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Commentary on land and housing policies of 2021 Policy Address



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THE HONG KONG INSTITUTE OF
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香港測量師學會

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Sr Edwin TANG

October has been another productive month with plenty going on.

First, I am excited to announce our Executive Committee meeting on 28 October was once again held in person after more than a year in virtual or hybrid mode. Even though the pandemic status is stable, it was important for those who attended to adhere to the health and safety protocols, i.e. wearing masks and scanning the LeaveHomeSafe Apps—all very necessary. Although Zoom saves travelling time, it can't beat the dynamic of face-to-face meetings. My heartfelt thanks to our committee members for their cooperation and understanding under the "pandemic normal". Second, our ranks swelled by 327 at the annual HKIS Diploma Presentation, consisting of 11 fellows, 314 members and two associate members. Of them 164 MHKIS and three FHKIS came on 2 October. Congratulations on their excellent achievements. And third, I took part in two 2021 summits: the Building Surveyors Conference—"Sailing Amidst the New Normal", and the Quantity Surveyors Conference—"Forging Ahead: Practical Solutions in Quantity Surveying".

Chief Executive's Policy Address

Shortly after the CE delivered her 2021 Policy Address on 6 October, our ExCom members

and three Policy Panel Chairmen met online to discuss our response. We issued a press release that evening, expressing gratitude to see that the government's focus on and concerns with construction, housing and land policy had taken into consideration views from various professionals and stakeholders, and that the HKIS supports the Chief Executive's overall direction.

LSD and QSD Recognised Professional Bodies for PMSA

Our Land Surveying and Quantity Surveying Divisions were finally approved as Recognised Professional Bodies of the Property Management Services Authority (PMSA) this month, the last of our six divisions to secure such recognition. Now every division is qualified to hold a Property Management Practitioner (Tier 1) licence as set out in the Property Management Services (Licensing and Related Matters) Regulations (Cap. 626B). I am grateful for the Divisions' hard, unseen work in preparing the required documents and information specified by the authority. HKIS members practising in the property and facilities management field are encouraged to apply for property management company/practitioner licences before 31 July 2023, when the transition period ends.

Going for green and sustainability

I was invited to judge the Institutional Buildings Sub-Category of the biennial Green Building Award 2021 co-organised by the Hong Kong Green Building Council and the Professional Green Building Council. The final judging process involved jurors devoting two full days to visiting 11 finalist completed projects, two of which were refurbishments. Project teams impressed me with their presentations detailing the excellence required to achieve various

green and sustainable initiatives under site and budgetary constraints.

Meanwhile, the government strives to halve carbon emissions by 2035 from the year 2005 baseline, and achieve carbon neutrality before 2050. Thus, we surveyors must be vigilant to reduce the carbon footprints of our projects, both new and in existing portfolios, by any and all means, ranging from smart use of sustainable materials, building design and building services systems to minimising waste disposal through property management.

Indeed, both Vice-President Sr Paul Wong and I accepted a luncheon invitation from the Secretary for the Environment late this month and touched on the Climate Action Plan 2050, Clean Air Plan 2035, Roadmap on Popularisation of Electric Vehicles, and Waste Blueprint for Hong Kong 2035. Surveying practices have to take these plans into account and we encourage members to read the bureau's full reports and pamphlets on its website.

Industry exchange with newly elected Election Committee (EC) members

This key forum to deepen understanding of the new election system was jointly organised by Legislative Councillor Sr the Hon Tony Tse's office and our four institutes in the Architectural, Surveying, Planning and Landscape (ASPL) Subsector. It brought together new ASPL Election Committee members on 16 October to inform both individuals and the industries they represent of the system, and to foster communications in order that they know how their views may inform government policy and influence Hong Kong's development. The event also promoted direct interaction amongst EC members, the four institutes' representatives and

members, helping to further enhance industry development. Members who were unable to attend in person could view a live feed on Sr Tse's Facebook page.

Call for support

In light of the great success of the "Create Your District" Competition over past three years, the Institute decided to create the "Beyond Your Campus" Competition. Its aim is to motivate students to think critically about how to develop an ideal community at their own campuses and surrounding communities. I sincerely invite our members to support and promote the contest and its ideas to their alma maters.

Last but by no means least, please mark your diaries! The HKIS Annual General Meeting is scheduled for 20 December.

Sr Edwin Tang
President

這個十月又是過得非常充實。首先，我很高興向大家宣佈，執行委員會會議經過一年多線上線下混合會議模式，已於 10 月 28 日回復實體會議。雖然疫情逐漸穩定，但參加者都必須依從安全及健康的措施，如佩戴口罩及使用「安心出行」流動應用程式。誠然，Zoom 的確為我們節省通勤時間，但始終不及實體會議。因應「疫情常態」下的安排，我由衷感謝執行委員會成員的合作和理解。

其次，一年一度的文憑頒授典禮為學會增添了 327 名專業會員，包括 11 名資深專業會員、314 名專業會員及 2 名副會員。在 10 月 2 日的頒授典禮上，共 164 名專業會員及 3 名資深專業會員出席。我祝賀各位會員取得傑出成就！

另外，我亦參加了兩個年度主要會議，分別是以「為新常態啟航」為主題的 2021 建築測量師研討

會及以「邁向未來：工料測量業的實用解決方案」為主題的 2021 工料測量師研討會。

行政長官發表《2021 年施政報告》

行政長官於 10 月 6 日發表《2021 年施政報告》後，我們的執行委員會成員隨即與三位政策小組主席網上會面，討論如何回應政策範疇。當晚，學會已發出新聞稿，樂見施政報告內提及的建築、房屋、土地政策將不同專業人士及持分者的意見納入考量，而行政長官的整體施政方針學會亦表示支持。

土地測量組及工料測量組成為物監局認可專業團體

本月，土地測量組及工料測量組最終獲物業管理業監管局 (PMSA) 審批成為「認可專業團體」。至今，學會轄下 6 個專業組別已相繼成功獲取認可資格。根據《物業管理服務 (發牌及相關事宜) 規例》(第 626B 章)，他們都合資格持有臨時物業管理人 (第 1 級) 牌照。在此，我再次感謝組別為審批工作的付出。同時，從事物業設施管理的會員請於過渡期 2023 年 7 月 31 日結束前，申請物業管理公司 / 管理人牌照。

追求環保和可持續性

「環保建築大獎 2021」由香港綠色建築議會與環保建築專業議會合辦，我受邀成為機構建築分組的評判。在評審過程，評判們需要預留兩天時間親身到訪 11 個入圍的竣工項目，當中兩個為建築翻新工程，為晉身決賽的作品評分。參賽團隊雖受地盤及預算限制，但項目致力符合環保和可持續性的要求，傑出的表現令我大開眼界。

與此同時，政府以 2005 年為基線，力爭將碳排放量於 2035 年前減半，以及於 2050 年前實現碳中和的目標。所以，測量師需要保持敏銳的觸覺，不論是全新或現有的建築項目，我們都要從多方面實現減低碳排放，例如由採納具永續性的材料、

建築設計及屋宇裝備，以致從物業管理著手，將廢物處理減至最低。

本月，我與副會長黃國良測量師獲環境局局長邀請午膳。席上，我們簡略提到香港氣候行動藍圖 2050》、《香港清新空氣藍圖 2035》、《香港電動車普及化路線圖》以及《香港資源循環藍圖 2035》。測量行業也應參照以上藍圖，我們亦鼓勵會員瀏覽局方網站，細閱相關的報告及小冊子。

建測規園界選委與業界交流會

是次交流會由立法會議員謝偉銓測量師的辦公室聯同四大專業學會合辦，希望加深業界對新選舉制度的認識。10 月 16 日，新的選舉委員會 (建測規園界別分組) 聚首一堂，向各會員及業界知會所代表新制度，同時希望能加強溝通，了解如何讓選委會的意見有機會幫助政府政策及香港的發展。交流會亦讓選委會成員、四大專業學會的代表和會員互動，協助推動行業發展。當日未能親身出席的會員，可到謝偉銓議員的 Facebook 專頁重溫片段。

請繼續支持學生創作比賽

過去三年，「區區有特色」地區發展創作比賽都成功圓滿舉行。因此，學會今年決定籌辦「構建『你』想校園社區」創作比賽，目的希望鼓勵學生批判思考，探索如何將理想社區套用到校園及毗鄰社區。我誠意邀請會員向閣下母校宣傳和推廣這比賽和概念。

最後，約定大家 12 月 20 日於香港測量師學會周年大會見面。

會長
鄧海坤測量師

Commentary on land and housing policies of 2021 Policy Address

By Jimmy Chow



Sr Edwin Tang

HKIS President



Sr CK Lau, JP

Past President of the HKIS and
Chairman of the HKIS Land Policy Panel



Sr Vincent Ho, MH, JP

Past President of the HKIS and
Chairman of the HKIS Building Policy Panel



Sr Francis Lam

Chairman of the
HKIS Housing Policy Panel



According to the Policy Address announced in early October, the Government has proposed a mix of long, medium- and short-term measures in best efforts to solve the shortage of land and housing supply in Hong Kong. On behalf of the HKIS, **Sr Edwin Tang, the HKIS President**, welcomes these measures and is especially pleased to note that the Government has accepted the HKIS' proposal to extend the use of 'standard rates' for premium assessment applied to redevelopment of industrial buildings to land exchange cases in the New Development Areas (NDAs).

In addition to revisiting various short- and medium-term measures such as transitional housing plan, speeding up the construction of public housing, lowering the threshold of compulsory sale for redevelopment and reviewing green belts, drawing the most attention is the announcement of the Northern Metropolis Development Strategy, which covers the Shenzhen-Hong Kong Boundary Control Points Economic Belt, Yuen Long and North districts, with a total land area of about 300 sq km. It will be a transport infrastructure-led development with railways as its backbone, involving projects such as the Hong Kong Shenzhen Western Railway linking up Hung Shui Kiu/Ha Tsuen and Qianhai of Shenzhen, extension of the Northern Link and the East Rail Line. An automated people mover system from Tsim Bei Tsui to Pak Nai will also be explored.

TOD and infrastructure-first approach to urban development

Sr CK Lau, JP, Past President of the HKIS and Chairman of the HKIS Land Policy Panel, says using a high-density transit-oriented development (TOD) model to plan the

Northern Metropolis is an ideal solution as it can maximise space use on limited land, accommodate a larger population, and at the same time encourage residents to take public transportation that will contribute to Hong Kong's sustainable development.

However, the current urban planning approval process still has room to be improved, he says, noting that concerns have been raised over considerable time being spent on amending Outline Zoning Plan (OZP) and obtaining planning approvals. He welcomes the Government's initiative in reviewing approval procedures for OZP and planning application. He further suggests that the Government set out clear requirements for the procedures, including the information required by the TPB Secretariat in the application form, and unify the application criteria for public and private projects. When reviewing planning applications from private owners/organisations, the TPB and concerned government departments should require/accept the same level of technical assessment in order to speed up the approval process and support land development.

At present, infrastructure constructions in many NDAs have yet to be carried out. When the progress in providing infrastructure is slow, and so is land development. Sr Lau suggests that the Government speed up the design and provision of infrastructure in NDAs and also in developed areas. The Government should move to an 'infrastructure first approach' to implementing NDAs by making sure future developments have access to necessary amenities upon completion.

"Most sites tendered in recent years required the submission of multiple technical impact

assessments (TIAs) (including traffic, drainage, sewage treatment, noise, etc.). From the perspective of developers, however, submitting too many TIAs means more time is required for approval. They also have to conduct (sometimes unnecessary) assessments for areas outside of the concerned site, which will inevitably cause delay to the development. As long as the 'infrastructure first approach' is adopted, the Government can have better control over site assessments and therefore reduce the requirements of such TIAs, thereby speeding up the development process."

In addition, the Policy Address also proposes to increase the average living space per person and mentions the tenancy control on subdivided flats. Sr Lau suggests that specified standards and parameters governing housing space and minimum floor areas be made part of future land sales and land exchange conditions. He believes that by modifying land lease terms, developers will take into account such space requirements and flat buyers' affordability when bidding for development land. An introduction of housing space standards will provide a right direction and reference point for developing 'liveable' homes, he says.

Setting space standards for homes

Sr Vincent Ho, MH, JP, Past President of the HKIS and Chairman of the HKIS Building Policy Panel, further suggests that in addition to governing space standards expressed as floor area through amending land lease terms, the Buildings Ordinance should also be reviewed and amended as appropriate to include a set of space standards that are designed to set minimum requirements, covering layout designs and floor area, in key habitable parts of the

dwelling. "Whether it is mainland China, Macau or Singapore, there is a clear stipulation that the average dwelling size must be 'liveable'. For example, if the kitchen and bedroom are too small, it will pose safety and health risks to the household."

"Constrained by Hong Kong's environment, it is of course impractical for everyone to have a thousand square feet of living space. But let's say, a bachelor pad with a floor area of at least 250 square feet or perhaps a 400-square-foot flat for a couple is considered acceptable by the Hong Kong standard." Moreover, a "livable" home should enable the elderly to live safely in their own home and hence results in a delay of their demand for Aged Home facilities.

He is pleased to see that the introduction of subdivided housing tenancy control earlier, but to solve the subdivided housing problem, he suggests that the Government formulate a goal-oriented strategy, such as banning unsuitable substandard homes step by step in the next three, five and ten years. What is unsuitable housing? He explains: "Not all subdivided units are not liveable. For example, subdivided units converted from a 700-foot village house unit or an 800-foot flat in a well-managed housing complex can be comfortable. Unsuitable subdivided units we are referring to are those tiny homes with health and safety risks, especially those found in what we call 'three-nil' buildings."

He suggests that the Government set up an interdepartmental task force to define what unsuitable subdivided housing is and set the baseline standards. Landlords of substandard housing units will be served notices to carry out required repairs and/or other works to meet at

least tolerable conditions. Landlords who still violate the rules or fail to meet the standards will be penalised and banned from renting out their properties. Of course, the supply of transitional housing and public housing must be able to coincide with the timetable for eliminating substandard housing.

