PDD AGM 2021



PDD Members at the PDD AGM 2021



PDD Office Bearers: Chairman Sr Francis Lam (middle), Vice Chairmen Sr Albert So (2nd from right) and Sr Terence Wai (2nd from left), Honorary Treasurer Sr Victor Ng (far left), and Honorary Secretary Sr Junior Ho (far right) at the PDD AGM 2021

New PDD Council (2021-2023) Office Bearers and Council Members

The first Meeting of the PDD Council 2021-2023 was held on 11 November immediately after the PDD AGM 2021. The newly-elected office bearers and Council Members are as follows:

Chairman	Sr Terence WAI Chun Sing
Vice Chairman	Sr Annie CHONG Yiu Shing
Vice Chairman	Sr NG Pak Kin
Honorary Secretary	Sr Joseph Junior HO
Honorary Treasurer	Sr KONG Siu Nga
Immediate Past Chairman	Sr Francis LAM Ka Fai
Council Members	Sr CHAN Yuk Ming Sr CHAN Zi Tao Sr CHOI Sin Ying Sr Daniel HO Chi Wing Sr HUI Chak Pan Sr LAW Suet Lun Sr PONG Kam Keung Sr TANG Bo Sin Sr YEUNG Sze Nga Sr Edmond YEW Yat Ming

Thanks go to the outgoing Chairman, office bearers, and Council Members for their contributions to the PDD over the last two years. Their successors hope to continue their good work.



The PDD Council 2021-2023 holds its first meeting on 11 November.

PDD CPD: Northern Metropolis Development Strategy

The PDD was pleased to invite Prof Ling Kar-Kan, SBS, Strategic Planning Advisor for Hong Kong/Shenzhen Co-operation of the Policy Innovation and Co-ordination Office, to come share with members the latest Northern Metropolis Development Strategy, as proposed in the Government's 2021 Policy Address.



Prof Ling receives a certificate of appreciation from Sr Francis Lam (left) and Sr Junior Ho (right).



Prof Ling shares his knowledge with more than 300 members via Zoom.

PDD & SIP Joint Webinar and Signing Ceremony of Memorandum of Understanding

On 25 November, the PDD and Singapore Institute of Planners (SIP) signed a Memorandum of Understanding for future cooperation and sustainable professional development. Immediately after the signing ceremony, the parties held a joint webinar with Mr Patrick Tsang, General Manager (Planning & Development) of the Hong Kong Housing Society, to share the latest design of accessible and adaptable domestic unit prototypes.

Ms Cerina Anggraini, Technical Principal, Urban Planning (East Asia), Mott MacDonald, also joined to show how to design a low-carbon, age-friendly neighborhood.

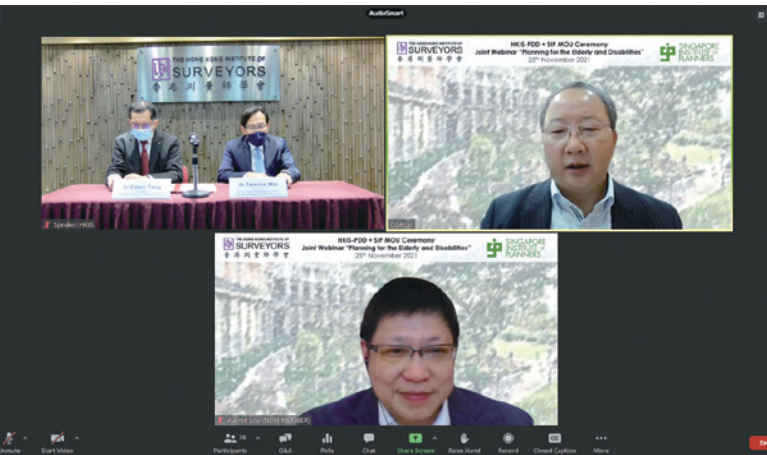
The PDD looks forward to more cooperation with the SIP in the future.



Sr Edwin Tang (front left), Sr Terence Wai (front right), and PDD Council Members at the Signing Ceremony of the Memorandum of Understanding

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Sr Edmond Yew (top right) introduces Mr Wilfred Loo, President of the SIP.



Mr Patrick Tsang (2nd from right) receives a certificate of appreciation from Sr Terence Wai.



Mr Patrick Tsang shares the Hong Kong Housing Society's ageing-in-place concept.

PDD CPD: Latest Advancements in the Social Impact Assessment for Infrastructure and Built Environment Projects

The PDD was pleased to invite Dr Terence Yuen, Founder and Executive Director, Hong Kong Institute of Social Impact Analysts, to come introduce the emerging professional field of impact measurement and management and explain its application to the built environment.



Dr Yuen (right) receives a certificate of appreciation from Sr Annie Chong (left).

Study of the Artificial Islands in the Central Waters - Joint Professional Forum

Sr Francis Lam attended the Joint Professional Forum organised by the Government’s Civil Engineering and Development Department and Planning Department.

Also present were the Director of Civil Engineering and Development and Director of Planning.



Outreach: RTHK Live Broadcast Interview

Sr Francis Lam attended an RTHK Live Broadcast Interview on 18 November.



PDD Annual Report 2020-2021

The PDD Annual Report 2020-2021 by Chairman (2020-2021) Sr Francis Lam is shared below:

We have been living through a “new normal” time under the coronavirus pandemic in 2021. Same as last year’s response to the local pandemic situations, the PDD Council has taken some measures to carry out the Division’s functions without major disruption. It has followed all of the Government’s anti-pandemic regulations and guidance by conducting its council meetings and CPD/PQSL events online.

However, the PDD Council decided not to organise the Division’s annual conference and dinner in 2021 in view of the uncertain pandemic situation.

Reciprocal Agreement with the RICS

In October, the PDD settled talks with the Royal Institution of Chartered Surveyors (RICS) on

the proposed reciprocal agreement between itself and the RICS's Planning and Development Pathway. In early November, the draft of this reciprocal agreement obtained the HKIS General Council's endorsement.

Meanwhile, both parties have arranged an official signing of the Memorandum of Mutual Recognition Agreement for the near future.

Membership Profile

Notwithstanding the adverse impacts caused by Covid-19, I am pleased to report that the PDD gained eight new Corporate Members in 2021 through the multiple membership application or PDD Assessment for Professional Competence (APC) route. **The total number of PDD Corporate Members was 105 as at 11 November.**

In addition, the PDD is pleased to see Sr Annie Chong and Sr Victor Ng promoted to Fellow Members.

As at 11 November 2021, the membership breakdown of the PDD was as follows:

Membership Class	Number of Members
Fellow	46
Corporate Member	59
Probationer	15
Student	16

The PDD conducted two APC Final Assessments on 8 February and 8 July. It was heartening to see its two APC candidates, Sr Martin Wu and Sr Michelle Yeung, pass their APC Final Assessments. Both are graduates of HKU's BA in Urban Studies programme. The PDD looks forward to more graduates from its cognate degree programmes passing their PDD APC Assessments and qualifying as planning and development surveyors in the years to come.

