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Consultants, property managers and URA each play a role in building rehab



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Sr K K CHIU

There are good signs that we are bringing COVID-19 under control and with summer in all its glory upon us. Events are gradually resuming, although most are held in virtual format. On 28 April, I took part in the Green Building Award 2021 on behalf of the Institute, which is a supporting organisation of the award. This presentation ceremony was a virtual event held in real-time. A fortnight earlier, I spent a very informative hour virtually at the International Valuations Standards Council Advisory Forum Working Group meeting getting up to date on the impact of global marketing trends on valuations.

Members may recall the 500 boxes of anti-epidemic proprietary Chinese medicines donated by the Bureau for Taiwan, Hong Kong, and Macao Affairs of Qingyuan. They are now available to those who are in need. Please feel free to contact the administration office, while stocks last.

As you know, the Institute is sparing no effort in encouraging members to get vaccinated. In view of stage three of the Vaccine Pass commencing on 31 May, we urge you to take your third dose as soon as possible. Access to specific premises, like restaurants, will be granted to those who have completed three vaccine doses.

Industry Views for the Incoming HKSAR Government

The HKIS has written to the Chief Executive-designate, John Lee Ka-chiu, to bring to his attention our main policy concerns relating to land supply, housing, and construction. In our letter, dated 26 April, we reiterated concerns we presented to Carrie Lam Cheung Yuet-ngor in order to reinforce our recommendations with Mr Lee and his government.

On the same note, Sr the Hon Tony Tse of LegCo organised an online forum among the presidents of the Architectural, Surveying, Planning and Landscape (ASPL) sector on 3 May, seeking members' expectations of Mr Lee's government. Most were related to housing development, acceleration of the land approval process and streamlining procedures: it was a lively discussion with a meaningful exchange of views and insights.

HKCPS Task Force Meeting

The Hong Kong Coalition of Professional Services (HKCPS) called its first meeting for this year in light of recent socio-economic changes the city has been undergoing. On 12 May, I attended on behalf of the HKIS, which is a coalition member. In our conversation, we explored how we might work with the incoming government of Mr Lee, whose term will begin on 1 July. We will carry on with the discussion at our next meeting.

In the meantime, we will continue to explore ways to assist members in getting a foothold in the Greater Bay Area and identifying new business and market opportunities for them in this high-growth region.

President's Forum by CIC

Labour shortages was one of many key issues raised at a forum called by the Construction Industry Council (CIC) in mid-May. I accepted the CIC's invitation along with the other presidents of the ASPL sector and the Hong Kong Institution of Engineers, and Electoral Committee Constituency LegCo member Ir Chan Siu-hung. The two-hour discussion was held at Zero Carbon Park in Kowloon Bay, addressing the key issues and challenges facing the industry. The CIC reported the labour shortfall in each sector of the real estate industry, and thus called for more public resources for the training of professionals and technicians.

The CIC also anticipated a greater demand for labour in the next 10-20 years especially with government-led infrastructure projects like Lantau Tomorrow and Northern Metropolis, a view we shared. The forum addressed other topical issues, including the role of innovation and digitalisation in transforming the market landscape, and the standardisation of procedures to improve work efficiency. We also discussed ways that we might be able to work through bureaucracy more efficiently.

After the discussion we were taken on a brief tour of the MiC Resources Centre inside the park. The centre is the first building in Hong Kong constructed with MiC. The HKIS advocates the wide and early adoption of MiC and BIM, accompanied by training in the use of both technologies, as they are new and yet to be commonly adopted in Hong Kong. The next meeting is scheduled in two months' time.

Hot Off the Press

Overview of the Land (Compulsory Sale for Redevelopment) Ordinance (3rd Edition) is now available in hard copy. Designed, laid out and with a budget approved by the General Council, the run is available in May. The complimentary hard copies will be kept to a limited print run in support of our go-green and go-digital strategy. Electronic copy, however, is at your fingertips.

New Cross-harbour Railway Launched

I was honoured to be a guest at the opening ceremony of the MTR East Rail Line Cross-Harbour Extension on 14 May. This marked my first physical event for this year since stringent social distancing was imposed. It gave me great pleasure to witness the inauguration of this railway infrastructure milestone in Hong Kong being officiated by Chief Executive Carrie Lam Cheung Yuet-ngor and senior management of MTRC. The importance of this fourth submarine tunnel cannot be overstated in alleviating peak-hour passenger flow and enhancing connectivity without the need to change trains between Hong Kong and the New Territories. I am impressed by the world-class professionalism of the engineering, surveying and construction teams in this landmark project!

Sr KK Chiu
President

新冠疫情逐步受控，是時候迎接盛夏。商務活動逐漸恢復正常，縱然大部份繼續以網上形式舉行。學會為環保建築大獎2021的支持機構，所以我於4月28日代表參與網上直播的頒獎典禮。兩週前，我於網上參與國際評估準則理事會諮詢論壇工作組的會議，與會員分享了全球市場估值的最新趨勢。

早前學會收到由清遠市台港澳事務服務中心捐贈的500盒抗疫中成藥，大家如有需要，可以與學會總辦事處聯絡，送完即止。

學會一直致力推動會員接種疫苗。疫苗通行證第三階段已於5月31日實施，會員請盡快接種第三劑疫苗。成功接種後，大家可以自由進出餐廳等特定處所。

為下屆特區政府提供業界意見

學會已於4月26日去信候任行政長官李家超先生，提及關於土地供應、房屋及建設的議題。在信中，我們重申早前已向現屆政府提出的議題及建議。

5月3日，謝偉銓議員邀請建測規園界的會長共同舉辦了網上論壇，探討會員對下屆政府的期望，而大部份意見均針對房屋發展、加快土地審批過程以及簡化審批程序；討論過程十分熱烈，大家亦互相交換寶貴意見。

香港專業聯盟工作小組會議

針對香港最近經歷的社會經濟轉變，香港專業聯盟已於5月12日舉行本年度首個會議。學會為其中一名聯盟成員，我亦以學會會長身份出席。隨著下屆政府將於7月1日上任，我們在會上探討了與新政府合作的方式。這議題將會於下個會議繼續討論。

由於大灣區發展迅速，我們會繼續發掘更多市場發展機遇，協助會員在區內一展所長。

會長論壇（建造業議會）

建造業議會於五月中舉辦論壇，其中一項主要議題是人力短缺問題。我與其他建測規園界的會

長、香港工程師學會會長、選舉委員會界別成員陳紹雄議員一同受邀出席。論壇於九龍灣零碳天地舉行，歷時兩小時，談及測量業界的主要議題及正面臨的挑戰。當時建造業議會亦有匯報地產業界各個界別的人力短缺問題，希望能夠尋求更多公共資源培訓專業人士及技術人員。

另外，在未來十至二十年，尤其當政府基建計劃（如明日大嶼、北部都會區規劃等）開始施工後，建造業議會預計行業對人力的需求會更大，學會亦持相同意見。論壇亦有探討其他熱門議題，包括如何利用創新意念及數碼化將市場格局轉型、統一處理程序以改善工作效率等。同時，就政府部門的官僚工作程序，論壇亦有討論有效方法改善。

論壇結束後，我們短暫參觀了「組裝合成」建築法資源中心。中心為香港首個採用「組裝合成」建築法建成的建築物。學會一直鼓勵在早期廣泛使用「組裝合成」建築法及建築信息模擬。但由於這兩項嶄新技術在香港尚未通用，所以需要提供相關培訓。會議將於兩個月後再舉行。

學會最新消息

學會針對「土地（為重新發展而強制售賣）條例」已訂定第三版概覽，相關的設計、排版及預算都已得到理事會批准，列印版已於五月面世。為奉行學會的環保及數碼化政策，免費的列印版將會限量供應。此外，學會亦會提供電子版，方便閱覽。