Sr Ho welcomes the Government's promotion of the use of Modular Integrated Construction (MiC) method in recent years. However, in order to enable the more effective application of MiC, he suggests that the Government formulate a set of comprehensive design and engineering guidelines and draft relevant laws to help solve the problems and difficulties encountered by building professionals and contractors.

In addition, almost all MiC manufacturing and assembly plants are not located in Hong Kong. He suggests that the Government assist in setting up local MiC manufacturing and assembly plants to reduce additional costs and delays caused by long-distance transportation and simplify supervision by relevant professionals. The establishment of local MiC plants can also increase employment opportunities and help train local professionals and technicians to further enhance the skills and competitiveness of Hong Kong's construction industry.

Redeveloping old public housing into 50-storey high-rises

To increase public housing supply and shorten the waiting time for public housing, **Sr Francis Lam, Chairman of the Housing Policy Panel**, welcomes the Government's decision to consider redeveloping old public housing estates, further suggesting that the number of

floors be increased to 50 to accommodate a larger population. In a 50-storey building, the 'refuge floor' is required to be built and he says it can be turned into a sky garden to provide more communal, green public space for residents.

In order to provide timely temporary housing for the affected subdivided housing residents, he suggests that the Government to speed up the supply of transitional housing and optimise the co-operation model with NGOs. "I believe these NGOs also want to speed up the construction of transitional housing, but they may not have the experience in managing construction projects."

"Therefore, the Government may take the lead and hire qualified contractors to build transitional houses using MiC. Drawing on the experience of the Penny's Bay Quarantine Centre in Lantau, two-storey tentative housing can be built in as little as three months. It may take half a year to build a three-storey one. NGOs can handle the applications and operations of transitional housing projects and they are more than competent in these works. At the same time, the Government should also identify and shortlist suitable sites for the construction of transitional housing across the city."



2021 年施政報告 土地及房屋政策回顧

特首於十月初發表施政報告，政府提出了多項長期和中短期解決香港土地和住屋供應緊張的措施，對此，**香港測量師學會會長鄧海坤測量師**代表學會表示歡迎，特別樂見政府接受學會建議，將「標準金額」補地價先導計劃，延伸至新界農地，應用於新界新發展區的農地契約修定及換地，藉以加快釋放新界的發展潛力。

施政報告除了重申過渡性房屋計劃、加快興建公屋、降低強拍門檻以加快市區重建、檢視綠化地帶等中短期的措施外，最備受矚目的，莫過於建設北部都會區，包括元朗區和北區兩個地方行政區，佔地面積約 300 平方公里，提出五個鐵路項目，包括連接洪水橋 / 厦村至深圳前海的港深西部鐵路，延伸北環線、東鐵線，並探討興建尖鼻咀至白泥自動捷運系統的可行性。

鐵路導向、基建先行開展模式

學會前會長及土地政策小組主席劉振江測量師太平紳士表示，政府利用高密度公共交通導向開發模式規劃北部都會區是理想方案，能於有限的土地上創造空間，容納大量人口，同時鼓勵市民乘搭公共交通工具，有助可持續發展，然而，他認為城市規劃審批流程仍有改善空間。

他解釋，發展商以往須花費大量時間修改分區計劃大綱圖，規劃申請時間漫長。他歡迎政府主動檢討規劃申請審批程序，亦建議政府為程序制定清晰要求，包括城規會秘書處對申請表格內要求提供的資料，及統一公私營項目的申請準則，在審視私人業

主 / 機構及政府的規劃申請時接受相同水平的技術評估，加快審批流程，推動土地發展。

劉振江測量師續說，現時許多新發展區的基建工程尚未開展，若提供基礎設施的進展緩慢，發展會相應延遲。因此，他建議政府加快設計和提供新發展區和已發展地區的基礎設施，並以「基建先行」形式作土地供應，以加快住宅單位或樓面面積之供應。

「近年大部分新招標土地規定需要遞交多項技術影響評估（包括交通、排水、污水處理、噪音等），但過多的影響評估報告需時審批，而發展商須為其土地以外的地方進行相關評估，不適切之餘亦會導致工程延誤。由政府進行更有效益的區域性多項評估工作，以「基建先行」的形式發展便可減少此類評估的要求，並加快發展進程。」

此外，施政報告還提出增加人均居住面積和重提了劏房租務管制，以改善市民的生活空間和質素。劉振江測量師建議，政府日後在賣地及換地條件，附加單位間隔設計和人均面積的限制，須符合指定標準和參數。他認為，透過修改地契條款，發展商在買地時自然會考慮建造成本和市場承受能力，在投標出價時自然會傾向保守，能有效以政策引導市場從健康方向發展。

規範住屋空間設計及呎數

香港測量師學會前會長及建築政策小組主席何鉅業測量師，榮譽勳章，太平紳士進一步指出，除

透過修改地契條款規管單位面積外，也應趁機修訂《建築物條例》，規範單位功能空間的呎數。

「無論是內地、澳門還是新加坡，都已有明文規定人均的居住空間必須宜居，廳房等都有最低呎數要求。特別是廚房和衛浴室，空間不能太小，否則會增加安全和衛生風險。」

「受制於香港環境，人人擁有千呎生活空間當然不切實際。但比如一人單位面積至少 250 呎，兩人單位可能是 400 呎，如此類推，制定出一套呎數和間隔的基準參數，從而改善香港人的居住環境。」再者，適切的居住環境可讓長者安全地居住在自己的家中，從而延遲他們對安老設備的需求。

他樂見政府較早前實施劏房租務管制，但要徹底解決劏房問題，他建議政府制定目標為本的策略，例如於未來三年、五年及十年內，按部取締不適切的劏房。何謂不適切？他解釋：「不是所有劏房都有問題，例如 700 呎的村屋單位或 800 呎的屋苑單位，分間出兩個單位一樣可以很舒適。我們所指的問題劏房，是那些存在衛生及結構風險而空間狹小的分間單位，甚至是那些所謂的三無大廈。」

他建議政府設立跨部門工作小組，就問題劏房立下定義，然後按照準則甄別出違規劏房並要求業主跟進改善以達到至少可容忍的條件，仍然違規或不達標者可由有關部門執法，例如罰款或禁止出租。當然，過渡性房屋和公營房屋的供應，需能同步配合取締不達標劏房的時間表。

何鉅業測量師歡迎政府近年積極推動及鼓勵業界使用「組裝合成」建築法 (MiC)，但為了能讓 MiC 能更有效地應用，他建議政府制定全面設計及工程指引，並草擬相關法例，以解決專業人士及承建商所遇到的問題和困難。

此外，現時幾乎所有 MiC 的製造及組裝工場都不是設於香港，他建議政府協助設立本地的 MiC 製造及組裝工場，以減少因長途運輸上帶來的額外成本及延誤，簡化相關專業人士在監督過程的負擔，同時可增加就業機會，並藉此訓練本地專業人士及技術人員，以進一步提升香港建造業的技能及競爭力。



舊公屋重建為 50 層大廈

為增加公屋供應和縮短公屋輪候時間，**學會房屋政策小組主席林家輝測量師**歡迎政府考慮重建舊公共屋邨的可行性，並建議將公屋樓層增至 50 層，以增加供應量。由於 50 層的公屋需預留空間興建庇護層（避火層），他認為庇護層（避火層）亦可適切地用作空中花園，藉此增加公屋的公共綠化空間。

為日後受影響的劏房住戶提供適切的臨時住所，他認為政府有需要加快過渡性房屋供應，並建議政府優化目前與非牟利慈善團體的合作模式。「我相信這些非牟利機構也希望加快興建過渡性房屋，但它們未必具備管理工程項目的經驗，統籌起來難免事倍功半。」

「因此，我們建議政府可作主導，以招標形式聘用合資格的承建商以 MiC 方式興建過渡性房屋，參考大嶼山竹篙灣檢疫中心的經驗，短至三個月便可建好至少兩層高的臨時房屋，三層高的估計也只需半年左右。非牟利機構則可負責處理過渡性房屋的申請和營運，相信它們勝任有餘。與此同時，政府應一次過列出全港合適用作興建過渡性房屋的土地，以解燃眉之急。」

国内新闻分享

2020/2021 中国城市规划年会暨 2021 中国城市规划学术季 -

王凯：中国城镇化的绿色转型与发展

2021年9月25日，2020/2021中国城市规划年会暨2021中国城市规划学术季在四川成都开幕。在全体大会上，学会区域规划与城市经济学委员会主任委员、中国城市规划设计研究院王凯院长作题为《中国城镇化的绿色转型与发展》报告。

全球气候变化成为人类面临的共同挑战。工业化以来，人为排放的二氧化碳量过多造成了温室效应。2019年的全球平均气温比工业化前高出了1.1°C，2010年至2019年是有记录以来最热的10年。海洋生态系统破坏严重。2019年海洋热含量已深入到深度2公里的海洋，海洋酸化、海水含氧量减少、海平面上升、冰川退缩，严重破坏海洋和冰冻圈生态。

国际组织提出多项国际规则，包括1992《联合国气候变化框架公约》、1997年《京都议定书》、2015年《巴黎协定》、2018年《巴黎协定》实施细则等。2016年10月17日，联合国住房与城市可持续发展大会（人居III）在厄瓜多尔基多市召开，会议形成《新城市议程》。其中提出：为所有人建设可持续城市和人类住区；推动城市范式转变，实现城市可持续发展转型承诺。国际上，绿色低碳发展成为多个城市的优先选择。与此同时，中国提出“双碳”目标，彰显大国担当和发展新要求。2020年9月22日，习近平总书记在第七十五届联合国大会一般性辩论上提出：中国将提高国家自主贡献力度，采取更加有力的政策和措施，二氧化碳排放力争于2030年前达到峰值，努力争取2060年前实现碳中和。

针对以上背景，本次报告提出了对绿色城镇化的三点认识。

绿色城镇化的理论认识

过去40年我国城镇化的绩效评估

过去40年，我国顺利实现了全球最大规模的城镇化，是一个很了不起的成就。1978—2020年，我国城镇化率由1978年的17.9%增长至2020年的63.89%，城镇人口由1978年的1.7亿到2020年的9亿（5.3倍），城镇建设用地由1981年的0.67万平方公里增长到2019年的约13.37万平方公里（约20倍）。

这种快速发展的城镇化，首先支撑了国家经济的高速发展。2020年我国GDP总量突破100万亿元，占全球经济比重从1978年的

1.7%提升到2020年的17%，全面建成了小康社会，历史性地解决了绝对贫困问题。其次快速城镇化实现了“乡村中国”向“城市中国”的巨大变迁，改革开放后约7亿人口从农村进入城市，城市数量从1978年的196个增长至2019年的684个。最后城乡人居环境条件得到了根本改善。城镇居民人均住房建筑面积由6.7m²提高到40m²，改善了2亿困难人群住房条件。交通、市政等各级各类城市的基础设施得到根本性改观。

同时，我们也要认识到过去40年的城镇化发展中也存在高资源消耗、高能源消耗、高碳排放等一系列的问题。近年来，我国每年房屋新开工面积约20亿平方米，消耗的水泥、玻璃、钢材分别占全球总消耗量的45%、42%和35%。我国能源消耗总量一直处在高位，如图1所示。2018年，我国煤炭消费、用电总量居世界首位，石油消费居世界第2，天然气消费居世界第3。我国碳排放总量全球第一。2019年，中国碳排放总量占全球总排放量的27.2%；碳排放增速快。2000-2018年，我国碳排放年均增长11.6%，而欧盟等发达经济体都已负增长（联合国环境规划署，2020年）。减碳任务面临著经济发展、现代化建设的巨大压力。2020年，我国人均GDP刚刚迈过1万美元，仅为主要发达经济体的1/6-1/4，但是碳排总量已是其2-3.5倍。因此我们需要在发展中一方面维持经济发展，一方面减碳，这给目前我国城镇发展带来了巨大压力。

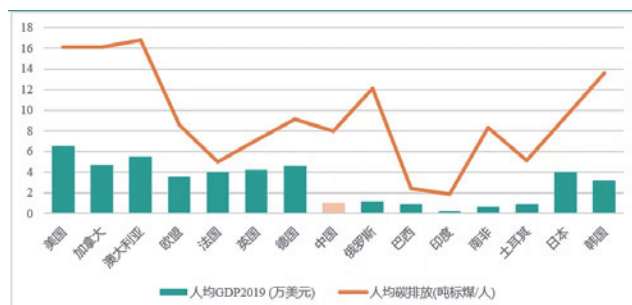


图1：世界主要国家人均GDP、人均碳排放量（2019年）（数据来源：世界银行）

最新趋势的客观判断

第七次人口普查的结果可以看出人口流动有了新的趋势。第一，生态脆弱地区人口减少，环境压力得到缓解。近10年来，生态空间总人口不断减少，从2010年的2.9亿人减少到2020年的2.8亿人，减少1000万人。人口的减少一定程度上缓解了生态空间环境压力。同时，近20年我国退耕还林还草约5.15亿亩，实现了农业生产空间向生态空间的大规模“反哺”（来源：国家林草局）。第二，人口大量流入地区生态环境压力加大。2020年，京津冀、长三角、粤港澳、成渝城市群常住人口5.53亿人，比2010年增长5418万人，占全国比重达到40%。2020年，10个人口增速最快的城市依次是深圳、成都、广州、郑州、西安、杭州、重庆、长沙、武汉、佛山，人口总量达到1.58亿人，比2010年增长4210万人。其占全国人口的比重，由2010年的8.7%提高到2020年的11.2%。

人口增长最快的城市面临安全挑战。2020年新冠疫情在武汉爆发，2021年郑州720特大暴雨导致城市内涝，两座城市均为全国排名前十的城市。这带来了一定的思考，即大城市人口规模大、密度高，成为灾害风险大、损失严重的地区，气候变化就在我们身边，正在深刻影响我们的生活。