New Accredited Degree Courses for Admission to the PDD APC Scheme

On 27 May, the HKIS General Council endorsed the Board of Education's recommendations on the accreditation of the **City University of Hong Kong's Master of Urban Design and Regional Planning and the Technological and Higher Education Institute of Hong Kong's Bachelor of Science (Hons) in Surveying** programmes as cognate degree programmes. This qualifies them for admission to the PDD's Assessment for Professional Competence Scheme. The PDD looks forward to welcoming new PDD Probationers among the graduates of these programmes in the near future.

Supporting PDD Probationers and University Students

After being invited by Sr Prof Tang Bo Sin on 30 December 2020, Sr Annie Chong and I joined the online presentations of the **University of Hong Kong's BA in Urban Studies (BAUS) students**. This event was organised by the HKABAEIMA to showcase the students' ideas on integrating GIS and BIM in urban renewal projects.

Annie delivered a career talk to 50 **THEi surveying students** via Zoom on 8 February.

On 5 March, I joined an online presentation of **HKU's surveying students** as a commentator.

On 13 August, Sr Victor Ng, Sr Junior Ho, and I met with newly-joined co-opted Student Members from HKU and THEi and introduced to them the PDD and its Council. The PDD looks forward to recruiting more Student Members for eventual promotion to Corporate Members so that they could better contribute to the Division's goals.

On 1 September, Sr Victor Ng and I attended CityU's online orientation ceremony for its new

Master in Urban Design and Regional Planning

students. We introduced to the students the PDD's professional skills, routes of qualification, and APC assessment before encouraging them to join the PDD as Student Members.

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

This year, the PDD continued its collaboration with HKU's Department of Urban Planning and Development (DUPAD) in offering the PQSL short course, "Planning Practice, Law and Ethics in Hong Kong," to PDD Probationers as part of their PQSL in local planning practice and law. This course is a core requirement in DUPAD's Master of Urban Planning programme.

PDD Research Project

A PDD research project, "Market Research for Hong Kong Planning and Development Surveyors in Belt and Road Countries: Case Studies of Vietnam, Thailand and Malaysia," had been overseen by HKU's Dr Guibo Sun since July. Dr Sun expects to complete the study by July 2022.

Engagements with Government and Statutory Bodies

Briefing Session on the Proposed Changes to the Electoral System

Together with HKIS President Sr Edwin Tang and other divisional chairmen, I attended a briefing session at the CGO, jointly held by the Secretaries for Development and Transport and Housing, on 7 April regarding the proposed changes to Hong Kong's electoral system.

Hong Kong Housing Authority Industry Forum on Innovative Construction Methods

I attended the Hong Kong Housing Authority's

Industry Forum on Innovative Construction Methods on 14 May.

MTR Society Link

On 19 June, I attended a briefing session held by MTR Society Link regarding the MTR's Tuen Ma Line's opening. After the briefing, MTRCL Operations Director Dr Tony Lee led guests on a pre-opening visit to Sung Wong Toi Station.

Urban Renewal Authority

On 25 October, Sr Junior Ho and I, together with representatives of other HKIS divisions, attended the Urban Renewal Authority's forum on the newly-released Yaumatei-Mongkok Districts' Urban Renewal Strategy. We exchanged views with the URA's Managing Director Ir Wai Chi Sing, Executive Director Eric Poon, and Director of Planning and Design Wilfred Au.

Hong Kong Green Building Award 2021

Since 1 February, I have been serving as an Organising Committee Member and Scientific Committee Member of the Green Building Award 2021 (GBA 2021) under the direction of the Hong Kong Green Building Council. The HKIS is one of the Award's 78 supporting organisations. The Secretary for Development is the Honorary Advisor of GBA 2021. Under the Scientific Committee's jurisdiction, I screened 101 submissions according to GBA 2021's marking schemes. Then I served as a team facilitator for the judging day site visits, as well as a juror on 10 October and 17 October, respectively. The Award Presentation Dinner will be held on 13 January 2022.

PDD Chairman's Media Interviews and Outreach

Date	Event/Programme Name
3 December 2020 31 December 2020 28 January 2021 29 April 2021 15 June 2021 9 September 2021 15 October 2021	Now TV News Live Programme
15 December 2020	Anne Marden Playright Academy Opening Ceremony
8 January 2021	Our Hong Kong Foundation New Territories Development Strategy Roundtable Discussion Group
22 February 2021	HKIS Media Briefing
6 October 2021 13 October 2021 18 November 2021	RTHK Live Programme
26 February 2021 28 July 2021 8 October 2021	Metro Radio Live Programme
14 September 2021	TVB News Report on My Planning Idea for New Territories North
18 April 2021	Modular Sham Shui Po Co-creation Workshop for Vacant Land on Yen Chow Street Held by the HKILA and YWCA
25 June 2021	Building Surveyor Awards 2021
6 July 2021	HKIA/HKIS/HKIP/HKILA Concern Group on Lantau Tomorrow Meeting with CEDD/PlanD and Their Appointed Consultants

6 August 2021	Hong Kong Science & Technology Park Robotic Auto-carpark System Visit
6 August 2021	Special Interview by HK01
17 August 2021	Central Market Preview Tour by the URA
17 August 2021	Special Interview by Wen Wei Po
2 September 2021	Hong Kong Housing Society AGM
15 September 2021	HKIS Annual Conference
18 September 2021	Special Interview by Ta Kung Pao
23 September 2021	Opening Ceremony of East Coast Park by the Harbourfront Commission
29 September 2021	HKIS Press Conference on the HKIS Policy Address Submission
2 October 2021	HKIS Diploma Presentation
13 November 2021	Study on the Artificial Islands in the Central Waters – Joint Professional Forum

PDD CPD/PQSL Events

The PDD conducted 15 CPD events and seven PQSL events from January through 10 November. As a result, it thanks CPD Convener Sr Annie Chong and Honorary Secretary Sr Junior Ho, who devoted a lot of time and effort to organising these events for the benefit of its members.



Property & Facility Management Division

Sr Charles Hung PFMD Council Chairman

On 2 November, the PFMD's Annual General Meeting took place at the Surveyors Learning Centre. It was my great honour to be elected PFMD Chairman for the 2021-2023 Council Year.

Under the leadership of Sr Kays Wong for the past two years, the Division made great strides that included conducting numerous CPD events and annual conferences. I express my sincerest gratitude to all PFMD Council Members for their unfailing support to the Division.