新東鐵綫過海段已通車

5月14日，我很榮幸獲邀出席東鐵綫過海段通車慶祝典禮。自社交距離措施嚴格執行後，這是我本年度首個參與的實體活動。當日，行政長官林鄭月娥及港鐵高層一同揭開典禮序幕，我樂見香港鐵路基建發展的里程碑。東鐵綫過海段為香港第四條過海鐵路，它除了能夠疏通繁忙時段的人流外，亦能讓乘客不用轉車換綫，一程來回新界及港島。項目團隊在工程、測量和施工方面的世界級專業水平實在令我印象深刻！

會長
趙錦權測量師



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Consultants, property managers and URA each play a role in building rehab

By Jimmy Chow



Sr Nathan Lee
Vice Chairman of the
HKIS Building Surveying Division



Sr Mandy Ng
Council Member of the
HKIS Quantity Surveying Division



Sr Ray Ng
Council Member of the
HKIS Property and Facility
Management Division



Sr Peter Wong
General Manager of the
Urban Renewal Authority's Building
Rehabilitation Division

After implementing mandatory building inspection and window inspection schemes in 2012, the problem of bid-rigging grew rampant for a few years. As early as 2014, the Hong Kong Institute of Surveyors began to advocate for solutions to address the bid-rigging problem.

In 2016, the Urban Renewal Authority (URA) launched the 'Smart Tender' Building Rehabilitation Facilitating Services to minimise the risk of bid-rigging by providing technical services to owners' corporations of private buildings during the works procurement stage, which has proven to be effective.

The 'Smart Tender' service includes the provision of an independent consultant and procurement services through an e-tendering platform, and tender opening services administered by a certified public accountant. This service has received more than 2,500 applications since it was launched.

In this cover story, surveyors of different divisions representing independent consultants, property management companies and the URA explain the matters to be noted in preparing for building rehabilitation works and ways to reduce bid-rigging risk.

The interviewees also suggest that housing estates or buildings without maintenance funds should consider regularly depositing some of the property management fees they receive from building owners into a special account for a large-scale rehabilitation or maintenance fund.

The importance of commissioning reputable consultants

For housing estates or buildings where there is a owners' corporation or owners' committee, Sr Nathan Lee, Vice Chairman of the Building Surveying Division (BSD), says independent and professional consultants have authorised persons (APs) and registered inspectors (RIs) to conduct independent building surveys and formulate rehabilitation plans to assist in clarifying the required works.

"It's the responsibility of building surveyors to provide an objective assessment of the building's conditions, estimate the required scope of works, and provide a transparent budget for the owners to consider. Building surveyors can also act as the project manager and oversee the entire project, co-ordinate with sub-contractors on behalf of the owner's corporation and ensure that works are completed on time and properly," he says.

Sr Mandy Ng, Council Member of the Quantity Surveying Division (QSD) suggests that whether it is residential or commercial property, owners should seek advice from reputable consultants when deciding on major works, such as rehabilitation or alteration.

From her own experience she recalls that a small architecture firm with no project management experience was asked by an industrial building owner to take on everything, including tendering and contract negotiations, regarding the wholesale conversion of the building into a hotel. The request is often a cause for concern because small architectural firms have little or no experience managing projects of this size.

"As expected, the owner had a bad experience with the work delivered. It was delivered late, over budget, and did not include what was promised. Subsequently, the owner appointed us as an independent consultant. First, we surveyed the building works in progress, assessed them in detail, and then provided remedial solutions. We ran a tendering exercise for the client and hired qualified, experienced contractors, to finalise the hotel project."

Sr Ng adds that the property owner or the owners' corporation could even request the contractor for copies of reference letters written by their former employers or clients of the team members in charge of the project to ensure the team's integrity.

Large-scale property management companies can provide full-service maintenance

Sr Ray Ng of the Property and Facility Management Division (PFMD) says large-scale

property management companies usually have an in-house technical service team to deal with day-to-day repair and maintenance works, rather than appointing external consultants.

The engagement of specialists or independent consultants would only be needed for specific major works, such as the mandatory building inspection and window inspection schemes under the Buildings Ordinance or alterations and additions works (A&A works).

In these cases, the property manager would appoint external consultants, like APs, RIs, etc., to carry out independent surveys and inspections in accordance with the statutory guidelines and appoint registered contractors to carry out the required building works under the supervision of authorised professionals.

“Large-scale property management companies usually have their lists of approved contractors and consultants such as APs and RIs to streamline the procurement and appointment. To ensure the potential vendors are qualified, the competency and capability levels of contractors or consultants are vetted by the property management company before they are enlisted. The assessment criteria include company background, experience and reputation. The assessment results are also reviewed regularly.”

The approved contractors and consultants would then be classified into different trades and grades. Based on this information, the property manager could save time by filtering through many vendors, making it easy to pick the best fit for the needs of each project, says Sr Ng.

Apart from major works, the property manager would finance routine minor repairs in common areas from the building operating fund accumulated from the service and management fees collected from the owners according to the Deed of Mutual Covenants (DMC). Prior consents for work contracts below pre-agreed amounts should have been obtained from the management committee of the owners’ corporation (OC).

“Each property management company has its own official procurement policy, including tendering. It can opt for a more stringent control

over tendering exercises, for instance, for works or services that have an anticipated contract value exceeding HK\$50,000, or simply follow the procurement requirements as outlined in the Building Management Ordinance (BMO), i.e., HK\$200,000 or exceeding 20% of the OC’s annual budget, we ought to conduct a fair, impartial tendering exercise to hire the most suitable contractor. The proposed work contract will then be discussed and approved at a general meeting of the owners.”

He stresses that the property manager is responsible for maintaining effective communications with the management committee of the OC and providing independent, professional and objective advice on the amount of procurement, tendering procedures, selection of contractors and legal compliance.

“In the end, it’s up to the building owners themselves to decide. Therefore, they are encouraged to attend owners’ meetings, especially those that impacting their long-term interest and financial burden. Through voting, building owners are encouraged to have a say on how they’d like to see the maintenance fund or expense shared.”

Tender document and contract standardisation

Tender documents are an important component of building work projects. They are the basis for contractors to submit their bids for the project execution. Bidders are required to fill in all essential information in the tender document, so it is critical to the effectiveness of the tendering process.

The specification of the tender document should have a modest and sensible design, not overly tight nor too slack. If the scope of work is described too gently or vaguely, it would be difficult to determine how much work is needed, i.e., the details will be required for the project, or else it risks providing room for misinterpretation and deliberate variation orders.

Conversely, if the work is broken down into many specific tasks or items, the returned prices will

likely go out of budget. As tender documents are the backbone of a project, the scope of work should be specified to bidders clearly and tactically in terms of width and depth. Otherwise, disputes on overspending, inferior quality, project delay, etc., are inevitable.

At large-scale property management companies, templates of work tenders for different types of maintenance or construction are well developed. This helps simplify the process, ensure efficiency and quality, and mitigate disputes, says Sr Ng.

Finally, Sr Ng would like to remind property owners, property management companies, consultants or individual contractors that any intimidation or bid-rigging activities must be reported to the Police through 'RenoSafe Scheme'. The Police may join forces with the Independent Commission Against Corruption or the Competition Commission to investigate and enforce the law.

The role played by URA in building rehabilitation

Sr Peter Wong of the BSD, who also serves as the General Manager of the URA's Building Rehabilitation division, mentions that the URA Ordinance authorises the URA as a facilitator to promote building rehabilitation. Apart from assisting owners in conducting building rehabilitation, the URA uses various media and promotion channels to promote building rehabilitation.