中国城镇化还在发展之中，我们需要对过去40年的经验与教训充分认识，更需要对未来30年的发展道路进行全新的思考，在习近平生态文明思想的指导下，走绿色低碳的发展道路是中国城镇化的必然选择。

绿色城镇化的实践探索

2020年后中国城镇化的趋势判断

中国的城镇化还在发展之中，首先我们对中国城镇化的高点做出科学的预判。到2035年、2050年中国的城镇化率将会达到75%-80%，未来还有1.5-2亿左右的新增城镇人口。2035年前后是关键时期：城镇人口峰值与碳排放峰值“两峰迭加”。2035年左右，城镇化预计进入稳定时期，城镇人口达到10.5亿—11亿，碳排放也达到峰值，同时人均GDP超过2万美元。

推进城市的绿色低碳发展

- 1. 2035年前是重要窗口期，亟需形成绿色发展技术体系**

推进城市的绿色低碳发展，可以避免高碳“锁定”效应。2035年前，运用现有的减碳技术，以效率提升与技术集成应用为主，控制城镇无序蔓延、优化城市功能结构、修复自然生态空间、推进绿色有机更新等，谋求高质量碳达峰。2035年后，寻求可再生能源替代等技术突破和制度保障实现碳中和。
- 2. 城市是减碳主阵地，建设增量与改造存量都面临挑战**

控制城市碳排放是实现“双碳”目标的关键。未来15年内还有1.5-2亿新增城镇人口需要新增住房建筑；同时也需要对现状9亿人提升改善居住质量。2020年我国城市人均住房建筑面积为40.5平方米，根据中规院课题组预测“十四五”期末将达到42平方米，远期在42-45平方米之间，仍有一定新增和更新量。如何把高品质、高质量和“双碳”这件事情结合起来，是目前需要思考的问题。

绿色低碳发展的技术体系

1. 生态优先的城镇格局

一、城市群：人与自然和谐共生

优化国土空间布局，保障生态安全格局的整体性、系统性、连通性；加强生态环境保护和治理，扩大区域生态空间；推动能源生产和消费革命，促进绿色循环低碳发展；推动绿色交通设施互联和组织效率提升。

二、城市：建设新时代的“田园城市” 建设“公园城市”

以绿色空间承载城市功能，河湖等生态绿地不是城市的点缀，而是能承载产业、能转换生态价值的绿色底色。以成都为例：

- **夯实区域生态格局**

通过“两山两环、两网六片”生态格局，锚固了区域生态本底，以生态空间格局优化城镇空间布局，促进生态空间、农业空间与城镇空间协调发展。
- **修复山水林田湖草生命共同体，加强生物多样性保护**

保护修复山水林田湖草生命共同体，合理划定4类保护分区，构建3级生态廊道体系，实施重大生态修复工程，提高自然系统稳定性和连续性。

三、组团：随处可达的绿色空间

高覆盖率的绿色空间

哈马碧新城每户公寓拥有不低于15m²的绿地，300m距离范围内必须有一处25~30m²的花园。哈马碧新城100%的居民可以在500m的范围内拥有可为公众随意进入的绿色空间。

小街区、密路网的形态

上海控规准则要求：公共活动中心区内，道路间距宜小于150米，街坊面积宜控制在2公顷以下；居住社区内，道路间距宜小于200米，街坊面积宜控制在4公顷以下。哈马碧：典型街区尺度控制在50*70m-70*100m。

产城融合的功能布局

功能单一和密集填充的布局形态不利于城市的碳减排。疏密有致、混合功能的布局形态可有效降低城市的碳排放。

“中层中密度”的空间体量

上海新城、新市镇控制要求：商业服务业用地和商务办公用地，基本容积率1.0-3.0；住宅组团用地基本容积率1.2-2.0。

新加坡登加新镇：街区最高容积率2.8，最高住宅高度14层。

国内实践方面：

例如天津，中新天津生态城总体规划强调职住平衡与土地混合利用，建立节约、高效、循环的能源系统，注重废弃物收集和资源化利用，建设连续、便利、舒适的慢行系统，并且指标体系从1.0版（2008年）走向2.0版（2020年）。

例如雄安，在雄安新区1770平方公里范围内，打造生态优先的国土空间格局，蓝绿空间不低于70%，形成顺应自然的城镇形态；在雄安新区起步区198平方公里范围内，形成TOD导向的布局模式，采用职住平衡

的混合式布局和分级均衡的中心布局；在雄安新区启动区 30 平方公里范围内，建立三级公园绿地系统，构建社区、邻里、街坊三级生活圈。

2. 公交导向的低碳出行

第一，采取“小街区，密路网”的路网模式。合理确定路网密度。路网密度宜大于 10 千米/平方千米。形成安全的道路红线转角半径。在满足设计要求的前提下，缩减交叉口的道路红线倒角半径。第二，配置绿色安全的低碳交通设施。合理配置电动车充电桩和共享停车设施。

3. 绿色低碳的建筑建造

大力发展绿色建筑，推广超低能耗建筑、近零能耗建筑和产能建筑；避免大拆大建，加强既有建筑节能改造；倡导绿色建筑，因地制宜推进装配式建筑；使用绿色建材，鼓励建筑垃圾的资源化利用。

4. 绿色韧性的市政基础设施

第一，充分采用“海绵城市”建设方式。第二，高资源化的固废处理。促进垃圾处理减量化、无害化和资源化，到 2025 年城市生活垃圾资源化利用率达到 60%。加快推进城镇污水收集处理设施改造，加强再生水利用，提高城镇污水资源化利用率，再生水利用率达 25% 以上。第三，建设能源互联网。重点发展分布式能源，突出太阳能、风能、地源热能、淡水源热能等可再生能源混合供应。提高可再生能源比例，提升区域工业余能回收利用率。

5. 便捷互联的智慧运营

技术要点包括：

- 智慧平台：精细化管理的 CIM 应用
- 智慧能源：综合能源监测管理平台，推动智能微电网
- 智慧出行：智慧交通管理、智慧驾驶系统
- 智慧建筑：智慧照明、智慧空调、智慧电梯

第一，探索数字孪生城市建设方法。构建事前辅助决策、事中协同管理、事后动态运行的协同平台：通过情景模拟、智慧评估、辅助设计等方式加强规划科学决策。制定跨专业指标规则体系，建立起数字孪生 CIM 平台。第二，建立精细化管理平台。加强全程管控，形成总体规划、控详规划、方案设计、施工监管、竣工验收、运营监测等六大管理阶段的数字化闭环流程，实现多源数据的有机融合。

未来 15 年是我国城镇化和城乡建设低碳绿色发展的重要窗口期，我们要处理好城镇化率达峰、碳排放达峰、人均 GDP 倍增的关系，只有建立起绿色低碳的各类制度、政策和技术体系，才能促进国家经济社会发展全面绿色转型。

绿色城镇化过程中要处理好两个关系。一是绿色低碳发展与不同地区、不同发展阶段的关系，倡导多样化、多路径。应充分考虑不同地区、不同阶段的复杂性。针对不同地域的气候特征、资源禀赋类型，根据区域不同发展阶段、不同碳排放结构的减碳需求，因地制宜地制定绿色低碳规划策略。二是绿色低碳发展与人民幸福生活的关系，做到成本可承受、人民得幸福。应协调“国民幸福指数提升”与“总碳排放量降低”之间的关系。传统模式仅依靠人均城乡资源消耗调节，“国民幸福指数提升”与“总碳排放量基本持平”难以两全。未来路径是实现国民幸福与资源环境消耗脱钩。

绿色城镇化的制度创新

政策体系：健全绿色低碳的政策法规

首先我们要健全绿色低碳的政策法规。最近 10 年，国家已经在绿色城镇化方面提出了很多相关制度法规。法律法规如《中华人民共和国可再生能源法》（2009 年修正）、《中华人民共和国节约能源法》（2018 年修正）、《中华人民共和国大气污染防治法》（2018 年修正）、《民用建筑节能条例》、《公共机构节能条例》等；综合政策如《国务院办公厅关于加快电动汽车充电基础设施建设的指导意见》（国办发〔2015〕73 号）、《关于促进建筑业持续健康发展的意见》（国办发〔2017〕19 号）、《生活垃圾分类制度实施方案》（国办发〔2017〕26 号）、《国务院办公厅关于科学绿化的指导意见》（国办发〔2021〕19 号）、《绿色生活创建行动总体方案》（发改环资〔2019〕1696 号）、《“十四五”循环经济发展规划》（发改环资〔2021〕969 号）等。应该围绕绿色低碳目标，系统整合法规和政策体系。

其次，应健全核算方法和考核机制。建立生态产品价值核算方法，核算指标体系由物质产品、调节服务和文化服务 3 大类构成。全国多地已经陆陆续续在这方面的做出探索，例如丽水市出台全国首个市级生态产品价值核算技术办法；建立生态系统生产总值核算制度，深圳发布“1+3”GEP 核算制度体系，在国内率先开展城市 GEP 核算。

深圳 1+3GEP 核算制度体系

“1”是 GEP 核算实施的方案

“3”是一个标准、一套报表和一个平台。

标准体系：完善相关的标准规范

当前现有的很多标准仍是传统的、与碳没有关系的标准。一方面，要制定新的绿色低碳类标准规范。例如团体标准《城市新区绿色规划设计标准》从能源等五大维度提出了一系列规划减碳技术包和关键指标。另一方面，要修订既有的标准规范。

学科建设：转观念、强技术、促集成

1. 促进人居科学发展，探索绿色城镇化的理论范式

进一步探索自然、人、社会、居住和支撑网络五大系统的复杂演化规律；探索从建筑到社区、城市、区域和全球五大层次的空间关系；探索中国特色的绿色城镇化发展道路，总结中国绿色城镇化的理论与实践。

2. 从“重规划、轻技术”走向规划与技术更好结合

绿色规划具有较强的技术集成和系统统筹能力，推动多领域、多空间层次的绿色低碳发展；绿色技术有助于绿色规划的全面场景化落地实践。

3. 集成绿色低碳类专业知识，培养复合型人才

碳中和将影响 50% 以上学科。碳中和基础理论涉及自然科学和社会科学等多门学科，112 个一级学科中涉及碳中和的学科超过 60 个；规划学科内的多数领域均受到绿色低碳技术影响，专业人才需要增强综合技能，汲取、集成绿色低碳类专业知识。

吴良镛先生倡导的人居环境科学给我们构架了一个非常好的理论体系，我们要促进人居科学的发展，要积极探索绿色城镇化的理论范式，要进一步探索自然人社会居住和支撑网络复杂的演进规律，要处理好社区、城市、区域和全球若干个城市的空间关系。第二要从重规划、轻技术走向规划和技术的更好结合，推动多领域、多空间、多层次的绿色低碳发展。

总的来说，绿色发展是“哲学思想-价值理念-技术方法”系统性变革。1882 年恩格斯在自然辩证法里说过一段话：

「我们不要过分陶醉于我们人类对自然界的胜利。对于每一次这样的胜利，自然界都对我们进行报复。每一次胜利，起初确实取得了我们预期的结果，但是往后和再往后却发生完全不同的、出乎意料的影响，常常把最初的结果又消除了。」

2015 年习近平总书记也谈到：

「生态兴则文明兴，生态衰则文明衰。你善待环境，环境是友好的；你污染环境，环境总有一天会翻脸，会毫不留情地报复你。这是自然界的规律，不以人的意志为转移。」

摘自：中国城市规划学会 讲者：王凯（报告整理人：王淼）
2021.09.30

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

香港测量师学会上海议会 - 参观 G60 长三角科创走廊活动（2021 年 9 月 25 日）

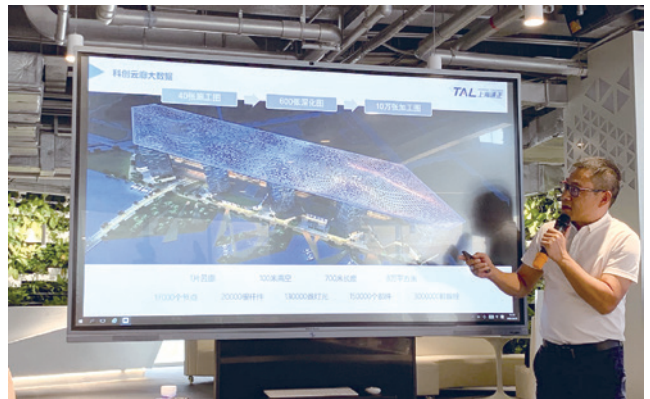


本次活动参考察位于上海松江区的 G60 长三角科创走廊，G60 科创走廊包括：上海、嘉兴、杭州、金华、苏州、湖州、宣城、芜湖、合肥 9 个城市，覆盖面积约 7.62 万平方公里。G60 科创走廊的定位为推广长三角高质量一体化“引擎”的角色，成为区域内“中国制造”迈向“中国创造”的主阵地。

我们首先参观《长三角 G60 科创走廊规划展示馆》，得知 G60 科创走廊从 2019 年纳入《长江三角洲区域一体化发展规划纲要》，成为落实长三角一体化发展国家战略的重要平台。大家对长三角地区发展的高端与创新科技如集成电路、生物医药、人工智能、高端装备、新能源汽车、新材料等都充满好奇与兴趣。



北京办事处简讯



此次活动得到了上海市港澳办、松江区港澳办、松江区人民政府、临港集团、上海通正铝结构建设科技有限公司的大力支持。

随后参观由国际著名建筑师拉斐尔·维诺里概念创作，以及华东建筑设计研究总院完成建筑创作以及结构设计的 G60 科创云廊，G60 科创云廊是全球尺度最大、高度最高、设计与施工难度最复杂的大跨度铝合金网壳结构超级工程，是中国优秀铝合金结构建筑之一。在分享会上，上海通正铝结构建设科技有限公司总工程师、副总经理尹建先生为大家讲解项目的设计与实施中遇到的困难与克服办法，令大家受益匪浅。





上海议会主席张丽娟测量师向相关单位致送感谢状与锦旗。



香港测量师学会、香港建筑师学会与沪港专业人士联合会与嘉宾们在规划馆前台合影留念

11 月份各议会活动预告

北京议会将于 11 月 25 日举办 CPD 讲座活动《索赔的矛与盾》，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

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香港测量师学会 QQ 群聊 (只供会员加入)

群号：113919687
群聊名称：香港测量师学会



香港测量师学会腾讯视频

名称：香港测量师学会



Save the Environment Subscribe Electronic Version

Members are encouraged to be environmentally friendly by changing their subscription from hard copies to electronic copies of all HKIS publications, including Surveyors Times, Surveying & Built Environment, and Directory & Annual Report.