The newly-elected PFMD Council for the 2021-2023 Council Year is comprised as follows:

Chairman	Sr HUNG Chuen Ka (Charles)
Vice Chairmen	Sr CHAN Kwok Hung (Kenny) Sr LEE Man Kwong (Jonathan)
Honorary Secretary	Sr CHAN Hoi Yung (Shelley)
Honorary Treasurer	Sr TANG Ngar Man (Amy)
Council Members	Sr CHAN Wai Kin (Raymond) Sr CHAN Yiu Keung (Oliver) Sr CHAN Yuk Kit (James) Sr HUI Wah Lun (Daniel) Sr CHAN Kan Ip (Philip) Sr Tim LAW Yeuk Sr KWOK Ka Kin Sr LEE Leung Si (Rebecca) Sr LEE Man Ho (Louis) Sr LEUNG Chi Fai (Danny) Sr LEUNG Chin Pak (Patrick) Sr LI Tak Hong (Dick) Sr NG Kit Wah (Ray) Sr Lee Kin Wai (Jack) Sr SIU Wai Kin (Alan)
Co-opted Members	Sr Maxine YAO Sr Denny YEUNG

(Note: Alan Wong, Prof Eddie Hui, and Nick Pang were proposed as co-opted members and will be confirmed at the next Council meeting.)

For details of the Chairman's Report for the 2020-2021 Council Year, please download a copy from the HKIS website at the following link:

<https://bit.ly/3xLH4ul>

The Treasurer presented the Divisional Account, which was healthy with a surplus and was endorsed during the meeting.

To minimise health risks, no drink or food was provided during the reception except for bottled water to take away. Apart from the Council Members, some new members attended the meeting and exchanged ideas on how to increase the PFMD's membership and maintain close liaisons with counterparts such as the PMSA and other relevant professional institutes, especially those in the Greater Bay Area. Someone suggested organising more activities such as CPDs, conferences, seminars, site visits, research and IT development, etc. Competitions such as that for the Quality Property and Facility Management Award, in conjunction with other related associations, were particularly important.



The AGM is well-attended by members. Their seats are safely distanced from each other due to the pandemic.



Sr Kays Wong presides over his final Council meeting as PFMD Chairman.



The new Chairman, Sr Charles HUNG, is duly elected during the AGM.



The new Council Committee comprises newer and longtime members including co-opted and supporting members.

Celebrations for All (全城慶典) at Central Market (中環街市)

The Urban Renewal Authority revitalised Central Market, a Grade 3 Historic building, and provided it with a total floor area of about 12,000 square metres including shops, restaurants, and cultural facilities with a central open space. Its aim is to bring festivity and a sense of community to the neighbourhood.

Both Sr Kays Wong and Sr Charles Hung attended the celebration ceremony on 12 November and hosted by Donald Choi, the Executive Director of the Chinachem Group, which manages Central Market, and all supporting partners. The reception was well-received by those in attendance, who enjoyed a happy evening filled with many unique features and attractions including live performances by popular local stars and singers.

Central Market is a four-storey reinforced concrete structure characterised by window walls, high ceilings, a central court yard with linked bridges to adjoining buildings, and the Central-Mid-Levels Escalator. It has two entrances. The Des Voeux Road Central entrance is on the ground floor, while the Queen's Road Central entrance is via a bridge to its first floor to enhance accessibility and connectivity. Central Market has been successfully transformed into a "playground for all" that embodies an approachable, energetic, warm, and sociable appeal for public enjoyment.



Donald Choi (3rd from right), Executive Director of the Chinachem Group, hosts the celebration ceremony with supporting partners.



HKIS PFM representatives including Sr Charles Hung (far left) and Sr Kays Wong (2nd from right) at the celebration ceremony.



Quantity Surveying Division

Sr Amelia Fok QSD Council Chairperson

Times flies. This is the final message of my tenure as QSD Chairperson.

I am pleased to conclude that the QSD Council has accomplished most of the tasks set out in the Year Plan with the concerted efforts of all Council members. Thanks go to all members for their continued support for the QSD's events and activities.

Moreover, my gratitude goes to all QSD members for giving me the opportunity to serve as QSD Chairperson for 2020-2021.

Members can view my Chairman's report at the following link:

2020-2021 Chairman's Report:
<https://tinyurl.com/yy4bf2st>

Annexes:
<https://tinyurl.com/y43efcfr>



New Members Welcoming Party (29 October 2021)

The QSD New Members Welcoming Party resumed this year at the Surveyors Learning Centre on 29 October. Over 50 participants (new members, QSD Council Members, QSD Past Chairmen and HKIS office bearers) joined the event.

I had the great pleasure to represent the QSD Council in introducing to the newest QSD members the functions of the division's various sub-committees and organising committees so that they may be inspired to participate in the Council's events/activities. Sr Johnson Cheung (QSD Council Member and New Member Welcoming Party Organising Committee Vice Chairman) was a new member who joined the Party in 2019. The QSD Council needs injections of new blood on a regular basis to sustain its development.

The QSD was also grateful to have HKIS Honorary Secretary Sr Robin Leung, HKIS Past President and QSD Past Chairman Sr Thomas Ho, and QSD Past Chairman Sr Antony Man at the party.

Creative games for the new members were full of fun and laughter. At the end of the party, I conducted a lucky draw and presented prizes to the winners.



Communication Meeting amongst the DevB, ArchSD, ACQS, and HKIS (29 October 2021)

The annual communication meeting amongst the Development Bureau (DevB), Architectural Services Department (ArchSD), Association of Consultant Quantity Surveyors (ACQS), and HKIS occurred online on 29 October. Sr Sunny Choi and Sr Jesse Wong (QSD Vice Chairmen), Sr Paul Wong (HKIS Vice President and QSD Past Chairman), and I represented the HKIS at the meeting.

During the meeting, the HKIS raised the following issues for discussion:

1. Implementation of the Security of Payment Provision
2. MiC Application and Development on ArchSD Projects
3. BIM Application and Development on ArchSD Projects
4. Use of NEC on ArchSD projects and its Feedback
5. ArchSD Recruitment of QS Graduates

URA Exchange Session on Yau-Mong District Study (25 October 2021)

The Urban Renewal Authority (URA) arranged an exchange session with the HKIS on the Yau-Mong District Study on 25 October. Sr Jesse Wong (QSD Vice-Chairman) and delegates of the HKIS General Council received a warm welcome from Ir CS Wai (URA Managing Director) and his team at URA headquarters.

The latter explained the Study's proposed plan and illustrated the purpose and potential difficulties of redeveloping and/or revitalising the Yau-Mong District. The HKIS raised concerns over this grand plan and appreciated the URA's detailed answers. It hopes that the plan will inject new energy into the District after its completion.



The 25th Pacific Association of Quantity Surveyors (PAQS) Virtual Congress 2021 (12-15 November 2021)

The PAQS is an international association of national organisations representing quantity surveyors in the Asia and Western Pacific region. Members include quantity surveying and cost engineering institutions from 15 countries/regions. The HKIS is a full member of the PAQS.

Due to the pandemic, the 25th PAQS Congress with the theme, "Creating Smart Cities to Help Build the Future (Embracing Digitalisation and Sustainability)," was conducted virtually from 12-15 November. The Philippine Institute of Certified Quantity Surveyors (PICQS) hosted the event.