He gives a great reason as to why the Building Rehabilitation Platform was created – an all-in-one information platform packed with standard documents to help building owners select and procure service providers, DIY guidelines, and a cost reference centre.

These information are essential for building owners lacking the required knowledge and capacity to organise rehabilitation works effectively, especially when dealing with repair orders and drainage orders served under the Buildings Ordinance and meeting the requirements of mandatory building and window inspection schemes.

The URA plays an important role in promoting and educating building owners about timely repairs while providing them with services, guidelines, and resources. The URA has the Integrated Building Rehabilitation Assistance Scheme, which includes the electronic tender platform and DIY manuals, to encourage building owners to maintain their buildings properly.

"We try to make our process as transparent, open and standardised as possible. Nevertheless, the URA would not make any suggestions for owners on their service providers. The final decision is ultimately in the hands of the owners," he says.

For example, the Building Rehabilitation Platform has launched the Building Rehabilitation Company Registration Scheme (BRCRS) as a one-stop platform that building owners can use to search for service providers and assess their services through a rating system.

On the other front, the BRCRS also encourages service providers to keep improving their service and helps promote a standard of good practices for service providers. Enrolled consultants and contractors will be assessed on their integrity, integrity-related quality issues and customer accountability.

"If a service provider on the enrolled list can prove that the company regularly sends employees to attend seminars organised by the ICAC or the Competition Commission or has developed in-house training materials or manuals to ensure the integrity of their staff, we have ground to believe that that company is in good faith and deserves a higher rating in integrity."

The URA suggests suppliers, contractors, consultants, or service providers interested in building rehabilitation works improve the mentioned aspects, which will help improve overall market service levels.

'Smart Tender' helps plug bid-rigging loopholes

To minimise the risk of bid-rigging in building rehabilitation, the URA launched Smart Tender in 2016. An independent consultant will be engaged

to offer professional and technical advice on general building maintenance issues at various stages; review and advise on inspection reports, tender documents, cost estimates of works and tender analysis reports prepared by the owners' appointed AP/RI; and provide an independent tender estimate based on the tender document at the tendering stage for owners' reference.

"Independent consultants appointed by the URA will provide rough cost estimates and professional advice at the preliminary stage. With this information, the owners' corporation can convene an owners' meeting to consider whether the rehabilitation should proceed and decide how much money to raise."

In addition, APs, RIs or contractors who wish to participate in the bidding of works tendered through 'Smart Tender' must register with the URA e-tendering platform and file their company information, types of work they can undertake, and supporting documents.

Whenever a tender invitation is launched for a contract, all eligible consultants or contractors registered with the e-tendering platform will be notified and invited, which greatly reduces the chance that the corporation or unscrupulous consultant will only invite their rigging rigs.

To minimise the risk of human intervention in tender submission, all bids have to be submitted to a designated location, 'Central Tender Room', located on the first floor of the Urban Renewal Resource Centre at Tai Kok Tsui.

All collected tenders will be labelled with a Radio Frequency Identification (RFID) tag ensuring the collected tenders will be under safe custody. A certified professional accountant will administer the tender opening procedures in the presence of the owners' corporation's representatives.

Since the URA launched the Smart Tender in 2016, 2,500 applications have been received, meaning an average of 450 cases per year. The response has been enthusiastic, he says.

"We conducted a study about the effectiveness of Smart Tender two years ago and found that

the median number of bids returned had risen from 20 (before Smart Tender) to 38 (after Smart Tender). Moreover, 89 RGBCs who had not submitted any tender submission to URA's subsidised project before the Smart Tender were recorded as new tenderers, representing about 40% of the enrolled lists under the e-tendering platform. And 21 RGBCs got their first contract awarded via Smart Tender. This reflects an improvement in competitiveness that ultimately produced bidding outcomes for building owners," says Sr Wong.

Preventive maintenance

Ensuring the proper condition of private buildings is the responsibility of building owners. To ensure that repair works are carried out in a timely manner and well-funded, they are strongly recommended to establish a special maintenance fund.

For example, during the design, construction and drafting of the DMC of the URA's recent self-developed residential projects, the concept of 'preventive maintenance' will be introduced. That means that the future deed manager will have a set of maintenance manuals and maintenance plans that they can reference when identifying and selecting APs or RIs to carry out maintenance work.

A clause will also be added to the DMC where part of the property management fees will go towards a special fund that can be used to pay for major repairs further in the future when needed.

"Just like making voluntary contributions to your MPF account or purchasing insurance, we hope that building owners will contribute voluntarily to a maintenance fund. What we are doing with the DMC of future URA projects is meant to play an exemplary role in the private market. If, however, publicity and promotion fail to achieve the desired results, the Government may also consider the feasibility of legislation as a last resort."

樓宇復修 顧問、物管及 市建局各司其職

屋宇署 2012 年起推行強制驗樓及驗窗計劃，過去曾有一段時間出現圍標問題為人詬病。香港測量師學會早於 2014 年便提倡解決圍標引致的天價工程問題。2016 年，市建局推出「招標妥」樓宇復修促進服務，包括提供獨立顧問、電子招標平台服務，以及由註冊會計師處理開標程序。自推出以來，市建局已收到了超過 2500 宗申請，圍標問題已見改善。

今期封面故事，訪問了來自獨立顧問公司、大型物業管理公司及市建局內不同組別的測量師，講解籌備維修工程時應注意的事項，如何減低圍標風險。受訪者也建議，未設有維修管理基金的屋苑或樓宇，好應該在管理費定期扣款，存放於專款戶口，作為日後重大維修支出，未雨綢繆。

聘用信譽良好工程顧問的重要性

對於一般已有業主立案法團或業主委員會的屋苑或樓宇，學會建築測量組副主席李海達測量師表示，獨立專業的顧問公司，其認可人士或註冊檢驗人員，可按指示為樓宇撰寫勘察報告及樓宇復修方案，協助釐清所需工程。

「建築測量師有責任為樓宇的狀況提供客觀的分析，羅列工程項目清單及預算供業主參考，亦可擔當工程經理角色，監督整個工程進度，代業主立案法團協調與承辦商的溝通，確保工程如期妥善完成。」

學會工料測量組理事吳雯茵測量師指出，無論是住宅還是商業物業業主，在決定復修或改建等重大工程時，有必要找信譽良好的顧問公司協助。她憶述，幾年前曾有某工廈業主欲將舊工廈改成酒店項目，找來一家缺乏項目管理經驗的中小型則樓，全盤負責項目設計、管理、招標及聘請承辦商，導致項目嚴重逾時及超支等不愉快事件。

「後來，該業主聘任我們出任獨立顧問，先為工程進行中的樓宇進行勘察，詳細評估剩餘所需的工程及費用，後來我們代其招標，聘請合資格和具經驗的承辦商，最終完成該酒店項目。」她補充，業主或業主立案法團甚至可向承辦商提出要求，索取負責項目團隊成員前僱主或客戶撰寫的推薦信副本，以確保負責人員的誠信度。

具規模物管公司提供全方位維修服務

學會物業及設施管理組吳傑華測量師指出，具規模的物業管理公司通常已擁有一支內部工程服務團隊，而不用外判予顧問來處理日常維修和保養工作。但某些大型工程，例如《建築物條例》下的強制驗樓計劃和強制驗窗計劃，或涉及改動及加建工程，物管公司將聘用專業顧問，例如認可人士或註冊檢驗人員，根據法定準則進行獨立檢測和勘察，並聘請註冊承辦商按照法定程序進行所需工程，並授權予專業人員監督和驗收。