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Name:
Membership number:
Email address:



Digital Integration of Advanced Technology for Surveyors Challenges and Opportunities

With this theme, our divisional representatives and industry experts will give a fuller picture about the integrated digital technology, as well as the challenges and opportunities facing by the industry.



DATE : 2 December 2021 (Thursday)
TIME : 2:00pm – 4:45pm
FORMAT : Webinar – ZOOM

REGISTRATION FEE


Member of HKIS HK\$250
Non-member HK\$400



Register Now

Enquiries:

HKIS BIM Conference 2021 Secretariat
Ms Stesha TO / Ms Chloe LEE

 stesha.to@creativegp.com / chloe.lee@creativegp.com

 3159 2943 / 3159 2929

Speakers



Dr Aglaia KONG

Chief Executive Officer and
Chief Technical Officer
LeapFive



Ir Edward CHAN

Assistant General Manager
Project Management (2) Department
Henderson Land Development Co. Ltd



Mr Ian ZHU

Solution Director
Hong Kong HUAWEI Cloud Business
Department
Hong Kong Representative Office
Huawei International Co. Limited



Mr Stephen H.P. CHAN

Director
Business Development and Partnership
Envision Digital International Limited



Ms Vivian CHAU

Associate Director
InnoCell Business & Operation
Hong Kong Science and
Technology Parks Corporation



Ir Cecilia WAN

Associate Director
WSP Hong Kong Limited

More information will be announced

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HKIS Views to 2021 Policy Address

The Chief Executive, Mrs Carrie Lam, delivered her 2021 Policy Address to the Legislative Council on 6 October 2021. Its full text can be viewed and downloaded at the following website:

<https://www.policyaddress.gov.hk>

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

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

<https://tinyurl.com/yyb7akr6>

Mandatory CPD Checking 2019-2021

In pursuance of Part VII of the Bye-Laws and according to the Guidance Notes to Mandatory Continuing Professional Development (June 2007) ('the Guidance Notes'), all Corporate and Associate members are required to complete a minimum requirement of 60 CPD hours over a three-year period.

The 5th Mandatory CPD checking exercise for the period between 1 January 2019 and 31 December 2021 will be conducted in 2022. All members are required to complete a minimum of 60 CPD hours for the prescribed 3-year period. The selected members will be required to submit a CPD record for the relevant 3-year period (i.e. from 1 January 2019 to 31 December 2021) to demonstrate compliance.

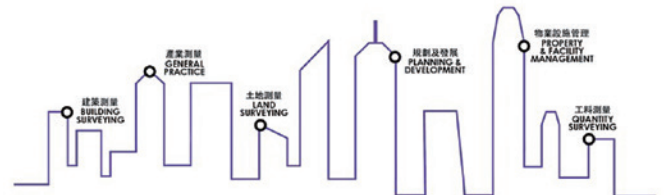
Members are reminded to fulfill the CPD requirements according to the Guidance Notes and update their CPD record periodically.

Board of Professional Development 2021
6 October 2021

Promotion of the surveying profession to the younger generation

**把握未來大方向
探視專業測量前景**

Career Prospect of the Surveying Profession



In order to enhance a better understanding of the surveying profession among younger generations, the HKIS collaborated with the Education Bureau Business-School Partnership Programme and organised an online career talk on 8 October.

The career talk, Career Prospect of the Surveying Profession, was well received by over 150 secondary school students and teachers. The speakers included Senior Vice-President Sr KK Chiu, Sr Wilson Ko from BSD; Sr Kason Cheung from GPD; Sr Charlie Hung from LSD; Sr Edmond Yew from PDD, Sr Shelley Chan from PFMD, Sr Tiffany Chan from QSD, and Sr Jason Wo from YSG.

They introduced the different aspects of

surveying, the development and opportunities of the surveying profession in Hong Kong, the jobs and responsibilities of surveyors, the route to HKIS membership, requirement and prospect of the career. The students showed their interest in surveying and participated actively in the question-and-answer sessions and the quiz session.

HKIS Beyond Your Campus Competition

With an aim of inspiring the younger generations to grasp the importance of sustainable development in Hong Kong, the HKIS organises the **Beyond Your Campus Competition** to motivate students to think critically about their ideal community. The competition encourages students to explore their own campuses and its association with the surrounding communities. It also presents an opportunity for students to demonstrate their creativity, explore the work of surveyors and prepare for their future studies and careers.

The competition is open to all Form 4 to Form 6 students from secondary schools in the 2021-2022 academic year. To illustrate each contestants' idea of the ideal campus and its surrounding community, a variety of competition entries format could be chosen, including but not limited to, presentation slides and word entries, micro-movie, physical displays, drama, musical, performances, and multimedia presentations, etc. To help students familiarise themselves with the competition, workshops related to sustainable development of our communities for all contestants will be arranged during January to March 2022. Contestants are then required to work on their entries from a surveyors' point of view. Winners will be awarded with trophies, certificates and cash prizes of up to HK\$6,000.

You are invited to support and promote the **Beyond Your Campus Competition** by disseminating news of the event to your friends / colleagues or alma mater. For further details, please refer to the flyer on the next page and visit: <http://www.hkis-createyourdistrict.com/beyondyourcampus2021>.

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
- Confidential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS corporate members' submission only

BEYOND YOUR CAMPUS COMPETITION 2021

構建「你」想校園社區
創作比賽 2021



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>



Members Welfare Committee – Massage Candle Workshops

Two Massage Candle Workshops organised by the Members Welfare Committee were successfully held on 16 October. Participants enjoyed a cozy time and made their own candles with customized natural ingredients and essential oil with the guidance of tutors. The candles can also be used as massage oil to relax your body.



Research Committee- Completed Research Sharing

HKIS Funded Research Project (RC1516/030):

The Nonlinear Relationship Between Rental Price and Office Space in Hong Kong

Principal Investigator:

Sr Prof K W Chau, Chair Professor

Department of Real Estate and Construction, the
University of Hong Kong

Executive Summary:

Based on more than 25,000 transaction records of office units during the period 1993-2018, this study shows that the transaction price on office property has a non-linear relationship with its size (saleable floor area or SFA), age and floor level. The non-linear size effect suggests that the market value of an office property does not increase proportionally with SFA, other things being equal. The prices per floor areas of smaller units, on average, are higher than those of the larger units. This can be explained by the intangible value of a location attributable its prestige or reputation which is not related to the size of the office units. The characteristics of the office markets in Central and Kwun Tong are used to illustrate the intangible value of locations. In addition, the data show that offices in these two markets are complements rather than substitutes of each other.

The price-age non-linear relationship as revealed from the estimated model suggests

that the real value (after adjusted for price changes) of an office declines over time due to physical deterioration of the building structure. However, the rate of decline in value diminishes as the age of the office building increases. This is consistent with the non-depreciable nature of land. An obvious implication is that the constant rate of depreciation (fixed % decrease in value per annum) is unrealistic.

Finally, the empirical result show that floor level premium (change in office price due to an increase in floor level alone) is initially negative and then turns positive at higher floor levels. The floor level premium at higher levels is not constant but get larger at higher levels. This result is puzzling and not consistent with results from the residential market. We believe the view on higher floors has play an important role in shaping this non-linear relationship. More detailed study is needed to understand the observed price-floor non-linear relationship.

**Full Final Report can be downloaded
on the HKIS website:**

<https://tinyurl.com/yj37dvwj>



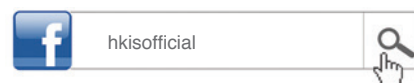
More reports of the HKIS funded research can
be found on the HKIS website:

<https://tinyurl.com/yghnncxf>

We are on FACEBOOK now!
Official FACEBOOK PAGE of the HKIS

www.facebook.com/hkisofficial

Join us and click the 'like' button now!



Sr Winnie Shiu
Chairman, HKIS Charitable Foundation
Board of Directors 2020-2021

HKIS Charitable Foundation Logo Design Competition - Results Announcement

A Logo Design Competition for all members of the HKIS has been successfully completed by the HKIS Charitable Foundation 香港測量師學會慈善基金 (“the Foundation”).

Members of the HKIS were invited to showcase their talent and creativity by designing a logo to reflect the nature and mission of the Foundation. At the competition deadline on 24 September 2021, a total of 20 designs were received from 11 members, including from Corporate Members and Probationers.

Our thanks to all the HKIS members who participated in the competition. Special thanks also go to the members of the Judging Panel and to the Operations Committee for their support and contribution.

A presentation to the winners will be made at the Foundation’s Annual General Meeting to be held on 15 December 2021.

Congratulations to the winners!

Grand Prize

Sr CHU Wai Lok, Eric



Design brief

- The design echoes with the existing HKIS logo.
- It reflects profession identity of HKIS identity and its contribution to Hong Kong.
- It symbolizes the hope and the mission and vision of the HKIS Charitable Foundation.

- The incorporation of green colour and a plant in a logo of charitable foundation reflects HKIS’s commitments towards social sustainability and green practices – important components of the recent ESG trend.

A Closer Look – Beyond Measurement

1. Surveying tool

A set square is used to represent the professional identity of HKIS.

It is formed by right triangles and provides a stable foundation for the other portions of the logo.

In reality a similar relationship holds, as the HKIS Charitable Foundation was founded with dedication from a group of passionate surveyors.

2. Professional identity

Markings on the set square represent measurement, a basic process of surveying.

It also reflects that the charitable foundation will be accountable and transparent, with measurable input and efforts.



3. Hope

An sprouting plant in a contrasting green color and is formed by curvatures. It breaks through the set square and eventually grows taller than the set square.

This plant symbolizes hope and vitality. It reflects the missions of the Charitable Foundation – to help the underprivileged and disadvantaged groups in the society of Hong Kong.

Breakthrough of the plant reflects our vision that the social influence of the HKIS Charitable Foundation will grow from the community of surveyors to a degree beyond any measurement.

4. Elements of Hong Kong

The skyline of Hong Kong reflects the role and contributions from HKIS to the building and construction of Hong Kong over the years.

The leaves of the plant are in similar shape to the petals of a bauhinia flower. This further reinforces the identity of Hong Kong in the logo.

Certificate of Merit

Sr LAI Lit Ki, Ricky



Design brief

- The graphics design of the logo is in 3 parts:
- The upper part is a symbolic roof which denotes the meaning of shelter and care.
- The middle part is the HKIS logo embraced with a symbolic heart which denotes love and passion of HKIS members.
- The lower part is a brick constructed foundation which denotes the support by HKIS Charitable Foundation to the needy.

The overall design tells HKIS, apart from being a professional body participating in the construction and development of Hong Kong, also bears the heart to serve and care for the people and community with love and passion.

Council Members Reaching Out

1 October 2021	Flag Raising Ceremony cum National Day Reception to celebrate the 72nd Anniversary of the Founding of the People's Republic of China organised by Home Affairs Department	Sr Edwin Tang Sr Winnie Shiu
12 October 2021	Global AI Challenge for Building E&M Facilities - Technical Conference organised by the Electrical and Mechanical Services Department	Sr Kays Wong
15 October 2021	廣州市工程勘察設計行業協會綠色建築分會成立大會暨行業發展研討會	Sr Edwin Tang

20 October 2021	Hong Kong Institute of Construction Managers 25th Anniversary Gala	Sr Tang Chi Wang Sr Amelia Fok Sr Francis Lam
21 October 2021	中國數字建築峰會 2021 · 廣東與第三屆粵港澳大灣區大型基建專案管理創新高峰論壇	Sr Edwin Tang Sr Dr Stephen Lai
23 October 2021	CollaborateHK Capacity Building Workshop organised by CollaborateHK	Sr Edwin Tang
27 October 2021	35th Anniversary of ArchSD event with the special theme of "We Build Our City. We Build Your Dream" organised by Architectural Services Department	Sr Edwin Tang
29 October 2021	Annual Dinner of the Hong Kong Institute of Landscape Architects	Sr Edwin Tang



Programmes Subsidized by Vplus Engineering*

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- ⚙️ **Professional Diploma / Diploma in Land Surveying (QF Level 4 / 3)**
- ⚙️ **Professional Diploma in Quantity Surveying (QF Level 4)**
- ⚙️ **Professional Certificate in Building Diagnosis and Inspection (QF Level 4)**
- ⚙️ **Professional Certificate in Building Information Modelling (Building Works) (QF Level 4)**
(Recognised as CIC-Accredited BIM Coordinator Course)

* For details of QF Level, QR Registration Number and Validity Period of the programme, please visit the programme website
Vplus Engineering is part of the Vplus Subsidy Scheme. Eligible applicants can reimburse 60% of the tuition paid up to a maximum of \$45,000 per person

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Programme Website



Vplus Subsidy Scheme

Member of VTC Group

HKIS Diploma Presentation



2 October 2021



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

SHAPE CONTEXT DESCRIPTOR: A NEW APPROACH TO ASSESSING THE CONSISTENCY OF TWO CORRELATED LAND BOUNDARIES

**Undergraduate Category (LSD): Top Award
Winner: CHONG Chi Man
The Hong Kong Polytechnic University LSGI**

The existing practice of land boundary surveying relies on an authorised land surveyor (ALS) to conduct a desktop exercise (called a correlation) prior to a field survey. Such a process aims to connect the boundaries on less-accurate historical maps with properly surveyed records by interpreting the position, dimension, and shape of a parcel in order to identify its general boundaries.