Delegates

The following 14 HKIS representatives joined the Congress:

1. Sr Edwin Tang (HKIS Official Delegate at the PAQS Board Meeting and HKIS President)
2. Sr Amelia Fok (HKIS Official Delegate at the PAQS Board Meeting and QSD Chairperson)
3. Sr Francis Leung (Immediate PAQS Past Chairman, PAQS Awards Committee Chairman, Member of the PAQS Council of Advisors, HKIS Past President and QSD Past Chairman)
4. Sr TT Cheung (PAQS Past Chairman, Member of the PAQS Council of Advisors, HKIS Past President and QSD Past Chairman)
5. Sr Sunny Choi (PAQS BIM Committee Chair and QSD Vice Chairman)
6. Sr Daniel Ho (PAQS Sustainability Committee Chair and QSD Past Chairman)
7. Sr Dr Mei-yung Leung (Member of the PAQS Research Committee, Paper Presenter and QSD Co-opted Member)
8. Sr Antony Man (Member of the PAQS Sustainability Committee and QSD Past Chairman)
9. Sr Dr Sandy Tang (Member of the PAQS Education and Accreditation Committee and QSD Council Member)
10. Sr KC Tang (Member of the PAQS BIM Committee and QSD Co-opted Member)
11. Sr Sunny Wong (Member of the PAQS Young QS Group and YSG Chairman)
12. Sr Joseph Chong (PAQS Web Administrator and QSD Council Member)
13. Sr Thomas Ho (HKIS Past President and QSD Past Chairman)
14. Sr Dr Ken Hui (QSD Council Member)

Board Meeting

The PAQS Board Meeting was held online in the late afternoon of 12 November. President Sr Edwin Tang and other delegates – Sr TT Cheung, Sr Francis Leung, Sr Daniel Ho, Sr Sunny Choi, Sr Dr Mei-yung Leung, Sr Joseph Chong, Sr KC Tang, Sr Sunny Wong, and I – were in attendance. There were two parts to the meeting:

(1) Part 1 was attended by delegates of the member countries/regions and covered reports by PAQS Chairman Sr Hock Hai Kwan, officers and committees. It also discussed internal matters.

(2) Part 2 included PAQS observers and featured a report by the PAQS Secretary and annual reports submitted by each member country/region and observers.*

The report submitted by the HKIS covered major updates on the Security of Payment Provision launched, the renewal of the reciprocity agreement with the Chartered Institution of Civil Engineering Surveyors (Commercial Management), industry consultation for HKSM5 Building Works, the publication and updating of the “Procurement Strategy” and “Cost Control and Financial Statements” Practice Notes, the HKIS QSD Conference 2021, activities related to the ICMS, and a brief update on the Hong Kong construction industry.

*PAQS observers included the International Cost Engineering Council (ICEC), International Cost Management Standard (ICMS), European Council of Construction Economists (CEEC), Africa Association of Quantity Surveyors (AAQS), Commonwealth Association of Surveying and Land Economy (CASLE), and Royal Institution of Chartered Surveyors (RICS) (Quantity Surveying and Construction Faculty).

During the meeting, the following members were elected to the PAQS Board for two-year term:

Chairman: Prof Chitra Weddikara of the Institute of Quantity Surveyors Sri Lanka

Vice Chairman: Prof Dr Antony Mills of the Australian Institute of Quantity Surveyors

Honorary Secretary: Mr David Dooks of the Canadian Institute of Quantity Surveyors

Honorary Treasurer: Mr Grant Warner of the Australian Institute of Quantity Surveyors

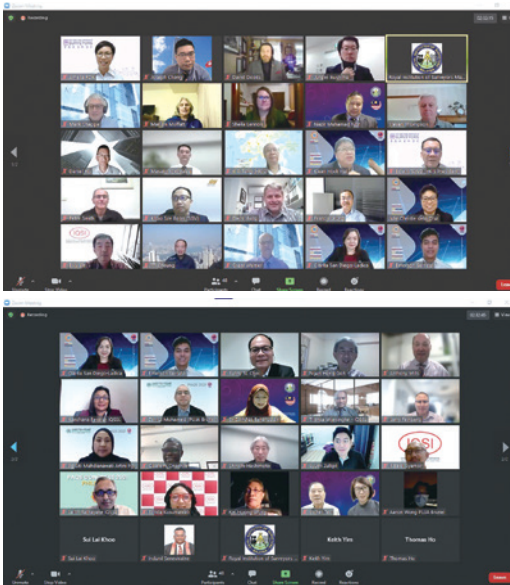
Assistant Secretary: Mr Richard Khoo of the Royal Institution of Surveyors Malaysia

Assistant Treasurer: Sr Amelia Fok of the HKIS

It was my great honour to be elected to the PAQS Board.

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Attendees of PAQS Board Meeting

The results of the 2021 PAQS-Iwata Foundation Essay Competition are as follows:

Winner: Zari Subhlok of the Australian Institute of Quantity Surveyors

Certificate of Commendation: Sr Sammuel Yung Kwun Sing of the HKIS

Certificate of Commendation: Nadzirah Hj Zainordin of the Royal Institution of Surveyors Malaysia

Congratulations to Sr Yung on his achievement!



Sr Sammuel Yung received the Certificate of Commendation from HKIS QSD Chairman Sr Amelia Fok, and PAQS Past President & HKIS Past President Sr TT Cheung on 26 November.

The winner of this competition received a free air ticket and accommodations for the next PAQS Congress, as well as a waiver of the Congress registration fee. This is a very meaningful contest that allows contestants to exchange views with surveyors from the Asia and Western Pacific region.

I encourage members to grasp this valuable opportunity by submitting papers for the 26th PAQS Congress 2022 in Singapore.

A video was presented by Singapore Institute of Surveyors and Valuers (SISV) representatives to promote the forthcoming 26th PAQS Congress in Singapore, which was postponed from 2020 due to the pandemic. The tentative dates of the Congress are 9-13 September 2022. Further details will be announced to members once they become available.

The host countries/regions of the 26th to 32nd PAQS Congresses from 2022 to 2028 are as follows:

2022: Singapore

2023: Malaysia

2024: Brunei

2025: Indonesia

2026: Sri Lanka

2027: China

2028: Hong Kong

We are the host of the ICEC World Congress 2028, which will be the first-ever PAQS-ICEC joint congress to be held in Hong Kong.