「大型物管公司通常備有一份已經內部審核的承辦商和工程顧問名冊，包括認可人士、註冊檢驗人員等，在有需要時簡化採購及聘任程序。為確保其資歷水平，物管公司會事先評審承辦商或顧問的專業能力和背景，並定期進行檢討和更新。為方便物業經理選擇合適的承辦商或顧問就不同工程合約進行報價/ 招標，名冊上的承辦商及顧問會甄別為不同行業及級別。」

「除大型工程外，物業經理會根據大廈公契的規定，從業主收取的管理費中積累的大廈營運基金，撥資支付公共地方日常小型維修工程費用。就工程合約價值及審批程序，物業經理一般會事先與業主組織管理委員會協商或溝通，例如，某個金額以下的合約可由物業經理進行直接審批，以簡化流程，從而有效地進行維修。」他說。

吳傑華測量師續說：「每間物管公司均會訂立自己的採購政策和正式招標程序，它可以選擇對招標要求採取更嚴格的控制，例如預期合同價值超過 50,000 港元的工程或服務就需要進行招標，或者直接遵循《建築物管理條例》的採購規定，即合約價值超過 200,000 港元，或超過年度預算 20% 的工程或服務，才進行招標活動，揀選和聘用最合適的承辦商，而最終須於業主大會上討論及表決。」

他強調，物管公司有責任與業主組織管理委員會保持良好溝通，並就採購金額、招標程序、承辦商的聘用和法律合規性提供獨立、專業和客觀的建議。「最終決定權仍然在業主自己手中。有鑒於此，我們鼓勵小業主積極出席參與業主會議，特別是涉及其長遠利益和財務負擔的重要工程，參與投票，並就如何使用維修基金或如何分攤預期開支提出意見。」

標準化招標文件及合約 減少工程糾紛

招標文件是招標工程建設的大綱，是承辦商實施工程的工作依據，用以向投標者提供參加投標所需要的一切資料，故此尤其重要。吳傑華測量師解釋，標書的設計要相當審慎，不能過於空泛，以免承辦商報價過於粗略，日後容易超出預算。舉例說，如果工作範圍描述得太簡單或模糊，承辦商就很難確定有多少工作，而有不軌意圖的承辦商或會曲解工作內容，日後衍生大量工程後加數。

相反，如果工程明細過於嚴謹或繁瑣，予投標者可逐項計價的話，到頭來也容易超出預算。由於招標文件是工程合約的依據，因此應在寬度和深度上需要有技巧的拿捏，明確及恰當地向投標者指出規定工作範圍，否則的話，工程很容易出現超支、劣質、延誤等問題，釀成糾紛。「大型物管公司都設計了不同類型的維修或特定工程的招標文件標準範本，以提升效率、工程質量和一致性，減少日後糾紛。」

最後，吳傑華測量師提醒，無論是大廈業主、物管公司、顧問公司還是個別承辦商，在投標和工程進行期間受到任何滋擾或恐嚇，或懷疑有任何「圍標」情況，務必透過警方「復安居計劃」報案及尋求協助，警方有可能會夥拍競委會或廉政公署聯合調查和執法。

市建局在樓宇復修擔當之角色

學會建築測量組會員王思敬測量師，現任市建局樓宇復修部總經理，他指出，市區重建局條例賦予市建局在樓宇復修方面擔當宣傳、推廣及促進者角色。因此，

市建局除了協助業主進行樓宇復修工作外，還透過公開媒體，推廣樓宇復修之工作。

市建局成立了一個「樓宇復修平台」及一個一站式及多元靈活的資訊中心，提供一切有關樓宇復修的資料，例如聘用工程顧問及工程承建商的參考文件、優良的工作指引及守則、工程費用參考等，目的是希望幫助欠缺相關知識及能力的業主，能妥善地籌組樓宇復修工程以解決樓宇失修，及處理《建築物條例》發出的維修令、渠務修葺令或勘測令等，以及強制驗樓及驗窗計劃的要求。

他指出，市建局推出一站式「樓宇復修綜合支援計劃」，包含電子招標平台及《自助工具》手冊，推動業主為樓宇進行維修及保養。「我們盡可能把資訊透明化、公開化和規範化，使業主能按部就班地籌組樓宇復修工程。儘管如此，市建局不會代業主決定維修細節，如該聘用哪位顧問及維修規格等，最終的決定權還是在業主手上。」

他舉例說，市區重建局最近在「樓宇復修平台」推出「樓宇復修公司登記計劃」，為業主提供搜尋服務提供者的一站式平台；評估服務提供者進行樓宇復修工程的管理體系；鼓勵服務提供者持續改善服務；及向服務提供者推廣良好實務的建議。登記名冊提供了登記顧問與承辦商名單，包括市建局對其管理誠信、誠信相關的品質問題及顧客責任承擔的評核，讓業主自行選擇。

「例如，在誠信方面，如果某間登記名冊上的服務提供者，能證明公司定期派員工參與廉署及競委會的講座，或內部有相關資訊及守則給員工遵守，我們便有理由相信該公司的誠信管理表現理想。」

市建局鼓勵市場上的供應商、承包商、顧問或服務提供者如有興趣打入樓宇復修市場，就必須做好工程管理、及以上之要求，從而提升整體市場服務水平。

「招標妥」堵塞「圍標」漏洞

王思敬測量師表示，市建局為協助業主減低被圍標之風險，在 2016 年推出「招標妥」服務。現時大廈維修的圍標問題已有所改善。「招標妥」服務申請人，會先獲得獨立專業人士的評估服務，包括大廈維修初步評估及粗略工程估算，及對業主聘用之顧問公司所做之勘察報告、標書及工程估算及回標分析報告提供意見，並會因應標書內容作出獨立投標價給業主參考。



「由市建局委任的獨立顧問，會提供初步樓宇勘察及粗略的造價估算等。有了這些資料，法團便可召開業主會，表決是否進行相關工程及該籌集多少資金。」

此外，希望參與經由「招標妥」出標工程的認可人士及註冊檢驗人員或承建商，須於市建局電子招標平台上登記並提交公司資料、承接工程種類、支援文件等。每當有工程合約推出招標時，所有於市建局電子招標平台上登記名冊之合資格顧問或承建商都會獲得邀請，大大減低法團或不良顧問只邀請「自己人」的機會，造成「圍標」爭議。

此外，為減低人為干預入標之風險，在遞交標書安排上，投標公司須遵照招標公告詳列的截止日期及時間，遞交至招標公告上所述之指定回標地方，大角咀「市建一站通」1樓設立「標書收集處」。所有在「標書收集處」收到之標書，俱自動加上無線射頻識別系統 (RFID)，確保標書在收集處內能妥善、安全地處理。標書開啓會由聘請專業會計師樓在業主代表的見證下進行，以確保招標過程公平公正。

他透露，自市建局推出「招標妥」以來，共收到2500個申請，即過去平均每年450個，反應踴躍。「兩年前，我們曾針對招標妥的成效進行研究，發現回標的中位數由招標妥前大約20份上升至38份，增加約一倍。

此外，有89間註冊一般承建商 (RGBC) 是新的投標者，即未曾參與「招標妥」前有關市建局維修資助項目的投標，佔整體於「招標妥」電子招標平台登記之承建商40%，當中21間更是首次透過「招標妥」招標而獲得工程合約。反映計劃能引入新的競爭者，促進良性競爭，最終受惠的還是業主。」

預防性保養

王思敬測量師續說，樓宇是私人財產，如何保養理應是業主責任。因此，社會更應支持促進業主為樓宇外、內進行定期維修保養、建立維修基金儲備的要求，並加強相關的監管。

舉例說，在市建局近期自行發展住宅項目的設計、建造及草擬大廈公契階段，都會融入「預防性保養」理念，例如為物業編製保養手冊及保養計劃，以便公契經理人委任合資格人士為樓宇進行預防性保養工作。至於財務規劃安排，亦會在大廈公契規範管理費撥付供款到「特別基金」，以支付若干年後的重重大維修費用。