Although the government has issued recommended guidelines to provide an allowance of the boundary areas derived from these historical records, the use of area as an indicator for lot boundary identification is often unreliable due to area discrepancies. Nevertheless, assessing the shapes of parcel boundaries from these historical records is based on land surveyors' subjective judgements.

To embrace the future development of an artificial intelligence-based cadastral system or cadastral intelligence, the correlation exercise between land parcel boundaries can rely on an objective, machine-driven approach. Therefore, this dissertation proposes introducing an advanced computer vision algorithm, known as a shape context descriptor, to automatically assess the shape similarities of land boundary polygons found in different survey records.

Traditionally, the shape context descriptor is employed to recognise handwriting and object extraction. For this thesis, the author implemented the abovementioned workflow to correlate the land boundary polygons extracted from DD sheets, while an authorised land surveyor re-established their corresponding boundaries as a ground truth. The similarity between the two polygons can be measured by the Dice similarity coefficient (DSC), which is an index that reveals the overlapping region of two polygons.

A total of 40 lots, including some problematic ones, were extracted from the DD Sheet 1 TC, DD Sheet 129, and corresponding survey record plans (SRP). In order to evaluate the impact of map scale, the author selected the two aforementioned DD sheets and plotted DD 1 TC at 1:1,980 and DD 129 at 1:3,960. Most of the lots resulted in a high DSC, which implied a good shape similarity of the lots if they were within the area tolerance. Thus, the use of both area and the DSC can serve as a good indicator of the lot correlation. Some problematic lots, such as Lot 2248 in DD 1 TC, did not meet the area tolerance, but had high DSC values. According to its corresponding survey report, Lot 2248's boundaries were defined in accordance with the existing rubble walls on the field bunds, which tallied with the field bunds in the 1963 orthophoto. Due to DSC, the author re-established the boundary with respect to its grant intention, although the area discrepancy did not fall within tolerance.

The other type of problematic lot met the area

tolerance, but had a low DSC value. Thus, Lot 2237 had a lower DSC. Like Lot 2248, its boundaries were defined in accordance with the rubble walls on the field bunds. However, its physical features should have had a higher weight with the support of aerial photos. A low DSC value thus reminds an ALS to review all available evidence in order to make the best decision.

DIGITAL GEOSPATIAL FLOOD INUNDATION MAPPING WITH THE AID OF UNMANNED AERIAL VEHICLES

**Undergraduate Category (LSD): Second Award
Winner: CHUE Cheuk Ying Cherry
The Hong Kong Polytechnic University LSGI**

Low-lying locations affected by storm surges will become increasingly vulnerable owing to the extreme weather conditions triggered by climate change. To determine the vulnerability of coastal areas to seawater inundation, one must consult the topographical data on flood inundation modelling. UAVs (Unmanned Aerial Vehicles) present a way to collect and capture terrain information on specific areas because they offer better flexibility, coverage, and efficiency compared to traditional surveying techniques.

A UAV acquires the data required by its pre-set flight mission. Yet, the limited literature on this topic has focused on UAVs' flight path designs and the accuracy of various imaging angle datasets. The author statistically and quantitatively tested and identified the optimal UAV flight plans to capture the scenes and geometrical data in an urban setting. The empirical results confirmed those of previous studies, which found that images taken at low-oblique camera angles can supplement vertical images to document

topographically complex scenes on-site. However, intermediate camera angles are needed to link up oblique and nadiral images. These combined image datasets generally obtain centimeter positional accuracies in all photogrammetric outputs for any follow-up hydrological study.

DEM and DSM are common terrain surface models, but are constrained in storm surge simulation. DEM tends to overestimate inundation because it neglects the structures that may alter water flow, while DSM may underestimate storm surge impact (Shen, Tan, & Zhang, 2018).

As for research gaps, this dissertation aims to develop a new elevation model, the Hydrology Elevation Model (HyDEM), to specifically simulate storm surges. It can better account for the water repellent functionality of each feature and water inflow under real-life conditions. For example, HyDEM filters out some pervious and temporary physical features such as canopies, fences, and bridges, while impermeable barriers such as buildings, planters, and gabion walls are retained. With this new method, one can recreate a historical inundation scene in a flood-prone area, as well as better understand the vulnerability of existing structures to flooding by applying the Bathtub method to account for surface connectivity.

In conclusion, this study connects fieldwork to numerical modelling, which makes both practical and theoretical contributions on coastal flood exposure, vulnerability, and risk assessment at the community level. The outcome of this study should provide meaningful insights into the work of flood prevention providers when they inspect flood-prone areas using this less manpower-intensive and time-saving surveying technology. Also, HyDEM improves on the commonly used DEM and DSM by increasing the accuracy of storm surge simulations, which can directly apply to various hydrological studies and engineering projects in any coastal city in the world.



Building Surveying Division
Sr Billy Wong BSD Council Chairman

FOR STUDENTS AND PROBATIONERS

Collaboration with Probationers

A probationers' gathering is scheduled for 18 November 2021. It is an opportunity for probationers, newly-qualified members, and council members to meet, exchange views, and foster stronger communications.

APC Days, November 2021

The APC Practical Task is scheduled for 3-6 November 2021. Interviews will be held on 6 November. Another round of the APC Final Assessment Day is scheduled for 27 November; the 5th APC Day in 2021.

Thanks go to those DEC members and assessors in helping the BS APC assessment get back on track during this "new normal".

CONNECTING MEMBERS WITH INDUSTRY

BS Conference 2021

The BS Conference 2021 was successfully held on 12 October. With a theme of "**Sailing Amidst the New Normal,**" the Conference gathered over 300 professionals from various government departments, business leaders, experts, and scholars both in person and online to deliberate over the surveying industry's future.

It was the BSD's honour to have **Ir Ricky LAU Chun-kit, JP, Permanent Secretary for Development (Works), Development Bureau, Hong Kong SAR Government**, as its Guest of Honour to deliver the conference's keynote speech, an excerpt of which reads:

We have proven ourselves to be versatile, resilient, and adaptive under the difficult times of Covid-19. We have already paved the way for the sustainable growth of the construction industry. With confidence and concerted efforts, I can say, we set sail beyond the new normal to new horizons!

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Despite facing numerous changes and challenges in recent years, surveyors have upheld their professionalism to deliver top quality work. The Conference comprised three sections: sustainable construction, facilities management, and alternative dispute resolution. Eight industry leaders, experts, and scholars came to discuss industry trends under the new normal and explore future prospects for surveyors using well-rounded and professional perspectives. Both online and physical participants engaged in active discussions.

Although Typhoon Signal No 3 was hoisted during the Conference, it still received huge support from participants. Thank you for participating!

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



DIVISIONAL NEWS & ACTIVITIES

組別簡訊



Date	22 November 2021 (Mon) [Full House]
Time	6:30 pm Reception 7:15 pm Dinner
Guest of Honour	The Honourable Paul CHAN Mo-po, GBM, GBS, MH, JP, Financial Secretary, the Hong Kong Special Administrative Region Government
Venue	Silverbox Ballroom, Level 1, Hotel ICON
Dress Code	Be a Fighter

For those who successfully registered for the event, please dress in accordance with the theme. We look forward to meeting all of you!

BSD Annual Gathering 2021

Covid-19 has disrupted the daily lives and operations of nearly everyone in the world. In response to such a new challenge, various industries and sectors have banded together to come up with an array of relief measures to support the needy and help society ride out these difficult times. Thus, the BSD Annual Dinner 2021's Organising Committee has adopted "Covid Fighters' Reunion" as the theme of its dinner this year to acknowledge everyone's hard work, passion, and dedication to their profession and efforts to serve society.



FOR COMMUNITY

BSD Channel BSD Annual Community Event 「城市查督撐 量師嶺童行」 Part 2—— 築蹟深度遊網上論壇

A CPD X Community seminar was successfully held on 16 October on the BSD Channel. It is a new initiative for conducting a seminar on heritage projects on The Peak with the aid of video, sharing sessions on community work with Volunteers, and a discussion forum on conservation policy.

The BSD takes this opportunity to thank the Hong Kong Society for the Deaf (HKSD) for supporting and co-organising this community event for those children who are hearing-impaired.

HKIS Souvenir

HKIS Polo Shirt

Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.

Each retailed at **HK\$80.**



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

The banner features a green and blue landscape with rolling hills, a sun, and several buildings. Text in Chinese and English provides details about the event. The main title is '城市查督撐 量師嶺童行 PART 2' with a large '2' in a white circle. Below it is '築蹟深度遊'. The organizing body is 'THE HONG KONG INSTITUTE OF SURVEYORS' and the beneficiary is 'The Hong Kong Society for the Deaf'.

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

香港測量師學會建築測量組
社區活動2021
城市查督撐 PART 2
量師嶺童行
築蹟深度遊

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



General Practice Division

Sr Alnwick Chan GPD Council Chairman

Nomination of Members to the GPD Council 2021-2023

The GPD Council's current term will end on 30 November 2021. As it approaches its end, I thank my fellow Council and Co-opted Members, who sat on different boards, committees, panels, and working groups, for their unwavering support for and dedication to the GPD's work. I also thank all members who provided valuable advice throughout this term. It was a pleasure and honour to serve you as Chairman of the GPD Council.

Nomination forms for the GPD Council 2021-2023 were sent to all Corporate Members on 13 October. They can be returned to the HKIS Secretariat in person or by post no later than 6 pm on 3 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 the office bearers will take place during the first meeting of the new GPD Council, whose members will vote for them.

I understand that a number of existing Council Members, including myself, are keen to continue serving in the GPD Council for the next term. I hereby put myself forward for re-election.

On the other hand, I express special thanks to Sr Jason CS Chan, Sr Victor Chow, Sr Dr Lennon Choy, Sr Winnie Koo, and Sr Tony Wan, who will not seek re-election, but intend to serve the HKIS in other capacities. The GPD is fortunate to have a succession plan in place to ensure a smooth transition.

Annual General Meeting

The GPD's AGM will be held on 1 December 2021 (Wednesday) at 6:30 pm in the Surveyors Learning Centre.

Reviewing GP Firms Registered on the HKIS Company List

One of the many tasks that the upcoming GPD Council undertakes is to review those GP firms registered on the HKIS Company List (hereafter the List), which is published on the HKIS website.

The current registration criteria of the List were established many years ago and should be straightforward. Entry requirements are low, as there is no vetting mechanism in place.

While the GPD has no intention of excluding any firm from being listed, there is a need to enhance the transparency of all firms on the List.

An additional tiered system should be established based on the number of full-time GP surveyors/Registered Professional Surveyors, number of years of operation, and other factors. Alternatively, the GPD can maintain the existing list, but require all GP firms to disclose such information to the public.

An annual declaration can be mandated for registered GP firms to ensure that the information they supply to the HKIS is up-to-date and valid. Society will benefit greatly with enhanced transparency.

A working group shall be established to review the List regularly and recommend the necessary changes to be made to the registration criteria when appropriate.

The objective of the review is to ensure that the public receives the best service the GPD profession has to offer rather than to reduce competition. Please be assured that all GPD members will be consulted during the review process.

Good governance of the profession is not nice to have, but a must-have. The HKIS can only be recognised as a well-respected professional body if it keeps its house in good order and retains the confidence of the public and Government.

Zonal Plan & Reimbursement of Professional Fees

Following the GPD's letter to the Director of Lands regarding the Zonal Plan and ex gratia compensation, GPD delegates met with Lands Department Acquisition Section representatives on 14 September, during which LandsD provided an official response to the GPD's letter dated 21 October.

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

<https://tinyurl.com/yfef97fv>



Working Group on Amendments Relating to Disciplinary Procedures

The General Council has agreed to form the Working Group on Amendments Relating to Disciplinary Procedures. Its objective is to review and recommend the necessary amendments to the disciplinary procedures under the HKIS Bye-Laws and Rules of Conduct.

This review is critical to upholding the Institute's professional standards as it aims to safeguard the best interests of its clients and deliver quality services. Disciplinary procedures will also ensure that members conduct themselves in a manner appropriate to the profession and not bring the HKIS into disrepute. The GPD nominated Sr Benson Lee and Sr Cliff Tse to the working group.

CPD: How May Land Readjustment and Land Bonds Contribute to Urban Developments in the New Development Areas in the New Territories?

On 28 September, Sr Prof KW Chau and Sr Dr Lennon Choy of HKU's Department of Real Estate and Construction jointly delivered a CPD on land readjustments, which are widely practiced in 30 regions around the world and are somewhat similar to in-situ land exchanges

in Hong Kong. The latter are supplemented by land bonds as alternative methods to land resumption in the course of developing the New Territories' New Development Areas (NDAs).

Council Member Sr Jason CS Chan hosted the event and moderated the ensuing Q&A session. It was a timely talk that coincidentally addressed some salient issues, including how to finance the Northern Metropolis, that were promulgated in the Chief Executive's Policy Address released one week later.

With reference to a pilot study of nine sites in the Hung Shui Kiu NDA, the speakers found that the Government could realise a net improvement of \$2 billion in the net present value through land readjustments and the issue of land bonds vis-à-vis land resumption. Being less contentious, these initiatives could unlock the hope value of Tso/Tong land in the New Territories and help sustain the perpetuity of those ancestral establishments. A 20-25% land levy of so-called "developer obligations" was also proposed

for the schemes as a formal channel for local developers to achieve the notion of "common prosperity".

Under a 20% developer obligation, about 20,000 square metres of agricultural land would be reserved for public uses such as public/subsidised housing, GIC, etc. These proposals could achieve a net improvement of over \$4 billion NPV to society as a whole (Government, Tso/Tong establishments, and developers combined). Some prerequisites, however, are necessary to facilitate the proposals including the relaxation of minimum thresholds (currently 100%) for Tso/Tong land transactions and the extension of standard land premium assessment practices to agriculture land. These initiatives were well-covered in the Policy Address 2021.