Committee Meetings

Meetings for the following four PAQS committees and YSG were held virtually on the following dates:

4 November: BIM Committee (represented by Sr Sunny Choi)

5 November: Research Committee (represented by Sr Dr Mei-yung Leung)

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5 November: Education and Accreditation Committee (represented by Sr Dr Sandy Tang)

10 November: Sustainability Committee (represented by Sr Daniel Ho and Sr Antony Man)

20 November: YSG (represented by Sunny Wong)

Members may view the reports submitted by each committee at the following link:

<https://tinyurl.com/y3elcd5m>



Virtual Reception at the Event Hall



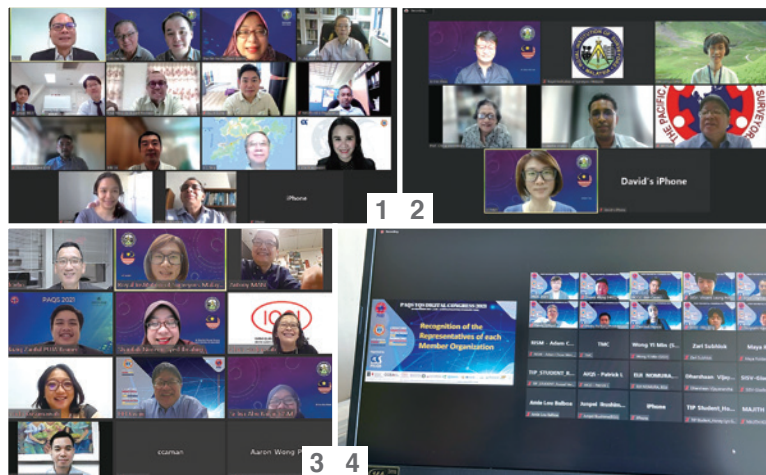
Welcome Performance on "The Evolving Roles of a Quantity Surveyor"



PAQS Chairman Sr Hock Hai Kwan



Speech by President Duterte



1. BIM PAQS Committee Meeting
2. Research Committee Meeting
3. Sustainability Committee Meeting
4. YSG Meeting

Opening Ceremony

The PAQS opening ceremony was held online on 14 November and started with a parade of flags of member countries/regions followed by a light-and-shadow welcome performance on "The Evolving Roles of a Quantity Surveyor" by El Gamma Penumbra. The ceremony was officiated by PAQS Chairman Sr Hock Hai Kwan and PAQS Congress 2021 Organising Committee Chairman Mr Emerson Serrato. Mr Rodrigo R Duterte, President of the Philippines, was invited as the Honourable Guest Speaker to deliver a speech.

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Virtual Congress

The two-day congress featured seven keynote speakers and seven plenary speakers; two panel discussions on “The Role of QS in Digital Construction” and “ICMS Launch of the 3rd Edition”; and 31 speakers for four parallel sessions on Cost & Project Management, Digital, Mobility, and Sustainability.

Sr Dr Mei-yung Leung presented a paper, “Exploring the Impact of the Covid-19 Pandemic in the Construction Industry: Quantity Surveyor’s Perspective,” during the Cost & Project Management parallel session on 14 November.



Speech by New PAQS Chairman Prof Chitra Weddikara



Speech by President of SISV QS Division, Mr Wong Kin Hoong



Closing remarks delivered by Ms Julie Christie M dela Cruz, Chairperson and Founder of the PICQS

Closing Ceremony

The closing ceremony was held online on 15 November after the final paper presentations. There were prize presentations to the winners of the PAQS-Iwata Foundation 2021 Competition, Best Paper Award, and Digital Photo Contest. This was followed by a chairmanship succession ceremony with speeches by the outgoing and incoming PAQS Chairmen.

Professor Chitra Weddikara of the IQSSL will be PAQS Chairman from 2021 to 2023. Ms Julie Christie M dela Cruz, Chairperson and Founder of the PICQS, delivered the closing remarks and transferred the PAQS flag to the SISV, which will host the PAQS Congress 2022. The ceremony ended with a rendition of the song, “Here Comes the Sun”.

Virtual Gala Dinner

After the Closing Ceremony, the PICQS hosted a virtual gala dinner on 15 November. Videos of the performances by member countries/regions were played and accompanied by online socialising amongst the participants. Everyone had a wonderful and memorable time during this first-ever virtual dinner.

4th QSD Social Event: 小豬鳳梨酥烘焙班 (19 November 2021)

The last QSD social event of this council year, 小豬鳳梨酥烘焙班, was held at a pastry workshop on 19 November. All 23 participants enjoyed a relaxing evening of socialising, laughter, and fun while making lovely piggy pastries.



News Column

I wrote the following article, 「淺談組裝合成建築法工程造价」, which was published on the 15 November issue of *Sing Tao Daily*.

淺談組裝合成 建築法工程造价

組裝合成建築法，簡而言之，就是以預預木的方式興建樓房，將相約設計的單位堆疊上去。政府近年大力推行組裝合成建築法，應用於興建臨時檢疫中心、過渡性房屋、宿舍等設施。筆者身為工料測量師，特別關注這新建築法，影響工程造价的因素，現分析如下：

五大因素影響工程造价

1. 數量：組裝合成法將現場建築工序轉移至廠房進行，廠房可透過大量生產去降低生產成本。
2. 材質：現時組裝合成組件主要有混凝土和鋼結構兩種材質。混凝土具備隔熱功能，而鋼結構需加裝隔熱板。由於混凝土比鋼結構重，現場組裝時需要使用較大型吊運塔，故混凝土作組件的造價較鋼結構為高。
3. 裝飾工程、固定裝置和屋宇設施：因應樓房不同用途，組件會有不同的飾面和配置，從而影響工程造价，如過渡性房屋，一般飾面都是油漆、膠地板，配置為廚櫃、潔具等，家具則由用戶自行購買。如果用途是宿舍，飾面則可能是磚瓦，配置有書枱、衣櫃、牀等。
4. 運輸路綫規劃：由於生產組件的廠房都位於內地，組件出產後可經陸路或水陸路徑運送到工地，適取決於工地位置和運輸路綫的規劃，而選用陸路就必須留意運輸對大型車輛的各種限制。
5. 工地面積：承建商會預先計畫組裝工序，組件在廠房生產後會分批運去工地作短暫存放，一般會於即日組裝，否則便需要較大的空間或另覓地方作短暫存放，從而增加成本。

撰文者：香港測量師學會
工料測量組主席鄧靜妍
香港測量師學會

Resumption of Face-to-Face Council Meetings

The last Council Meeting of this council year was held in person at the Surveyors Learning Centre on 4 November.





Young Surveyors Group
Sr Sunny Wong YSG Committee Chairman

YSG Annual General Meeting (AGM) and Committee for 2021-2022

YSG's AGM was successfully held on 12 November at the Surveyors Learning Centre. The following office bearers and members of the YSG Committee for 2021-2022 were elected during the meeting:

Chairman	Sr WONG Kin Yeung, Sunny
Vice Chairpersons	Sr KO Tak Yan, Wilson Sr HO Yik Lam, Candy
Honorary Secretaries	Sr WONG Cheuk Sze, Tracy Sr CHAN Leonie Yuet-Man
Honorary Treasurer	Sr HAU Wing Shuen, Miki
Committee Members	CHAN Camman Sr CHAN Hoi Yung, Shelley Sr CHAN Lok Ki, Rocky Sr CHENG Man Chung, Aaron CHEUK Tristan Sr CHEUNG Kai Chung, Johnson CHEUNG Tansy CHOI Yea Song, Markus KWOK Tsz Yan, Linda Sr LI Tin Yan, Otto MAK Nga Ching, Iris Sr MOK Wan Chi, Gigi Sr NG Man Wai, Cara Sr NG Nok Hang, Mickey Sr SIU Wai Suen, Coolidge TAM Ho Yin, Edward Sr TONG Yan Pui, Amee Sr WO Jason WU Cheuk Lam, Thomas YIP Ka Yan

Thanks go to the 2020-2021 Committee for its unconditional support for and contributions to YSG during this difficult year. Due to the Covid-19 outbreak, many planned activities had to be put on hold or rescheduled, while the monthly meetings proceeded mostly via Zoom.