「就如強積金自願供款或購買保險一樣，我們希望業主能有意識自願供款到維修基金。由市建局牽頭試行，透過公契條文來全面推動，相信可以為私人市場起示範作用。如果加強宣傳推廣、推動改革大廈公契指引等未能達到預期效果，政府亦可考慮立法的可行性作為最後手段。」

国内新闻分享

准确把握海绵城市建设核心内涵和实施路径 助力城市更加安全韧性和绿色生态

海绵城市建设旨在综合采取自然和人工措施，保护和利用城市自然山、水、林、草等生态空间，发挥建筑、道路、绿地、水系等对雨水的吸纳和缓释作用，实现水的自然积存、自然渗透、自然净化，构建生态、安全、可持续的城市水循环系统。其核心是按照“源头减排、过程控制、系统治理”进行系统谋划，构建绿灰结合的多目标的现代城市雨洪控制系统，通过对城市雨水径流总量、峰值、频率、污染等协同控制，实现城市水安全、水环境、水资源、水生态的综合目标。

海绵城市是通过对规划、设计、建设、运营与管理的全过程管控，转变城市发展理念，构建可持续发展的城市发展方式；是在继承古代先贤智慧，系统总结国内外雨水管理领域长期研究和实践经验的基础上，结合我国城市水系统的实际问题提出的“中国方案”，是我国在世界范围内对城市治水和可持续发展的重大贡献。

正确认识海绵城市与内涝防治的关系

海绵城市建设是缓解城市内涝的重要举措。在气候变化大背景下，城市内涝是影响力大、破坏性强又关乎民生的重大问题，目前我国还有很大比例的城市尚未达到内涝防治标准。因此，现阶段海绵城市建设的主要目标可以聚焦城市内涝防治这一突出问题。

对内涝防治而言，城市水利防洪 + 市政源头减排、

排水管渠、排涝除险 + 智慧预警与应急管理的“1+3+1”系统构建缺一不可。其中，城市水利防洪系统是确保城市洪涝安全的基石，要从流域的角度出发，对城市周边和流经城市以及上下游及其支流河道进行系统梳理和达标整治。对超过内涝防治标准的极端强降雨，还应通过建立智慧预警和应急管理体系来有效应对。

海绵城市建设的实施路径再明确

全域谋划，系统施策。海绵城市建设首先要牢固树立“全域”和“系统化”的思想，着眼于流域区域整体谋划，立足于构建良好的山水城关系。要把“以水定城”的指导思想和海绵城市建设相结合，既要从水资源、人口、经济、城市选址与城市规模等区域—城市的宏观关系角度去研究，也要从城市内部的平面规划、竖向控制、洪涝蓄滞区保护、开发强度管控、各市政系统之间衔接等中观角度去思考。

因地制宜，分类实施。海绵城市是多目标的，但不同气候、地区和发展阶段的城市，其突出问题也不尽相同，一些城市技术创新性严重不足，究其根源是欠缺对问题导向的把握。从城市项目库中发现，有一些不属于海绵城市建设的项目也被列入海绵城市实施方案。海绵城市应坚持以问题和目标为导向，因地制宜，根据场地条件、规划目标和指标、经济技术合理性等因素，灵活选取多种设施组合。

急缓有序，突出重点。海绵城市建设的重要原则之一就是统筹建设，然而一些城市缺乏规划统筹，也有城市存在“运动式”建设问题。应结合城市更新等工作契机有机融入海绵城市建设要求，对短板突出的老旧城区优先安排项目，统筹谋划，有序实施。吉林省白城市就是一个统筹建设的典范，白城海绵城市建设坚持老城区“积水与雨水混接溢流污染治理”问题导向、生态新区“水环境保障和生态防涝体系构建”目标导向，既构

建了“蓄排结合、衔接顺畅”的城市排涝除险工程体系，同时也结合城市更新和功能提升做了一揽子的改造。

海绵城市规划、设计、建设及运维的底线再把控

科学编制海绵城市专项规划。目前全国绝大多数的城市已编制了海绵城市建设专项规划，但目标、指标、排水分区划分、技术路线等方面尚存在一些问题。核心控制指标不合理，过分关注某一个或某几个指标，核心内容仅聚焦于指标分解，这些都是专项规划的误区。应准确把握城市特点及问题，明确雨水蓄滞空间、径流通道和设施布局。海绵城市专项规划可作为其他专项规划的前置条件。

之所以出现城市竖向设计不合理、缺乏对排水分区管控的问题，原因在于忽略了大排水系统下对应的汇水分区或排水系统之间的动态关系。应顺应自然肌理、地形和水系关系，尤其是注意下凹桥区“高水高排、低水低排”，且汇水分区随降雨强度的变化是动态变化的，特别是低区的汇水范围当重现期降雨出现时往往会增大。

因地制宜开展项目设计。海绵城市建设涉及城市排水、园林绿化、建筑、道路等多专业，需调度多专业、多部门、多领域的合作，如绿地设计应在消纳自身径流的同时，统筹考虑周边雨水消纳，合理确定消纳方式。再比如，从内涝防治的视角看，以往的城市建设中，排水系统多是仅考虑排水管渠系统，过去多年以来行泄通道和调蓄空间的大排水系统规划建设和管理非常欠缺，这是许多城市洪涝韧性的短板，要尽快补上。

严格项目建设和运行维护管理。建设管控是保障海绵城市高质量建设和可持续发展的前提。要严格按照相关强制性标准对工程设计、施工许可、竣工验收等环节进行审查；要严格按图施工，特

别强调竖向控制、地下管网建设等易发生问题环节的管控。应加强海绵城市相关设施及系统的日常养护，有条件时可充分运用地理信息系统建立集设施资产管理、管网规划与分析、运营管理、信息共享于一体的数据库，实现大型骨干项目和设施可视化、建设运维数据可追溯，完善常态化标准化的日常养护管理制度。

海绵城市建设的长效机制再落实

海绵城市建设持续发展需要从落实责任主体、强化规划管控、科学开展评价、加大宣传引导和鼓励公众参与等方面出发建立长效机制。根据各职能部门及业务范围，明确责任分工，由地方政府主导，牵头单位要加大对各参建主体和各单位、部门、项目之间统筹协调力度，各地相关审批部门应严格管控，将海绵城市建设的指标和要求纳入到规划建设审批环节，尤其是改造类项目应全面考虑海绵城市建设要求。

海绵城市建设应特别关注对内涝缓解程度和人民群众受益程度等目标的评价，充分发挥“以评促建、以评促管”的作用。加强对海绵城市建设和技术人员的培训，同时加大宣传力度，使公众对海绵城市基础设施的功能及如何发挥作用有所了解，鼓励公众参与海绵城市规划设计方案、施工质量监督等，实现共建共治共享。