SUBSCRIBE TO HKIS
YOUTUBE CHANNEL



 THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

www.youtube.com/TheHongKongInstituteofSurveyors



Land Surveying Division

Sr Koo Tak Ming LSD Council Chairman

Annual General Meeting (AGM) of the Land Surveying Division (LSD)

A notice on the LSD's AGM was sent to all LSD members by post on 25 October with the following details:

Date and time: Tuesday, 30 November 2021, at 6:30 pm

Venue: The Lecture Room, Surveyors Learning Centre

The Officers and Council Members for the 2021-2022 year will be elected by the Corporate Members who attend the AGM in person, in accordance with Paragraph 9.5 of the LSD Regulations.

All Corporate Members are invited to make their nominations in writing by completing the Nomination Form with original signature(s) and submitting it to the HKIS Secretariat for the attention of the LSD Honorary Secretary by no later than 5:30 pm on Tuesday, 16 November 2021. Late submissions will not be accepted.

I look forward to seeing you at the AGM.

New Regulatory Regime for the Operation of Small Unmanned Aircraft (SUA)

The Small Unmanned Aircraft Order was gazetted on 16 July 2021. The Legislative Council tabled it for negative vetting on 21

July. The Order would be operational with a transitional arrangement for certain offences under LN 116 during the six months between 1 June and 30 November 2022.

UAS is an important measurement tool for land surveyors in this new era of geospatial data capturing, digital mapping, 3D city modelling, BIM formation, and other survey support for smart city initiatives. Land surveyors use different sensors on UAS to achieve the required geospatial data across a particular spectrum to perform their work.

Mr Michael YUEN Siu Kei, Chief Operations Officer (Technical Administration) of the Civil Aviation Department's Unmanned Aircraft Office, delivered a CPD on the SUA Order to HKIS members. The talk contained a measured focus on the implementation of the Order right after the passage of the legislation.



Group Photo of Mr YUEN, his CAD colleagues, and the LSD Council



The CPD is conducted in hybrid mode (Zoom and face-to-face).



Mr YUEN shares his knowledge of the SUA Order's implementation with the audience.



Q&A Session from the Floor and Chat Room

The LSD supports the principle of regulating SUA operations to provide safer skies for UAS operations by all users. But it also cares about the enforcement actions of the new regulatory regime and delineation of legal responsibilities between UAS owners and operators in case of non-compliance.

Small Unmanned Aircraft (SUA)

- In HK, over **80,000** SUA in 2020 (+~20% p.a.)

SUA ≤ 250g
(Category A1 SUA)
(Market Share ~25%)

250g < SUA ≤ 7kg
(Category A2 SUA)
(Market Share ~75%)

7kg < SUA ≤ 25kg
(Category B SUA)
(Market Share ~ <1%)

Classification of SUAs

Enhanced Regulatory Requirements (by Risk-based Classifications)

- Weight**
- Operating requirements (max. height, lateral separation, speed, etc.)**
- Regardless of Recreational or Commercial purposes**

Requirements	Cat A1 (SUA ≤ 250g)	Cat A2 / Basic (250g < SUA ≤ 7kg)	Cat B / Advanced * (7kg < SUA ≤ 25kg)
Registration	✗	✓	✓
Labelling	✗	✓	✓
Equipment	✗	✓	✓
Training / Assessment	✗	✗	✓
Insurance	✗	✓ (effective date to be determined)	✓
CAD's Prior Permission	✗	✗	✓

Note: * If operations of Cat A1/A2 SUA exceed the respective operating requirements, all requirements for Cat B SUA apply

Classification of SUAs Using a Risk-based Approach

Training Requirements for Remote Pilots

Cat A2 operations

- Review an online Safety Information Package
- Information Package includes a set of briefing slides that covers:
 - Legal requirements;
 - Dos and Don'ts;
 - Operating requirements;
 - Privacy issues...

Cat B operations

- CAD-approved training
- Foreign licence conversion
- Recognition of experienced operators (transitional period: 1 year)

Training Requirements for Pilots of Different SUA Classes

DIVISIONAL NEWS & ACTIVITIES

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Insurance Requirements

Step by Step approach

Insurance in respect of SUA	Cat A1 (SUA ≤ 250g)	Cat A2 (250g < SUA ≤ 7kg)	Cat B / Advanced (7kg < SUA ≤ 25kg or beyond Cat A Ops)
Min. coverage for 3rd party liability for bodily injury / death	Nil	HK\$5 million (Effective date to be specified by DGCA at suitable time)	HK\$10 million (reference to Building Management (3 rd party risks Insurance) Regulation Cap. 344B)

Remark: 2 tiers of liability coverage was made reference to Merchant Shipping (Local Vessels) (Amount of Insurance Cover) Notice e.g. \$10M for vessel is permitted to carry more than 12 passengers, \$5M for vessel is permitted to carry 12 or less passengers

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Insurance Requirements for Different SUA Classes

Facilitating Measures For Surveying Industry

Foreign Licence Holder → Evidence of Experience → Application Review → CAD → Adv

Experienced Operator → Evidence of Experience → Application Review → CAD → Adv

ATO/ATC Student → Entrance Requirement → Training (Theoretical + Practical) → Recommendation Assessment → Recommendation → CAD → Adv

Transitional period: 1 year

[Assign Advanced Rating to Experienced Remote Pilot] CAD to recognise experienced remote pilot who has been granted permit(s) under the existing regime as appropriate.

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Facilitating Measures for Surveyors during Transitional Periods

Objectives – Facilitating Measures

- Understanding the **practical needs** to use SUA in the surveying industry, a flexible and forward-looking regulatory regime is needed to allow ample room for the development and applications of SUA while safeguarding public and aviation safety
- Adopting a **risk-based approach**, prior permission from CAD is not required for Cat. A1/ A2 operations but for Cat B. operations. CAD will facilitate the surveying industry with various measures (e.g. non-one-off application, a longer-term permission etc.)

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Facilitating Measures for Surveyors to Use Different SUA Classes

Summary

- Accommodate the surveying industry's rising demand in the use of SUA through a flexible and forward-looking regulatory regime
- Provide facilitating measures for the industry's smooth transition
- Issue longer-term permission to facilitate the operators
- Publish guidance documents in due course to support the surveying industry and relevant stakeholders

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Summary of the Facilitating Measures for Surveyors

Facilitating Measures For Surveying Industry

To provide seamless conversion arrangement to existing operators (100+)

Existing Operators
to provide supporting documents to ensure the compliance of new requirements

Vetted by UAO

Cat B Operators

Guidelines for specific operations to address public and individual sector's concerns

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Facilitating Measures within the Surveying Industry for Existing Operators

The talk by Mr YUEN bridged the gap between surveyors and the regulatory authority and allowed us to discuss practical measures under the new regulatory regime for SUA operations.

The LSD will work closely with surveyors from various fields to develop facilitating measures that will permit the adoption of SUAs in their professional services.

It looks forward to those measures that will help land surveyors further develop their skill sets to provide better UAS services for the community.



Planning & Development Division
Sr Francis Lam PDD Council Chairman

Memorandum of Mutual Recognition of Membership between the HKIS (Planning and Development Division) and RICS (Planning and Development Pathway)

The HKIS General Council endorsed the Memorandum of Mutual Recognition of Membership between the PDD and RICS (Planning and Development Pathway). Both parties will sign this agreement in November 2021.

PDD Annual General Meeting 2021

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

PDD Council Meeting

A PDD Council Meeting was held on 7 October to discuss the business.



Sr Francis Lam (right) and Sr Junior Ho (left) attend the Council Meeting at HKIS headquarters.

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

The PDD was honoured to invite Ms Brenda Au, Head of the Development Bureau's Invigorating Island South Office, to share her expertise on the Invigorating Island South Conceptual Master Plan 1.0 with members on 10 October.

Brenda introduced the planning and design concepts behind the plan's formulation and highlighted the core recommendations that would facilitate the evolution of this part of Hong Kong.



Brenda (middle) receives a certificate of appreciation from Francis (left).



Brenda shares the core ideas and initiatives behind the Conceptual Master Plan 1.0 with members via Zoom.

Upcoming PDD CPD: Northern Metropolis Development Strategy

The PDD has invited Professor Ling Kar-Kan, SBS, Strategic Planning Advisor for Hong Kong/Shenzhen Cooperation of the Policy Innovation and Coordination Office, to brief its members on the latest developments in the Northern Metropolis Development Strategy on 10 November 2021. Please remember this date and join us if you can!

Visiting the Hong Kong Housing Society's Accessible and Adaptable Design Mockup Flat Prototypes

PDD members visited the HKHS's Accessible and Adaptable Design Mockup Flat Prototypes in Kwun Tong on 29 October.



URA Exchange Session on the Yau Mong District Study

Sr Francis Lam and Sr Junior Ho, together with other HKIS members, attended the URA Exchange Session on the Yau Mong District Study on 25 October. The talk was jointly delivered by Ir Wai Chi Sing, URA Managing Director; Eric Poon, URA Executive Director; and Wilfred Au, URA Director of Planning & Design.



Metro Finance Interview

On 8 October, Francis was invited to a radio interview by Dr Isaac Ng and Ms Grace Lam to share his thoughts on the Northern Metropolis Development Strategy.



Francis (middle) attends a radio interview with Dr Isaac Ng (right) and Ms Grace Lam (left).

RTHK Interview: 施政報告速遞2021

On 6 October, Francis was interviewed by RTHK to express his views on the Policy Address 2021.



Francis (middle) and Ms Sze Lai Shan, Deputy Director of the Society for Community Organisation (right), are interviewed by Ms Ko of RTHK (left).

Now TV Live Show (「時事全方位」)

Francis was interviewed by the Now TV live show, 「時事全方位」, which broadcasted on 15 October, to share his thoughts on expediting the Hong Kong Housing Authority's housing development process.



Green Building Award 2021

Francis joined Sr Kenneth Yun, Chairman of the Green Building Award 2021 Scientific Committee, and other jurors on site visits to some shortlisted projects on 10 and 17 October.



Francis (right) and Sr Kenneth (left) attend the Green Building Award 2021 ceremony.

Registered Professional Surveyor (Planning and Development)

The registration of registered professional surveyors (RPSs) began with the enactment of the Surveyors Registration Ordinance (Cap 417) in 1991. The Ordinance established a Surveyors Registration Board, allowed for the registration of professional surveyors and renewal of their registrations if they qualify, recognised the divisions within the surveying profession, assumed disciplinary control of the professional activities of an RPS, and governed other related matters.

The HKIS is pleased to introduce a newest designation of Registered Professional Surveyor (Planning and Development) or RPS(PD). HKIS Corporate Members in the PDD who have obtained one year's relevant professional experience in Hong Kong may apply for an RPS(PD) designation, which is recognised by the Government.

With this qualification, a surveyor is eligible to apply for Authorised Person (List of Surveyors) status and should have opportunities to work for government departments, NGOs, and private surveying firms that require specialists in planning and development. An Authorised Person can also join a team of consultants for a large-scale planning study and consultation.



Property & Facility Management Division

Sr Kays Wong PFMD Council Chairman

PFM Towards a Digital Transformation

Time really flies. Having served as PFMD Chairman for two years, I hereby issue my final message in this capacity to my fellow members. Throughout my tenure, the PFMD faced unprecedented challenges to the profession. The sudden occurrence of Covid-19 and its rapid spread have brought new demands to combat this crisis. Not only have surveyors' daily tasks required them to implement stringent measures to their living environments to protect their health, staff, and clients, but all other tasks, activities, and events have had to continue under a "new normal".

Under such critical circumstances, the PFMD realises that the industry has rapidly and extensively updated its technology and skills. As shown in many practical cases, the application of new technologies and AI has been positive and resulted in the improvement of the quality of life, services, time savings, and work safety, as well as reduced costs. Thus, as PFM services are closely related to the development of new techniques, technologies, and facilities, the Division has arranged many CPDs and seminars to enrich its members with the latest hi-tech information and skills. Proficiency in the digital world will equip members with the means to deliver better professional services.

It is my sincerest wish that newly-elected Chairman Sr Charle Hung and the council will lead members to new horizons for the profession. I hope that members will continue to participate in all activities and events that the Division will arrange for them. (More details of the annual report will be sent to members in the future.)

Finally, may I express my sincerest thanks and heartfelt gratitude to my council and all members for their enthusiastic support during my chairmanship over these last two years.

Welcome, New PFMD Members

WU Wing Kwong

Maxine YAO Jie Ning

PANG Sun Cheong

Let us extend the warmest welcome to the PFMD's newest members!

Technical Circular (Works) No.6/2021

Security of Payment Provisions in Public Works Contracts

PFMD Council Member Oliver Chan reported that the Government has launched its new policy on implementing the Security of Payment Provisions in public works contracts with a view to facilitating the timely processing of contract payments and providing an interim mechanism for the speedy resolution of payment disputes before the enactment of the Security of Payment Legislation (SOPL).

The new policy will be applied in two stages:

- a. Tenders to be invited from Group B or Group C contractors on the "List of Approved Contractors for Public Works" by 31 December 2021
- b. Tenders to be invited from other contractors on the "List of Approved Contractors for Public Works" or the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" by 1 April 2022

Reaching Out Activities and Events

1. Global AI Challenge for Building E&M Facilities – Technical Conference

On 12 October, Sr Kays Wong attended the captioned international conference organised jointly by the Government’s Electrical and Mechanical Services Department (EMSD) and the Guangdong Provincial Association for Science and Technology. The conference focused on Artificial Intelligence (AI) technologies in the building electrical and mechanical (E&M) industry and gathered innovators from around the world who shared a common interest in building smart cities through AI innovation.