I take this opportunity to express my gratitude to the Immediate Past Chairlady, Sr Kitty Ng, who led YSG throughout this trying period and ensured its smooth running. Despite the uncertainties, the incoming YSG Committee will continue to work as a team to overcome challenges. Thanks again to all participants for attending the AGM and I hope to see you during future YSG events!



In Memory of Donna Yu

YSG sends its sincere condolences to the family of beloved Donna Yu, who passed away on 2 November. Throughout the years, our friend Donna devoted her time to various YSG events. Her passing is a great loss to YSG, whose members will always remember her energetic smile and kindhearted face. May she rest in peace.



YSG X Orbis Blindfold Experience

Have you ever thought about the challenges that the visually impaired face in their daily lives? Partnering with Orbis, YSG conducted a brand-new charitable event on 13 November to provide its members with a brief first-hand experience of being blind.

During the event, participants experienced difficulties that the visually impaired must overcome every day in the form of games and eating a meal blindfolded. Apart from these challenges, participants learned about proper eye care.

Orbis lent its support by conducting a VR game session and providing participants with eye care booklets. With joy and laughter, participants engaged in a memorable activity and gained valuable experience eating blindfolded.

More importantly, YSG hopes that participants will boost their awareness of the importance of eye care and the global struggle against blindness.

On behalf of YSG, I thank Orbis for supporting this event, which, I am sure, everyone in attendance appreciated. YSG looks forward to future charitable events.





Sr Nathan Lee
Sports and Recreation Committee Chairman

Golf

The Sports and Recreation Committee has resumed its activities after observing strict pandemic prevention measures for a year. On 5 November, it successfully organised a driving range event with over ten members in attendance. Sr TT Cheung, an experienced golfer, coached the participants on the basic skills of setting the posture, swinging the golf club correctly, and following through on one's swing by turning the waist. Hopefully, this event raised the participants' interest in golf.



Volleyball

The annual Joint Professional Volleyball Competition was suspended in 2020, but resumed this year. The volleyball team's rigorous trainings started in September. This year, five teams from the Bar Association, HKIA, HKMA, LSHK, and HKIS joined the competition. As of this writing, the women's competition occurred on 28 November and resulted in some exciting matches, especially the one involving the HKIS and HKMA, which battled for third place. The final results were:

Champion: LSHK

1st Runner-up: HKIA

2nd Runner-up: HKMA

Congratulations to the winners and better luck next time to the women's team, which will practice more and compete for the championship next year.



Long Distance Running

Running the marathon has become popular in recent years and it is an activity that is suitable for people of all ages. One who understands the techniques behind running this type of race and practices systematically and regularly can excel in it.

To arouse the interest of HKIS members in long distance running, the Committee has arranged a first-step training session for 10:00 am on 11 December 2021 (Saturday) at the Sham Shui Po Sports Ground. Members Frankie Fan, Roy Shum, and Philip Tse, who are professional runners, will come share their knowledge with participants and organise a trial run for everyone.

Reported by Sr Dr Betty Lo,
QSD CPD Sub-committee Chairperson

CPD: 城鄉共融 (2021年11月9日)

鄧文彬教授，BBS 是一名建築師，擁有超過四十年建築、城市規劃和設計經驗。他曾擔任建築署副署長和香港城市設計學會會長，致力提升公共建設水平和生活環境質素。在加入鄉郊保育辦公室前，鄧教授對保護歷史建築及都市環境給予高度關注，曾參與多個本地建築項目及推展城市規劃的協調工作，包括擔任香港故宮文化博物館高級設計顧問、「保育中環」政府建築師及啟德辦事處專員。鄧教授自 2020 年 12 月起獲委任為香港特區政府環境保護署鄉郊保育辦公室總監。

鄉郊保育辦公室（鄉郊辦）於 2018 年 7 月底在環境保護署下成立，致力維繫政府、村民及民眾三方之間的緊密溝通和合作，推行城鄉共融理念。工作包括改善鄉郊居住環境及設施、探索及研究生態系統、推廣鄉郊文化及培育香港人對鄉郊的認知，提升公眾的保育意識。辦公室利用政府預留的 10 億元資金，進行相關的保育及活化工作和小型改善工程。辦公室利用當中一半資助金（即 5 億元）推行鄉郊保育資助計劃，支援本地非牟利機構和村民互動協作。辦公室利用餘下 5 億元，進行合適的小型改善工程及復育鄉郊現有建築環境。

疫情持續近兩年，儼如世外桃源的鄉郊，再次成為港人「打卡」熱點。鄧教授分享鄉郊保育在香港所面對的困難同挑戰，提及鄉郊辦會優先處理及深化荔枝窩的鄉郊復育工作，和推行沙羅洞的生態保育，並且會不時檢視工作的推行和成效，以期逐步把工作推展至其他偏遠鄉郊地區。自鄉郊辦成立以來，其人員已多次前往荔枝窩及沙羅洞作實地視察，聯絡及協調各有關政府部門、非政府機構及持份者（包括村代表、相關鄉事委員會和環保團體等），商討及研究合適的小型改善工程。鄉郊辦會就合適的改善工程建議諮詢鄉郊保育諮詢委員會，以期盡快推展，改善當地的基礎設施。

鄧教授介紹鄉郊保育資助計劃，支援非牟利機構與村民互動協作，推展多元和創新的保育及復育項目，涵蓋自然或生態環境、非評級歷史建築、文化和歷史資產等不同層面。獲批的項目覆蓋地點和主題廣泛，相信有助加強生態保育管理工作，活化村落，提高公眾對村落文化的認識，促進生態旅遊和創造更多綠色就業機會。計劃會繼續透過善用公共資源，與大嶼山保育基金互相協同，全面推動偏遠鄉郊地區的可持續保育及復育，並將推出更多優化措施增加靈活性，以吸引不同團體進行多元的保育及活化項目。最後，鄧教授解答會員提出的問題。



香港測量師學會工料測量組主席霍靜妍測量師及香港測量師學會前會長暨工料測量組前主席何國鈞測量師向鄧文彬教授致送感謝狀。





Sr Paul Tsui
FHKIS RPS(LS)

Why Register as an RPS(LS)?