摘自：中国建设报

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BS	KAN, YEN SAM SAMMY	1667	MEMBER
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BS	LAU, YUK LEONG	85784	PROBATIONER
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BS	NG, CHEUK HANG	91621	STUDENT
BS	NG, CHI CHUNG	92647	STUDENT
BS	NG, WAH CHEONG	90944	PROBATIONER
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BS	POON, KIN SANG	88213	PROBATIONER
BS	POON, TERENCE CHUN YU	90906	PROBATIONER
BS	POON, WING CHING	90513	PROBATIONER
BS	SHI, JULUAN	92207	STUDENT
BS	SHIH, HSIAO HUNG	3071	MEMBER
BS	SO, WAN LAM	87970	PROBATIONER
BS	SZETO, KIN YUNG	88365	PROBATIONER
BS	TAM, KA KI	89888	PROBATIONER
BS	TANG, KA LI	88928	PROBATIONER
BS	TSAO, WAI HUNG DAVID	87884	PROBATIONER
BS	WONG, FU KAN	90251	PROBATIONER
BS	WONG, HIU YEE	87595	PROBATIONER
BS	WONG, KA HO	90017	PROBATIONER
BS	WONG, KA LUN	89672	PROBATIONER
BS	WONG, LOK TING	89435	PROBATIONER
BS	WONG, SHING HON	91546	STUDENT
BS	WONG, TSZ HIN	92154	PROBATIONER
BS	WONG, WING YI	92187	PROBATIONER
BS	WONG, YIN KWAN	91285	STUDENT
BS	WONG, YIU PONG	90253	PROBATIONER
BS	WONG, YU KI	92456	PROBATIONER
BS	WU, KA HO	91286	STUDENT
BS	WU, WING KIN	3609	MEMBER
BS	YEUNG, SO YIN	88812	PROBATIONER
BS	YIP, ADRIAN LONG YIN	90033	PROBATIONER
BS	YIP, WAI HUNG	92094	STUDENT
BS	YU, CHEUK KI	91291	STUDENT
BS	YUE, KITTY WING YAN	90641	STUDENT
BS	YUEN, CHUN WA	92465	PROBATIONER
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BS	黃, 沃	6266	MEMBER
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GP	CHEONG, UN LAM MICHELLE	86575	PROBATIONER
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GP	CHU, MAN CHUNG	0938	MEMBER
GP	CHUNG, CHO YEE	91300	STUDENT
GP	FAN, TAK MAN TERESA	3080	MEMBER
GP	FUNG, SUI LAN JANZ	1231	MEMBER
GP	GEE, CHUN HANG	91475	PROBATIONER
GP	HO, KI CHEONG PHILIP	1336	MEMBER
GP	HO, NGAI LUEN	91752	STUDENT
GP	HO, SHUI YUNG	3434	MEMBER
GP	HONG, NARIN	92330	PROBATIONER
GP	KWOK, LAI KING	89560	PROBATIONER
GP	KWOK, MEI KWAN	91304	STUDENT
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GP	LEE, FAI YEUNG FELIX	91542	STUDENT
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GP	LEE, YUK YING	92220	STUDENT
GP	LEUNG, CHUNG HOO DENNIS	92221	STUDENT
GP	LI, KA HO	92276	STUDENT
GP	LI, KWAN WING	90547	PROBATIONER
GP	LI, LING HIN	1534	MEMBER
GP	LI, PAK YIN MARCO	92172	STUDENT
GP	LI, ZHIWEI	92224	STUDENT
GP	LIU, WAI PAN	6079	MEMBER
GP	LO, PHOEBE	91314	STUDENT
GP	LUI, YAN	91934	PROBATIONER
GP	MAN, SUK CHING	8095	MEMBER
GP	NG, CHUN	92485	PROBATIONER
GP	SE-TO, WAI CHING ANNA	1925	MEMBER
GP	SHA, YAN YI JANICE	6149	MEMBER
GP	SIU, WAN TING	92649	STUDENT
GP	SO, YAT FONG	91591	PROBATIONER
GP	TAI, LUT YUE	90028	STUDENT
GP	TAM, CHING KEI JACKIE	91551	STUDENT
GP	TAM, MAN HON	91321	STUDENT
GP	TANG, KAI CHEUNG	0131	MEMBER
GP	TANG, LUNG PUI	2467	MEMBER
GP	TONG, YUEN MAN	1449	MEMBER
GP	TSANG, PO YI	89687	PROBATIONER
GP	TSANG, WAI YIU WANDA	91323	STUDENT
GP	TSE, YIP MING	92106	STUDENT
GP	TSUI, FAN FRANK	86412	PROBATIONER
GP	WAN, HONG CHING	92232	STUDENT
GP	WONG, HIU TUNG SHIRLEY	86941	PROBATIONER
GP	WONG, SAU LAN	3786	MEMBER
GP	WONG, YIN FUNG	91123	PROBATIONER
GP	YIU, HOK KAN	92238	STUDENT
GP	YUEN, LOK YAN PHYLLIS	5207	MEMBER
GP	牛, 亞峰	3967	MEMBER

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GP	黃, 永堅	7502	MEMBER
GP	楊, 軍	5823	MEMBER
GP	劉, 旭	4059	MEMBER
GP	劉, 軍	5787	MEMBER
GP	劉, 新榮	7483	MEMBER
GP	潘, 世炳	4068	MEMBER
GP	駱, 曉紅	7489	MEMBER
GP	龔, 德堅	7497	MEMBER
LS	AU, CHI HIM	91594	PROBATIONER
LS	CHAN, LIT MO	87766	PROBATIONER
LS	CHONG, CHI MAN	90930	STUDENT
LS	CHOW, YUK MAN	5336	ASSOCIATE MEMBER
LS	HUI, CHUN WAI	89610	PROBATIONER
LS	HUI, LAI YEE	88941	PROBATIONER
LS	IP, KIM CHING EDWIN	3951	ASSOCIATE MEMBER
LS	JIAO, GENGWEI	89306	PROBATIONER
LS	JIAO, WEI	89307	PROBATIONER
LS	LAM, HO YIN	91130	PROBATIONER
LS	LEE, SIN LING	92240	STUDENT
LS	LO, SZE WING	88014	PROBATIONER
LS	MOK, TSZ KIN	92398	STUDENT
LS	SUEN, WUN KI	92400	STUDENT
LS	SZE TO, KA WING	87452	PROBATIONER
LS	TANG, YIN LEUK	91853	STUDENT
LS	TSE, OI CHI	88236	PROBATIONER
LS	WONG, SHU HIM	90121	STUDENT
LS	WONG, YAT TO	92402	STUDENT
LS	WU, KIN WAI	92112	STUDENT
LS	XU, JINCHONG	90202	PROBATIONER
PD	HUI, YING YING	92160	PROBATIONER
PD	KWOK, CHUN JONATHAN	89207	STUDENT
PD	LAM, SHUN CHONG HENRY	92114	STUDENT
PFM	CHEUNG, KA HO	87700	PROBATIONER
PFM	HUNG, HIN WING ANDREW	92517	PROBATIONER
PFM	LI, CHI KWUN	6525	MEMBER
PFM	LI, TAI CHIU	86099	PROBATIONER
PFM	SHIN, WING KI	91855	STUDENT
QS	AU, HO LING	88238	PROBATIONER
QS	AU, SUK LING	90362	PROBATIONER
QS	BOADU, VINCENT	92165	PROBATIONER
QS	CHAN, CHEUK HIN	89321	PROBATIONER
QS	CHAN, CHI CHUNG	89697	PROBATIONER
QS	CHAN, CHI FUNG	4324	MEMBER
QS	CHAN, HAU HOK	3562	MEMBER
QS	CHAN, HON FUNG	91799	PROBATIONER
QS	CHAN, HONG TING	90366	PROBATIONER
QS	CHAN, KAM PING	91803	PROBATIONER
QS	CHAN, KAM WING	91960	PROBATIONER
QS	CHAN, KIN CHI	92344	PROBATIONER
QS	CHAN, KWOK FAI	87185	PROBATIONER
QS	CHAN, MEI NA	88727	PROBATIONER
QS	CHAN, MEI PO	87036	PROBATIONER
QS	CHAN, TAK MAN	89705	PROBATIONER
QS	CHAN, TAT SANG	88378	PROBATIONER
QS	CHAN, TSZ FUNG CHARLES	92263	PROBATIONER