This conference covered the following main topics:

1. How AI can create a smarter world
2. How AI applications have revolutionised the traditional E&M industry
3. How AI lays the groundwork for smart cities



1. (L-R): Mr Alfred Sit, JP, Secretary for Innovation, with Sr Kays Wong
2. (L-R): Mr YH Pang, JP, EMSD Director, with Sr Kays Wong

2. Building Safety Symposium

Three PFMD Council members – Sr Kays Wong, Sr James Chan, and Johnathan Lee – joined the Buildings Department’s Seventh Building Safety Symposium on 22 October. The theme of this year’s symposium was “Shaping a Smart and Livable Built Environment”. Building professionals, members of the building management sector, government officials, and academics were invited to exchange views on the relevant issues.

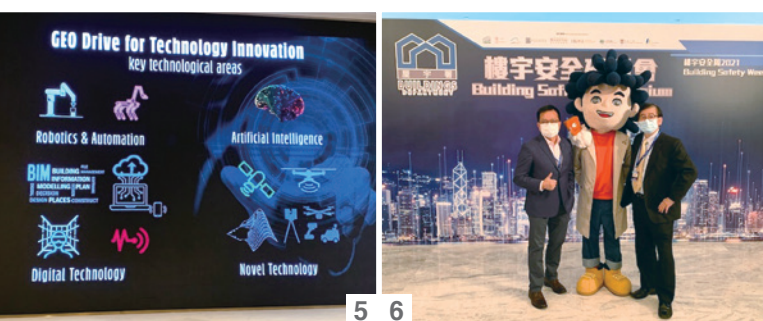
As Secretary for Development, Mr Michael Wong, said, “the Government and the construction industry have been proactively combating challenges faced by the industry with new technology and innovative thinking to enhance productivity, cost-effectiveness, and construction and building safety. The Government and industry will continue to join hands to make good use of advanced technology in the various aspects of construction including design, construction procedures, materials, and quality control for works, building management, and so on to build a safe, healthy, and sustainable city together.”

The Director of Buildings, Mr Yu Tak-cheung, said that the Building Safety Symposium 2021 provided a good opportunity for the industry to add value and exchange ideas. The experiences shared by the speakers



3. (L-R): Sr Kays Wong, Mr Yu Tak-cheung, (Director of Buildings), and Sr Johnathan Lee
4. (L-R): Sr Dr Cheung Tin-cheung (Former Director of Buildings), HKIS President Sr Edwin Tang, Sr Karen Cheung (Assistant Director, Buildings Dept.), Sr James Chan, and Sr Kays Wong

on innovative and digital technologies that applied to the construction industry should lead to further reflection and discussion of the relevant issues among participants. Mr Yu added that introducing smart technologies to various construction aspects could help initiate a new era for the profession, as well as a sustainable and livable built environment, which would bring about new opportunities for the local construction industry.



5 6

5. Key Technological Areas
6. (L-R): Sr Vincent Ho, Building Safety Mascot, and Sr Kays Wong

For more details, please refer to the technical circular as referenced above.

3. Invitation to Visit the Hong Kong Housing Society's Accessible and Adaptable Design Mock-up Flat Prototypes, 27 October 2021

Sr Charles Hung and Sr Kays Wong joined other HKIS members on a visit to these mock-up flats and exchanged ideas and comments with HKHS representatives, particularly on the aspects of kitchen and bathroom facilities arrangements for senior and disabled residents.



Accessible and Adaptable Design Bathroom

Lantau Tomorrow Consultancy Study on Artificial Islands in Central Waters

Sr Amy Tang, Sr Rebecca Lee, and Sr Kays Wong will join a joint professional forum on 13 November 2021 to discuss a detailed planning and engineering study for the artificial islands of about 1,000 hectares around Kau Yi Chau and a feasibility study on the priority road-and-rail link connecting the artificial islands.

PFMD Research

The HKIS Research Committee has approved the PFMD's recommendation to appoint THEi to supervise the PFMD's 2021 research paper, **"Smart Technologies Application in PFM in Hong Kong"**. Sr Prof Daniel HO will enhance the research proposal after interviews with some PFM stakeholders.

CPD in October

On 26 October, the PFMD jointly-organised a CPD event, "The Sharing of a Digital Transformation Journey: Perspectives from Property Developers and Professional Consultants," which started with an introduction to the background of two speakers, Mr Damien Wu, Director of Business Transformation and Innovation at the ChinaChem Group, and Mr Samuel Hui, Co-owner and Chief Transformation Officer of the HKBN Group.

During the CPD, Damien shared his business transformation and innovation journey, which employed outside-in and inside-out approaches. He introduced the idea of "innovation places"

and “smart city” vision, as well as their investment focus and R&D projects with some innovation examples. He further shared his experiences in tackling challenges during the transformation process.

Echoing Damien, Samuel shared his transformation bridging experiences as a professional by providing a chronology of HKBN’s transformation from a telecom provider into a leading technology solutions integrator with a shift from product-centricity to customer-centricity. Samuel also highlighted the co-ownership system that boosted startup partnerships in co-innovation and co-development with leading entrepreneurs, which incubated new uses of technology at scale.

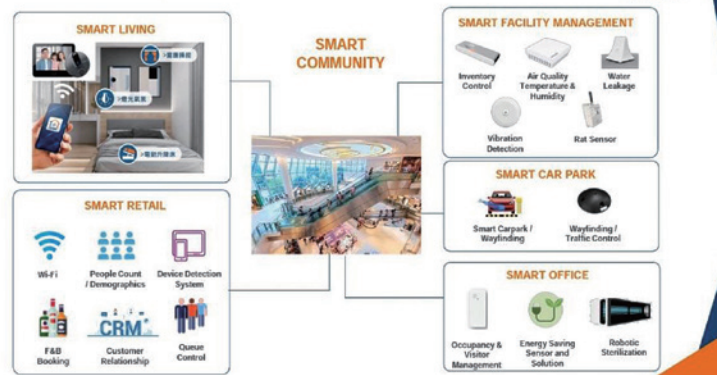
During the Q&A session, both speakers further elaborated on how they faced challenges and handled failure during their transformation processes. They also gave examples of digital transformation applications in the PFMD industry.

The PFMD expresses its thanks to Damien and Samuel for sharing their experiences and insights into business transformation innovations and earnestly hopes to invite both speakers back to deliver more innovative ideas for the PFMD industry to members.



7. (L-R): Mr Samuel Hui, Sr Kays Wong, Mr Damien Wu
 8. (L-R): Sr Jack Li, Mr Samuel Hui, Sr Kays Wong, Mr Damien Wu, and Sr Louis Lee

Our VISION: A Truly Connected SMART COMMUNITY



CPD in November

Code	: 2021163
Event Name	: The Proper Use of UAS under the New SUA0 (Small Unmanned Aircraft Order) for Building and Facility Management Surveying
Speaker	: Sr Wong Yung Shing Sr Wong has been practising with the post-qualifications of general practice & valuation surveyor, chartered building engineer, and property litigation expert witness for 31 years and is well-versed in the land development process and aviation. From 2011 to 2015, he served as the executive director cum legal counsel for two Sino-foreign private jet JVEs and delegated or performed various in-depth duties of operating and managing a civil aviation business and aviation real estate including AOC matters, aircraft acquisition, compliance with air safety standards, pilot training, aircraft MRO, hangar, and liaisons with the CCAC for scheduling and dispatching. He also advised three local sub-hub governments in Chengdu on the design and planning of a civil airport and aerotropolis near Chengdu Shuangliu Airport. Since 2014, under the corporate names of UAS Limited (air service) and Data Oasis Limited (photogrammetry production), Sr Wong has applied UAS tools to the professional business of land, building, and property surveying with inputs of IT, IRT, VR, 3D, and AI technology. He disseminates his applied UAS aeronautical knowledge and practice experience to daytime students at the Hong Kong Polytechnic University and THEi (Chai Wan), private users, and civil servants, as well as provides UAS flying certification assessments that comply with international air laws. He now serves a flying team of aerial building defect inspectors who work for property management companies and government departments. Since 2020, he has advised the Civil Aviation Department on the promulgation of the new SUA0, which will take effect in June 2022. Sr Wong will disseminate the practical ways of using UAS under the new SUA0 in this CPD.
Moderator	: Sr Danny Leung
Event Date	: 12 November 2021
Event Time	: 7:00~8:30 pm
CPD Hour(s)	: 1.5
/ Divisional	
PQSL Hour(s)	
Venue	: Via Zoom online media
Organiser	: Property and Facility Management Committee
Fee	: HK\$150 for members; HK\$210 for non-members
Priority	: Cantonese supplemented by English
Details	: This seminar is organised to cover the following topics: 1) How to perceive UAS aviation within the framework of the PFM surveying business 2) Differences between the existing advisory safety requirements of using UAS and the new statutory requirements 3) How to perceive, apply, and comply with the new UAS flying requirements according to common aviation practices and minimise one’s professional liabilities
Programme Rundown	
	7:00~7:10 pm Welcome and Opening Speech by Moderator
	7:10~8:15 pm Talk conducted by the Speaker
	8:15~8:30 pm Q&A



Quantity Surveying Division
Sr Amelia Fok QSD Council Chairperson

HKIS Diploma Presentation (2 October 2021)

The HKIS Diploma Presentation was held at the SLC on 2 October. President Sr Edwin Tang and I were honoured to present diplomas to the QSD's 60 newest members. Congratulations to them all!



Career Talk to HKU MSc Students in Construction Project Management (2 October 2021)

At the invitation of HKU, Sr Steven Tang (QSD Council Member and Divisional Education

Committee Chairman) delivered an online career talk to around 20 MSc students in its Construction Project Management programme and its director, Dr Roine Leiringer, on 2 October 2021. The talk introduced the QSD profession and covered career opportunities and routes to QSD membership.

After the talk, the students had questions on their eligibility for membership, salaries, career prospects, work venues, industry trends, etc. A few students admitted that they obtained their first degrees in non-construction-related fields, but intended to pursue quantity surveying careers. This suggested that they found quantity surveying to be a promising career.

The QSD expects to organise future similar events at HKU and other tertiary institutes in Hong Kong.

PMSA Recognition

Following my report on the progress of the Property Management Services Authority's (PMSA) recognition of the QSD in the last Chairperson's message, the PMSA finally gave the QSD a positive response on 8 October, when President Sr Edwin Tang, Vice-President Sr Dr Lesly Lam, and QSD Immediate Past Chairman Sr Raymond Kong met PMSA CEO Mr Alan Siu to receive a letter of recognition.

From now on, the PMSA will recognise QSD Corporate Members for the purpose of fulfilling the criterion regarding membership in a recognised professional body as a condition 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). Members who fulfil the criterion are encouraged to apply for membership.



- (三) “數字實踐，驅動企業高質量發展” 數字採購分論壇及
- (四) “基建數字化 項目先行” 數字施工（基建）分論壇。

工料測量組期望能親赴現場出席下屆論壇。



中國數字建築峰會 2021 與大灣區 第三屆粵港澳大灣區大型基建 項目管理創新高峰論壇 (2021年10月21日)

中國數字建築峰會 2021 與大灣區第三屆粵港澳大灣區大型基建項目管理創新高峰論壇已於 10 月 21 日在廣州舉行，由於疫情關係，港澳地區人士未能親赴現場參與，大會特安排同時線上直播觀看通道。論壇先由廣東省住房和城鄉建設廳副廳長蔡瀛先生及廣東省政服務數據管理局副局長高尚省分別致辭，而香港測量師學會作為是次主辦單位之一，會長鄧海坤測量師透過線上致開幕詞，而學會前會長暨工料測量組前主席，現為中國事務組主席賴旭輝博士測量師為大會作主旨演講，題目為「香港建築行業的革新措施及路向」，大會並為「中國數字建築白皮書」舉行發報儀式，明確設計企業數字化轉型新路徑。而下午則同時舉行四個分論壇為：

- (一) “轉型須有道，贏在好夥伴” 數字施工（房建）分論壇，
- (二) “釋放數據功能，重築行業未來” 造價分論壇，



HKIS QSD



DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Conference 2021



QSD Conference (23 October 2021)

The HKIS Quantity Surveying Division Conference 2021 was held at the SLC on 23 October. This year's theme was "Forging Ahead: Practical Solutions in Quantity Surveying". The conference gathered government department heads, business leaders, experts, and scholars to share insights into the prospects for the quantity surveying industry.

The QSD was honoured to have Ms Winnie HO Wing Yin, JP, Director of Architectural Services at the Architectural Services Department, as its Guest of Honour to deliver the opening keynote speech. Also in attendance were the Honourable Sr Tony Tse, HKIS President Sr Edwin Tang, Senior Vice-President Sr KK Chiu, and Honorary Treasurer Sr Alexander Lam. Conducted both online and in person, the conference drew an audience of over 300 industry professionals.

Among the attendees were ten local and overseas industry leaders, experts, and scholars, who deliberated over emerging trends and explored the prospects for the quantity surveying industry from a variety of professional perspectives. The topics discussed included Covid-19-related construction claims, security of payment, the 3rd edition of the International Cost Management Standard, challenges in the application of BIM and MiC to construction, and the development of and career opportunities for the quantity surveying profession outside of Hong Kong.

The conference encouraged delegates to explore and seize the opportunities that are emerging in the industry.

I hereby extend my sincere gratitude to Ms Winnie Ho and all honourable guests, speakers, moderators, and sponsors for contributing to the conference. My heartfelt

thanks also go to the organising committee and its Chairman, Sr Paul Wong, without whose support this event would not have been successful.



4th QSD Social Event

The QSD's 4th social event (小豬鳳梨酥烘焙班) will occur on the evening of 19 November 2021 in Mongkok. The response to this event has been overwhelming so far and a full house registration is expected.

HKIS QSD SOCIAL EVENT(QSD/S/202112)

FLUFFY
小豬鳳梨酥烘焙班
(QSD Member Only)

7 PM - 10 PM | 19 NOVEMBER 2021 |
MONGKOK |
\$210/MEMBER (ORIGINAL PRICE
\$420/PERSON)



Young Surveyors Group

Sr Ng Ka Yi, Kitty YSG Committee Chairperson

As the last quarter of 2021 proceeds, the service end of the YSG Committee Session 2020-2021 is drawing to a close. I hereby express my greatest gratitude to YSG’s immediate past chairlady, office bearers, committee members, co-opted members, and student representatives for their continuous support of YSG throughout the year.