Many LSD members may ask why they need to register as Registered Professional Surveyors (Land Surveying), or RPS(LS). In order to answer this question, one must first understand the role of an RPS. Technically speaking, an RPS is a professional surveyor registered under the Surveyors Registration Ordinance (Cap 417) enacted in 1991, which allows only registered professional surveyors to advertise themselves as RPS.

In addition to being eligible for HKIS professional membership, a surveyor who applies for an RPS designation must fulfill the following criteria:

1. Possess a high level of professional competence as a member of one or more recognised institutions;
2. adhere to a high standard of professional integrity;
3. have sufficient and relevant local experience;
4. reside in Hong Kong ordinarily; and
5. be regulated by the Surveyors Registration Board (SRB), whose objectives include safeguarding the interests of the general public.

Moreover, an RPS must ensure that the first four criteria above remain valid every year in order to renew his/her annual RPS registration. Only then can an RPS title holder give the general public and prospective employers assurance of his/her technical and ethical competence.

From a practical point of view, an RPS(LS) qualification is mandatory for land surveyors employed under certain contracts for construction work.

- Some major capital works projects require the land and engineering surveyors they hire to hold this qualification.

- A surveyor who submits a land boundary plan for record purposes to the Lands Department's Survey and Mapping Office must hold this qualification.
- It is the desired qualification for employment at the management level in land surveying, project management, property development and valuation, building surveying, quantity surveying, construction, property and facility management, and building maintenance.

For those qualified LSD members who have not registered as RPS(LS), please consider registering and equipping yourselves with a legally recognised qualification for your future careers.

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

Sr Terry K Y NG

MHKIS, BSD

Disclaimer: HKIS is not responsible for the accuracy of any information contained in this publication and does not accept liability for any views, opinions or advice given in this publication. The contents of this publication do not necessarily reflect the views or opinions of the HKIS or its members and no liability is accepted in relation thereto.

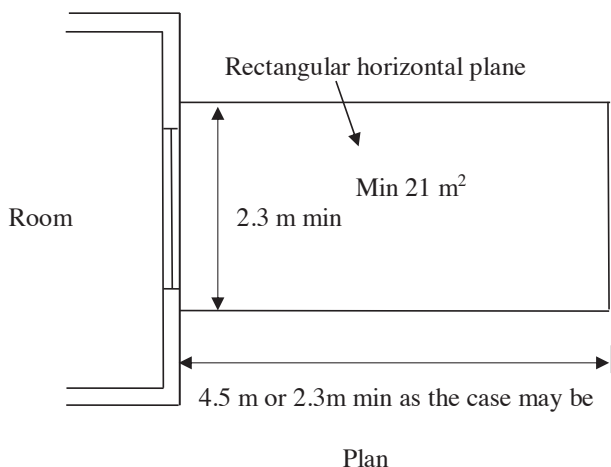
Horizontal plane

Introduction

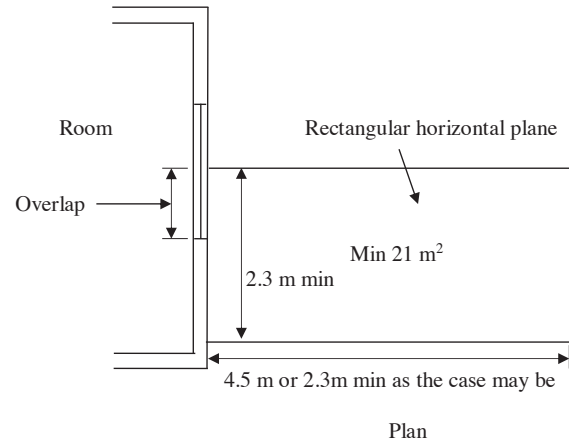
Under Building (Planning) Regulation 30, rooms for habitation, office or kitchen use are required to have natural lighting and ventilation. Such natural lighting and ventilation have to be provided by means of one or more windows facing directly into the external air. To meet this requirement, a window has either to face a street of at least 4.5 wide or an unobstructed space delineated by the horizontal and inclined planes under Building (Planning) Regulation 31. In this article I will explore the relationship of the planes and the window in greater depth.

The regulation

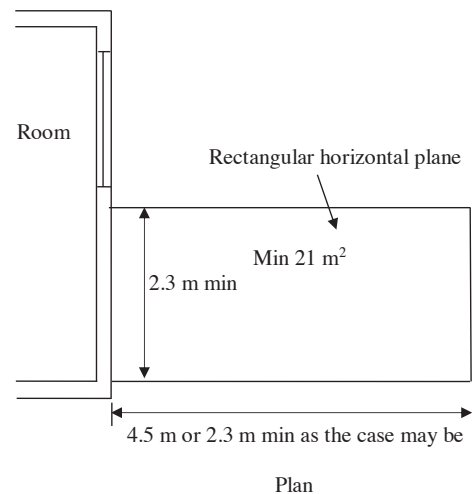
I believe readers are familiar with the requirements for the planes in the various situations under the Building (Planning) Regulation 31 (B(P)R 31).



Situation 1



Situation 2



Is it necessary for the window to be wholly within the horizontal plane? What about the following situations:

In B(P)R 31(1)(b), it states that no prescribed window shall, for the purpose of regulation 30, be deemed to face into the external air unless it faces into a space uncovered and unobstructed above the area delineated by the rectangular horizontal plane. The keyword is "face" which, in general sense, means that the rectangular plane has to be in front of the window. In addition, B(P)R 30(2)(b) requires the area of the prescribed window for lighting and ventilation to face directly into the external air. However it cannot infer, neither explicitly nor implicitly, that the window has to be as wide as the base of the plane.

In B(P)R 31(3), it states that the base of the horizontal plane means that side of the plane is common with the line of the sill of the window. It can infer that the base cannot be standing proud of the wall.

In my article titled “window for ventilation” published in *Surveyors Times* May 2011 issue, I concluded that window for ventilation has to face into the external air, like the window for lighting.

In situation 1, the window does face the horizontal plane, though not fully. Hence only that portion of the window facing the horizontal plane and overlapping with the base can be taken into consideration for the purpose of the 1/10 and 1/16 requirements in B(P)R 30(2)(a).

In situation 2, the window does not face the horizontal plane at all and hence no part of the window can be taken into consideration for the purpose of the 1/10 and 1/16 requirements in B(P)R 30(2)(a). Consequently, the window cannot be considered as prescribed window for the purpose of with B(P)R 30.

Balcony and projecting window situations

Where should the base of the horizontal plane be in the situations of a balcony and projecting window? To answer this query, it is necessary to find out where the external wall is as it is the position from which the horizontal plane projects.