DIVISION	NAME	HKIS NO.	CLASS
QS	CHAN, WING FU	92601	STUDENT
QS	CHAN, YAN HO DANIEL	91968	PROBATIONER
QS	CHAN, YIU CHO	81253	PROBATIONER
QS	CHAU, TSZ KIT TONY	6168	MEMBER
QS	CHENG, CHUN HEI	91969	PROBATIONER
QS	CHENG, WING KIN	89713	PROBATIONER
QS	CHEUNG, KA HANG	91355	STUDENT
QS	CHEUNG, PAK HING	88827	PROBATIONER
QS	CHEUNG, WO SANG	7351	ASSOCIATE MEMBER
QS	CHIM, WAI TO	88298	STUDENT
QS	CHING, MAN KEUNG	0797	MEMBER
QS	CHIU, EVA	88330	PROBATIONER
QS	CHOI, MAN WAI	87342	PROBATIONER
QS	CHONG, SHING WING	89134	PROBATIONER
QS	CHOW, CHI WANG	90381	PROBATIONER
QS	CHUNG, WING KA	89730	PROBATIONER
QS	FOK, YEE MEI LILIAN	2960	MEMBER
QS	FUNG, TSZ YAN	88512	PROBATIONER
QS	FUNG, WING CHUN	91703	STUDENT
QS	HO, KWAN YEE	90794	STUDENT
QS	HO, PUI YING	88250	PROBATIONER
QS	HO, SIU MAN	83180	PROBATIONER
QS	HO, WAI HO	91508	PROBATIONER
QS	HO, YAN HEI	90795	STUDENT
QS	HUI, PUT	87782	PROBATIONER
QS	HUI, SUI LIT	83570	PROBATIONER
QS	HUNG, PUI YAN	90673	PROBATIONER
QS	IU, LONG FUNG	89740	PROBATIONER
QS	KAN, HANG NGA	87441	PROBATIONER
QS	KAN, TSZ HIN	92357	PROBATIONER
QS	KEUNG, KIM SING	5011	MEMBER
QS	KIANG, HIU TUNG	90978	STUDENT
QS	KO, YIN LAI	86718	PROBATIONER
QS	KO, YUK SHING	91564	STUDENT
QS	KU, KIN WAH	89459	PROBATIONER
QS	KWAN, PANSY	3502	MEMBER
QS	KWOK, SAU YING	88524	PROBATIONER
QS	LAI, CHING TIM	88758	PROBATIONER
QS	LAI, HOI YEUNG	88405	PROBATIONER
QS	LAM, CHEUK YUI	91189	PROBATIONER
QS	LAM, HA SHAN	90464	STUDENT
QS	LAM, KAI MAN	88073	PROBATIONER
QS	LAM, KONG	5585	MEMBER
QS	LAM, MEI YEE	91514	PROBATIONER
QS	LAM, SIU HANG	90799	STUDENT
QS	LAU, CHOI YU KEVIN	88301	STUDENT
QS	LAU, KA YU	92264	PROBATIONER
QS	LAU, KWAN CHUN	92244	STUDENT
QS	LAU, KWAN FAT	83384	PROBATIONER
QS	LAU, SIU MING	2799	MEMBER
QS	LAU, TIK MAN	88178	PROBATIONER
QS	LAU, YEUK HING	92121	PROBATIONER
QS	LAU, YICK CHUNG	91196	PROBATIONER
QS	LAW, HOK HIN	88905	STUDENT
QS	LAW, KAI WING	92543	PROBATIONER
QS	LAW, TONY CHE HONG	7846	MEMBER
QS	LEE, CHI WING	90146	PROBATIONER
QS	LEE, HO SUM	81921	PROBATIONER
QS	LEE, HOK NANG	3901	MEMBER

DIVISION	NAME	HKIS NO.	CLASS
QS	LEE, HON MING SIMON	0592	MEMBER
QS	LEE, KA CHUN	7765	MEMBER
QS	LEE, KIN SHING	89580	PROBATIONER
QS	LEE, KIT YI	89160	PROBATIONER
QS	LEE, YU MAN ANTHONY	1308	MEMBER
QS	LEI, KA PIO	88534	PROBATIONER
QS	LEUNG, KA HO	90606	PROBATIONER
QS	LEUNG, TAT MAN	83271	PROBATIONER
QS	LEUNG, TING TING ANNIE	87808	PROBATIONER
QS	LEUNG, WAN KI	87481	PROBATIONER
QS	LEUNG, WOON YAN	84033	PROBATIONER
QS	LI, QIN	88306	STUDENT
QS	LI, WAI SHAN	91760	STUDENT
QS	LI, XINYUAN	7307	MEMBER
QS	LIN, MUSHUI	86985	PROBATIONER
QS	LIN, YU SIN	89423	PROBATIONER
QS	LING, KA KIT	89172	PROBATIONER
QS	LIU, LING LING	91015	PROBATIONER
QS	LO, CHEUK SZE	90467	PROBATIONER
QS	LO, KIN BONG	91667	PROBATIONER
QS	LO, MAN CHEUNG	83643	PROBATIONER
QS	LO, YAN CHING	90061	STUDENT
QS	LUI, HOI YIN	89774	PROBATIONER
QS	LUI, TSZ KWAN	91390	STUDENT
QS	LUK, CHI CHING	86716	PROBATIONER
QS	MA, PIK FUNG	2213	MEMBER
QS	MAK, SIU WA	91210	PROBATIONER
QS	MAK, TAT MAN	82230	PROBATIONER
QS	MAK, YEE TUNG	89976	PROBATIONER
QS	MAN, KA SHING	91645	STUDENT
QS	MAN, SHIU FAI	89831	PROBATIONER
QS	MOK, YUET CHING	2779	MEMBER
QS	NG, CHING LAM	87431	PROBATIONER
QS	NG, CHUN SANG	87063	PROBATIONER
QS	NG, HO TIN	92128	STUDENT
QS	NG, KIM FUNG	82889	PROBATIONER
QS	NG, MEI SHAN	92246	STUDENT
QS	NG, SHIRLEY	88775	PROBATIONER
QS	NGAN, SZE HO TERENCE	83863	PROBATIONER
QS	NGAN, TSZ MAN	91762	PROBATIONER
QS	PAK, CHUN HUNG	84398	PROBATIONER
QS	PAK, MIU WAN	88309	PROBATIONER
QS	PANG, CHI SHING	3110	MEMBER
QS	PANG, JOE YAN DORIS	88115	PROBATIONER
QS	PENG, LILI	5856	MEMBER
QS	PONG, KIM HO	81383	PROBATIONER
QS	POON, CHI MING	2593	MEMBER
QS	POON, LOK HANG ENOCH	91398	STUDENT
QS	POON, WING YEUNG	92044	PROBATIONER
QS	POON, YING CHI	89786	PROBATIONER
QS	PUK, CHUI YUNG	89978	PROBATIONER
QS	PUK, TSZ TSUN	92612	STUDENT
QS	SHEK, HIU LAAM	88118	PROBATIONER
QS	SHUM, MAN FAI	82281	PROBATIONER
QS	SIU, LAI SHING	88778	PROBATIONER
QS	SO, MAN WAI	89033	STUDENT
QS	SO, SHEUNG LIN	83301	PROBATIONER
QS	SZE, HIU NI	90220	PROBATIONER
QS	TAM, CHING FAI	89982	PROBATIONER