Fortunately, the pandemic situation improved a bit in 2021 and allowed YSG to resume its physical meetings and activity planning. Starting with a running event at the beginning of the year followed by a hiking event; pottery-making workshops; a beach-cleaning event; and zipline, abseiling, and rock-climbing workshops, the committee devoted itself to organising a series of exciting events for members. Until social distancing measures are further relaxed, I am confident that the next YSG committee will continue to serve members with innovative and amazing ideas!

Last, I invite all members to attend YSG’s Annual General Meeting at 7:00 pm, 12 November 2021, at the SLC. This will be a good time for members to recall this year’s most memorable

events and welcome the new YSG committee. I look forward to seeing you all!

YSG and Orbis Blindfold Experience

Have you ever thought about the challenges that the visually-impaired face in their daily lives?

Partnering with Orbis, YSG presented a brand-new charitable event to its members this year. Through different experimental activities, including a blindfolded lunch, YSG and Orbis believe that participants will be able to equip themselves with eyecare knowledge. More importantly, they hope that participants can boost their awareness of the importance of the battle against global blindness.

This will be the last social event organised by YSG for 2020-2021 and should be the perfect opportunity for members to gather and enjoy the day. Thank you for the support you have given YSG throughout the year!

HKIS YSG & ORBIS PRESENTS
BLINDFOLD
EXPERIENCE

Eaton Hotel Hong Kong
 13 November 2021 (Sat)
 11:30am

1 YSG Member \$200
 2 or above \$150

A	B	C	D
●○	●○	●●	●●
○●	●○	○●	○●
○●	○●	○●	○●

YSG Social Event: Zipline, Abseiling, and Rock-Climbing Workshop

(Reported by Sr Candy Ho)

On 1 October, the YSG Social Events Sub-Committee organised a workshop for members to have fun by trying three different sports at once. It was definitely a “leg and arm day” for participants. After listening to the briefing and watching demonstrations conducted by a team of professional coaches, participants were divided into two teams and took turns trying out the three sports in Shek O under the coaches’ supervision and with the blessing of good weather.

YSG thanks members for their continual support of its successful social events over the past year.



HKIS Souvenir

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

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

Available for sale at HKIS reception / HKIS Website

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



Sr Kenny Fok, IDS
 FHKIS, QSD
 Assistant Director/Corruption Prevention,
 Corruption Prevention Department, ICAC

Case Study – Handling of Claims

Delays and contract variations, etc, could give rise to monetary claims by contractors and/or sub-contractors. One of the major duties of quantity surveyors is to vet and assess claims. Claims may involve a significant amount of money at times and hence the very duty of quantity surveyors could expose them to the risks of corrupt approaches by the claimants (e.g. offering an advantage for approving unjustified/inflated claims). To help HKIS Members avoid falling prey to pitfalls of these risks, the following case study is compiled to illustrate the key legal provisions of the anti-corruption law in Hong Kong, as well as the corruption risks and preventive measures concerning handling of claims for reference by surveyor members.

Case in Perspective

John, a quantity surveyor working in a consultancy firm, was responsible for handling claims of a construction project. The project was undertaken by ABC Contractor (ABC) and there was a serious delay in the project. ABC had filed a series of monetary claims attributing such delay to third parties without providing much substantiation of the amount claimed. Based on the limited substantiation from ABC, John processed the claim based on his professional evaluation which resulted in a much reduced assessed amount for ABC. ABC's owner, Peter, who disagreed with John's assessment, approached John and offered him \$100,000 as a reward for acceding to ABC's original claimed amount.

Legal Requirements

In accordance with Section 9 of the Prevention of Bribery Ordinance (POBO, Cap. 201), it is an offence if:

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

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

Corruption Risk Analysis

In this case, the offer of \$100,000 is regarded as an "advantage" under POBO. Being the offeror, Peter has committed an offence under Section 9 of POBO. If

John, being an agent of the consultancy firm, without lawful authority or reasonable excuse, accepts the \$100,000 as reward for approving ABC's claims, he will also commit a bribery offence under the same provision.

Dos and Don'ts

To ensure integrity in the claims handling process, consultancy firms should –

- ✓ issue guidelines for handling and assessing claims;
- ✓ designate different authorities for approving/vetting claims of different values and subject major claims to multiple-tier checks and approvals;
- ✓ require contractors and site supervisory staff to maintain contemporary and comprehensive site records;
- ✓ set time frames for contractors to file the claims and submit the substantiation on a timely manner to facilitate accurate assessment of claims;
- ✓ conduct audits on the assessment and approval of claims; and
- ✓ conduct site visits to verify the authenticity of claims.

To avoid falling prey to bribery, individual surveyors should –

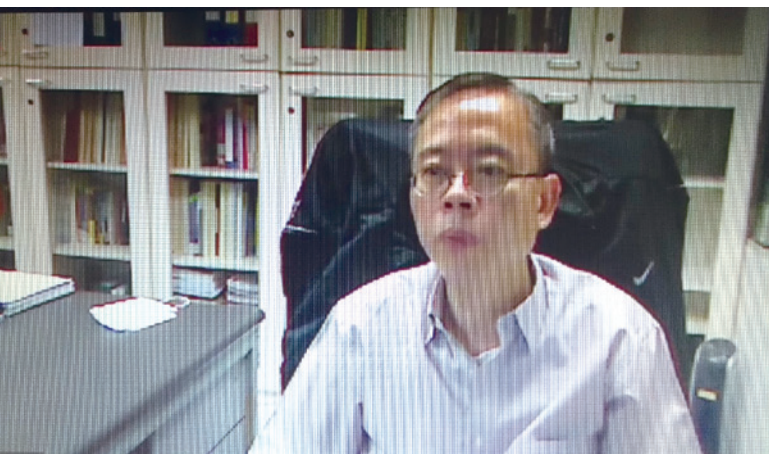
- ✓ not solicit and accept advantages as well as avoid accepting lavish entertainment from contractors, sub-contractors, suppliers, and workers under their supervision;
- ✓ avoid conflict of interest (CoI) as far as practicable, declare the CoI, if unavoidable, to the employer and/or client, and seek the employer's and/or client's instruction on the follow-up actions to mitigate the declared CoI; and
- ✓ be vigilant to the classification of information in respect of claims, and observe the company's rules and requirements in safekeeping classified information;
- ✓ assess and certify claims strictly according to contract provisions and laid down guidelines;
- ✓ document the details and justifications for claims approved or rejected; and
- ✓ promptly report to ICAC if they are offered bribes or when bribery is suspected.

Further Advice

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

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

CPD: Introduction to the Standard Form of Contract for Decoration, Repair, and Maintenance Works



On 4 October, the captioned webinar was delivered by Sr Dr Paul HK Ho, who was Chairman of the Quantity Surveying Division from 2005 to 2006 and the principal drafter of the Standard Form of Contract for Decoration, Repair, and Maintenance Works.

The HKIS published the above contract to give building owners a reasonable degree of protection. It is designed for use by owners who deal directly with contractors to make improvements to their premises as long as the work involved is simple in character with a contract value up of to \$400,000. This contract is written in plain language and, thus, is designed to be as simple as possible. It consists of 20 clauses that take up only five pages, along with two pages of guidance notes.

Sr Dr Ho outlined the following main clauses and critically examined the considerations that

underlie the protection of owners under this lump sum contract.

- Contractor's obligations
- materials, goods and workmanship
- working period and hours, and sufficient working hours
- changes of the Works
- sub-contracting
- indemnity clause
- insurance clause
- extension of working period
- payment methods and procedure
- retention and defect liability period
- occupation and security of the premises
- use of facilities on the premises
- healthy and safety
- protection and cleaning of the Works
- owner's and contractor's right to terminate the contract
- settlement of disputes

Sr Dr Ho also explained the differences between this contract and other standard building contracts before taking questions during the Q&A session.

Standard Form of Contract for Decoration, Repair, and Maintenance Works Published by the HKIS












English Version



Chinese Version

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

3 NOV - 22 JAN
2021 - 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
3 Nov 2021	2021001U	QSD PQSL Estimating Series 2021 (4) – BIM Cost Planning 	Ken Hui	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
4 Nov 2021	2021170	"Security of Payment Provisions in Public Works Contracts" - A Prelude of SOPL. What you need to know and what you need to prepare? 	K K Cheung, Stanley Lo	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
5 Nov 2021	2021164	Latest Advancements in Social Impact Assessment for Infrastructure and Built Environment Projects 	Terence Yuen	PDD	1.5	✓	1.5	HK\$120 - probationer and student member; HK\$150 - full-member and associate member; HK\$200 - non-members
5 Nov 2021	HKIS/S/202111	Swing, Hit and Follow Through 	-	HKIS	-	-	-	HK\$200 per head
6 Nov 2021	2021177	Visit to Central Market Revitalisation Project 	Wilfred Au, Bruchi C K Nam	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
9 Nov 2021	2021159	城鄉共融 FULL	鄧文彬	QSD	1.5	✓	1.5	Free of charge
10 Nov 2021	2021172	60 Fan Club Event: Heritage Guided Tour in Sham Shui Po cum Gathering 	Vincent Ho	HKIS	2.0	To be determined by respective Division		HK\$588 - members (Dinner Included)
10 Nov 2021	2021176	Introduction to New Building (Construction) Regulation (Cap 123Q) 	Zoe L S Lam, Godvin C K Tse	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Nov 2021	2021163	Proper use of UAS under the new SUA0 (Small Unmanned Aircraft Order) for Building and Facility Management surveying 	Y S Wong	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
13 Nov 2021	2021173	Workshop for LSD APC Part I Written Assessment 2021 	Experienced Professional Land Surveyors	LSD	7.0	✓	7.0	HK\$560 - members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Nov 2021	YSG/ S/202113	YSG x Orbis Blindfold Experience New	-	YSG	-	-	-	HK\$200/person; HK\$150/person (2 or above*) (Lunch Included)
19 Nov 2021	2021169	Public release of Engineering Survey Practice Guides for Works Projects (ESPG) New	Kenneth M C So, Ricky L K Lai, Alvin K L Chan	LSD	1.0	✓	1.0	Free of charge
19 Nov 2021	QSD/ S/202112	QSD Social Event – Fluffy 小豬鳳梨酥烘焙班 New	-	QSD	-	-	-	HK\$210 - QSD members
22 Nov 2021	2021167	Automated building façade inspection using AI powered drone survey system New (Reschedule from 10 November 2021)	Dhanada K Mishra	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non- members
25 Nov 2021	2021168	香港測量師學會北京議會活動《索賠的矛與盾》講座 New (Reschedule from 5 November 2021)	Jacob C K Lam	HKIS	2.0	To be determined by respective Division	To be determined by respective Division	Free of charge
30 Nov 2021	2021165	Integrity Capacity Building Workshop – Property Management Series #1 – Corruption Prevention in Contract Letting New	Representative(s) from ICAC	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	HK\$80 - members
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 New	Please refer to website	HKIS	3.0	To be determined by respective Division	To be determined by respective Division	HK\$250 - members; HK\$400 - non- members
6 Dec 2021	2021160	Corruption Prevention and Professional Ethics For Surveyors New	Representative(s) from ICAC	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	HK\$80 - members
8 Dec 2021	2021171	Sha Po Fairyland – 1st Residential Development with Wetland Conservation in HK New	Grant Yuen	PDD	1.5	✓	1.5	HK120 - probationer and student member; HK\$150 - full- member and associate member; HK\$200 - non- members
10 Dec 2021	2021179	Re-defining your operations with PropTech Solutions New	Johnson Yim	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non- members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
14 Dec 2021	2021175	Overview of Public Private Partnership (PPP) Model in Procurement New	Joel S L Chan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
5 Jan 2022	2022001	Registered VALUE MANAGEMENT (VM) Programme (12 Hours)	Please refer to website	QSD, HKIVM, HKICM	12.0	✓	12.0	HK\$280 / Session (or all 4 Sessions for HK\$1,000)
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) New	Raymond K S Au	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
15 Jan 2022	2022002	Glass Series (2) – Performance Testing and Quality Assurance of Curtain Wall and Façade Systems New	Dominic W K Yu	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
22 Jan 2022	2022003	Glass Series (3) – Design Considerations and Innovative Glass Technology of Curtain Wall and Façade Systems New	Dominic W K Yu	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.

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

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

10% CHORAL CONCERT TICKET

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

22% 5G HEARING AID

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

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

40%-37% HEALTH CHECK PLAN

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

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

15% WEIGHT REDUCTION PLAN

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

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

Free subscription Magazine

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

Up to 25% DINING

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

Up to 74% HEALTH CHECK PLAN

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

10% DINING

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

29% BOAT LICENSE COURSE

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

Up to 18% DINING

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

Up to 25% INSURANCE

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

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

Special Offer HP Inc

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

10% DRIVING COURSE

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

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

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

10% BOOK AND STATIONERY

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

15% PROFESSIONAL COURSE

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

10% FOOTBALL SHIRT

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

15% WINE SHOPPING

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

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

Free subscription Magazine

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

Special Offer INSURANCE

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

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly.

For more details about members' privileges, please refer to the HKIS website at https://www.hkis.org.hk/en/members_corner_welfare.html.



Surveying Excellence in Development and Conservation

HKIS Best Development and Conservation Award 2021 (HKIS BDCA 2021) is a pioneering award that recognises exceptional achievements and excellence of construction projects related to both development and conservation. This Award not only supports the Sustainable Development Goals 2015 set by the United Nations but also promotes the professional image of surveyors.

Award Presentation Ceremony

Guest of Honour:

The Honourable Mrs Carrie Lam Cheng Yuet-ngor, GBM, GBS
The Chief Executive
Hong Kong Special Administrative Region

Date: 12 November | Time: 14:00 – 17:00 | Venue: Room N201, HKCEC

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Award Details