In B(P)R 2, balcony is defined as any structure projecting from any wall of any building to carry a floor or roof load either cantilevered or supported by brackets. This definition refers to the construction of the balcony and it cannot be used to infer that the wall is an external wall. In B(P)R 23(3)(a), gross floor area (GFA) is defined as “the area contained within the external walls of the building measured at each floor level (including any floor below the

level of the ground), together with the area of each balcony in the building, which shall be calculated from the overall dimensions of the balcony (including the thickness of the sides thereof), and the thickness of the external walls of the building”. This definition implies that the balcony is considered as similar to other parts of the building within the external wall. It can therefore conclude that in the case of balcony, the external wall is at the perimeter of the balcony. This conclusion is in line with the spirit in B(P)R 33 which relates to window opening on to an enclosed balcony.

Projecting window is exempted from GFA calculation if it meets the criteria laid down in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-19. This kind of window is by definition a projecting feature from the external wall. As such the position of the external wall is at the internal perimeter of window and this is where the base of the horizontal plane should project from irrespective of the shape of the window. One would wonder why the position of the external wall would be different in situations where the projecting window is exempted from GFA calculation or not. The reason is that when the projecting window is too extensive and dominates the façade, therefore not qualifying for GFA exemption, it is no longer reasonable to treat the inner side of the window as the external wall.

Comment




This article is based on my comprehension of the content, context and spirit of the relevant regulations and PNAP. Reader may not agree with my findings. Anyway, this is what I envisage as a consistent and reasonable interpretation of the law regarding horizontal plane.




HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

2 DEC - 26 MAR
2021 - 2022

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
2 Dec 2021	2021148	HKIS BIM CONFERENCE 2021 - Digital Integration of Advanced Technology for Surveyors Challenges and Opportunities	Please refer to website	HKIS	3.0	To be determined by respective Division		HK\$250 - members; HK\$400 - non-members
4 Dec 2021	2021180	Visit Accessible and Adaptable Design Mock-up Flat Prototypes of Hong Kong Housing Society FULL	The representative(s) of HKHS	BSD	1.0	✓	1.0	HK\$150 - members
4 Dec 2021	2021190	Site Visit – Airport Authority New Office Tower New	Project Team Representatives from Dragages Hong Kong Limited	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
6 Dec 2021	2021160	Corruption Prevention and Professional Ethics For Surveyors	Representative(s) from ICAC	HKIS	1.5	To be determined by respective Division		HK\$80 - members
6 Dec 2021	2021189	Joint Institutes Forum for 2021 Legislation Council Election (The Architectural, Surveying, Planning and Landscape Functional Constituency) New	Please refer to website	HKIA, HKIP, HKILA, HKIS	2.0	To be determined by respective Division		Free of charge - Corporate members of HKIA, HKILA, HKIP, HKIS Only
7 Dec 2021	2021182	Virtual Site Visits – Challenges faced by Project Manager and ways to meet time, cost and quality requirements New	P C Mak	QSD, HKICM	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
8 Dec 2021	2021171	Sha Po Fairyland – 1st Residential Development with Wetland Conservation in HK	Grant Yuen	PDD	1.5	✓	1.5	HK\$120 - probationer and student member; HK\$150 - full-member and associate member; HK\$200 - non-members
8 Dec 2021	2021186	Experience Sharing on the Building Maintenance and Improvement Works in Commercial Portfolios New	Henry Chau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
10 Dec 2021	2021179	Re-defining your operations with PropTech Solutions	Johnson Yim	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
10 Dec 2021	2021185	Visit Accessible and Adaptable Design Mock-up Flat Prototypes of Hong Kong Housing Society New	The representative(s) of HKHS	QSD	1.0	✓	1.0	Free of charge - QSD members only
10 Dec 2021	2021191	香港測量師學會廣州議會活動融入大灣區論壇系列三：「前海深港現代服務業合作區」最新發展、政策及機遇 New	洪為民	HKIS	1.5	To be determined by respective Division		Free of charge
11 Dec 2021	2021184	Visit to The Hong Kong Palace Museum (under construction) FULL	Freddie T T Hai	GPD	2.0	✓	2.0	HK\$200 - members
11 Dec 2021	2021150	Site Visit to Tseung Kwan O Lam Tin Tunnel (CEDD Project Contract No.: NE/2015/01) (Reschedule from 9 October 2021)	Russell Lang, David Tam, Joseph S L Law	QSD	2.0	✓	2.0	HK\$200 - members
11 Dec 2021	HKIS/S/202115	First Step for Marathon New	Roy Shum, Frankie Fan, Philip Tse	HKIS	-	-	-	HK\$100 per head
14 Dec 2021	2021175	Overview of Public Private Partnership (PPP) Model in Procurement	Joel S L Chan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 Dec 2021	2021151	Site Visit to Tseung Kwan O Lam Tin Tunnel (CEDD Project Contract No.: NE/2015/01) (Reschedule from 16 October 2021)	Russell Lang, David Tam, Joseph S L Law	QSD	2.0	✓	2.0	HK\$200 - 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)

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
6 Jan 2022	2021135	High frequent earth observation based on urban skyline and passenger aircraft. A new remote sensing approach for emergency response (Reschedule from 28 October 2021)	C S Wang	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
10 Jan 2022	2022004	Overview of Contractual Arrangement for Building Information Model (BIM)	Raymond K S Au	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
11 Jan 2021	2022009	The First Estates - The Story of Fairview Park and Hong Lok Yuen with Documents 	Roger Nissim	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
15 Jan 2022	2022002	Glass Series (2) – Performance Testing and Quality Assurance of Curtain Wall and Façade Systems	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
21 Jan 2022	2022010	Latest Practice on Installation of Solar Photovoltaic (PV) System in Hong Kong 	Benson Wu	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
22 Jan 2022	2022003	Glass Series (3) – Design Considerations and Innovative Glass Technology of Curtain Wall and Façade Systems	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
12 Feb 2022	2022007	Structural Series (1) – Engineering Practice in construction industry 	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
26 Feb 2022	2022008	Structural Series (2) – Engineering Practice in construction industry 	Philip C T Kwok	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
19 Mar 2022	2022005	Experience Sharing (1) – From the Civil & Structural Engineer's practices for surveying 	Allan W H Wong	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
26 Mar 2022	2022006	Experience Sharing (2) – From the Civil & Structural Engineer's practices for surveying 	Allan W H Wong	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members

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

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



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

GASOLINE

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/pro.

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 4 November 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\$4.2 per litre for gasoline** and **HK\$9 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 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

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.

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

22% 5G HEARING AID

From now until 31 December 2022, 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.

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

40% - 37% HEALTH CHECK PLAN

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

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

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.

Free subscription Magazine

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

Up To 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** Parkin/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% FOOTBALL SHIRT

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

10% 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.

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

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

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

From now until 31 March 2022, 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**.

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 2022. 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/>.

15% WEIGHT REDUCTION PLAN

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2021, HKIS members can enjoy its exclusive offers, including a **free "Wealth & Health Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free** session of "Tummy Exercise Class".

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

10% 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.

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.

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.

29% BOAT LICENSE COURSE

From now until 31 December 2022, **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.

10% DRIVING COURSE

From now until 31 December 2022, 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.

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.