DIVISION	NAME	HKIS NO.	CLASS
QS	TAM, CHUN CHUNG	92171	PROBATIONER
QS	TAM, HIU HA	88781	PROBATIONER
QS	TAM, KA HONG	88782	PROBATIONER
QS	TAM, TING KWONG	90279	PROBATIONER
QS	TAM, YUK LUN	88999	PROBATIONER
QS	TANG, KO SUNG	82166	PROBATIONER
QS	TANG, LONG HEI	92374	PROBATIONER
QS	TANG, LONG TO LOTTO	90014	PROBATIONER
QS	TANG, TSZ YING	92376	PROBATIONER
QS	TANG, WAI CHUN	2116	MEMBER
QS	TANG, WAI LAN WINNIE	92563	PROBATIONER
QS	TING, HO YIN	89064	PROBATIONER
QS	TONG, KAM LUNG	92052	PROBATIONER
QS	TSANG, HIN TONG	1352	MEMBER
QS	TSE, LOK TUNG	91226	PROBATIONER
QS	TSE, MAN HA	91862	STUDENT
QS	TSE, WAI YAN	86739	PROBATIONER
QS	TSE, WING KWAN TERRY	T0004	PROBATIONER
QS	TSE, YING KIT EDKY	T0003	PROBATIONER
QS	TSE, YUN CHUEN	90430	PROBATIONER
QS	TSOI, TO WA	2443	FELLOW
QS	TSOI, WING SZE	86589	PROBATIONER
QS	TSUI, TSZ KIT	91578	PROBATIONER
QS	TUNG, YUI HAN JEREMY	89002	PROBATIONER
QS	WAN, HUNG	84584	STUDENT
QS	WONG, ALBERT HOI FAI	91228	PROBATIONER
QS	WONG, CHEUK YIN	88436	PROBATIONER
QS	WONG, CHEUK YIN	92614	STUDENT
QS	WONG, CHEUK YU	90685	STUDENT
QS	WONG, CHI YAN	6398	ASSOCIATE MEMBER
QS	WONG, HAU CHI	89809	PROBATIONER
QS	WONG, HO KAU	88572	PROBATIONER
QS	WONG, HOI MAN	89811	PROBATIONER
QS	WONG, KIT MING	90870	PROBATIONER
QS	WONG, KWAI YIU	7337	MEMBER
QS	WONG, MAN LOK	89195	PROBATIONER
QS	WONG, SHU NA SARAH	5499	MEMBER
QS	WONG, TSZ LOK	92063	PROBATIONER
QS	WONG, WAI HIN	92615	STUDENT
QS	WONG, WAI MING	87377	PROBATIONER
QS	WONG, WING CHUNG	84625	PROBATIONER
QS	WONG, YAM	92270	PROBATIONER
QS	WONG, YU HING	92138	STUDENT
QS	WONG, YUK CHI	88873	PROBATIONER
QS	WU, CHEUK KI	87194	PROBATIONER
QS	YAU, MAU TAT FRED	89642	PROBATIONER
QS	YAU, PING HEI	90126	STUDENT
QS	YEUNG, HIU MAN	91671	PROBATIONER
QS	YEUNG, HOI YIN	91841	PROBATIONER
QS	YEUNG, LIM SHUM	84318	PROBATIONER
QS	YEUNG, SAM CHING SAMMI	7795	MEMBER
QS	YEUNG, WING TAT	83185	PROBATIONER
QS	YIP, KUEN FAI KENNY	87795	PROBATIONER
QS	YIP, MING TAN	88585	PROBATIONER
QS	YU, CHIN HANG	92313	PROBATIONER
QS	YU, KIN MAN	88587	PROBATIONER
QS	YU, OI MAN	91845	PROBATIONER
QS	YU, SIU HEI	91241	PROBATIONER
QS	YU, SIU LAI	90694	STUDENT

DIVISION	NAME	HKIS NO.	CLASS
QS	YU, YAU KOON	88796	PROBATIONER
QS	YUEN, CHAN FAI	82549	PROBATIONER
QS	YUK, SHING FUNG	87183	PROBATIONER
QS	ZHANG, WEI	89465	PROBATIONER
QS	ZHANG, YUAN	7174	MEMBER
QS	ZHENG, KAIXI	91654	STUDENT
QS	丁, 躍平	4557	MEMBER
QS	卜, 曉南	4525	MEMBER
QS	尹, 文	5889	MEMBER
QS	牛, 長森	4398	MEMBER
QS	王, 旭永	4514	MEMBER
QS	王, 家昌	6021	MEMBER
QS	王, 舒靜	4482	MEMBER
QS	安, 靜	7510	MEMBER
QS	吳, 麗莉	6006	MEMBER
QS	李, 少磊	5968	MEMBER
QS	李, 駿	4414	MEMBER
QS	肖, 軍貴	4401	MEMBER
QS	谷, 志華	7530	MEMBER
QS	金, 彤	5939	MEMBER
QS	柯, 經安	4539	MEMBER
QS	張, 子建	4534	MEMBER
QS	梅, 穎建	5885	MEMBER
QS	陳, 梅	7520	MEMBER
QS	黃, 金	7535	MEMBER
QS	黃, 誠	7534	MEMBER
QS	楊, 雅茹	5966	MEMBER
QS	路, 德民	4569	MEMBER
QS	劉, 健	4447	MEMBER
QS	劉, 艷萍	5864	MEMBER
QS	戴, 洪	7525	MEMBER
QS	龐, 艷麗	5910	MEMBER

Council Members Reaching Out

7 May 2022	MTR Special Society Link Gathering "Readiness for the East Rail Line Cross-Harbour Extension" organised by MTR Corporation	Sr Francis Lam Sr Charles Hung
14 May 2022	Opening Ceremony of East Rail Line Cross-Harbour Extension organised by MTR Corporation Limited	Sr KK Chiu
26 May 2022	前海規劃建設領域深港合作座談交流會	Sr KK Chiu Sr Dr Stephen Lai

Distribution of “Lianhua Qingwen Jiaonang” (連花清瘟膠囊)

The HKIS received a donation of 500 boxes of the anti-epidemic proprietary Chinese medicine “Lianhua Qingwen Jiaonang” (連花清瘟膠囊) from the Qingyuan Office for Taiwan, Hong Kong and Macao Affairs. The Chinese medicine were made available to members for free upon prior online reservation during the period of 16 May to 4 June 2022.

The Institute would like to express its sincere appreciation to Qingyuan Office for Taiwan, Hong Kong and Macao Affairs for its support and donation.



Sr Dr Stephen Lai, JP, the Chairman of the Mainland Affairs Committee represented the HKIS to present an appreciation letter to the representative of Qingyuan Office for Taiwan, Hong Kong and Macao Affairs for the donation of Chinese medicine, Lianhua Qingwen Jiaonang (連花清瘟膠囊)



A member collecting “Lianhua Qingwen Jiaonang” from the HKIS Secretariat

Congratulations to the following who were elected as HKIS Members on 17 May 2022

FELLOW (1)

BS DIVISION

LAI CARMEN

MEMBER (17)

QS DIVISION

CHAN PAK YEE	CHEUNG KIM YU	CHEUNG PUI SHAN
CHEUNG SAU HANG	CHOW TAK YI	HUNG WAI LEONG
KOO CHUN HEI	LAI CHIN YUNG	LAU KA WAI
LAW MING YING	LI CHI KIN	LO WAI YUE
MAK HO YIN ALEX	SIN LAP YIN	TONG SUI YAN
TSOI TUNG FAI	WONG KIN MING	

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (2)

PD DIVISION

LEE SAI KIT

PFM DIVISION

LEE SAI KIT

RESIGNATION (13)

CHAN BING WING HENRY	CHAN SHUK WUN	CHE KIN
CHEUNG KIN NAM	FUNG WING LOK	HO CHUNG TING TOMMY
KWAN MAN KEUNG	LAI KA YIN	LAI PO LUNG
MA CHOY KUT	OR SIU HONG	SO YUI MAN WYMAN
TAM SIU TAK		

Green Corner

Sr Kenneth YUN

Co-Convenor of the Working Group on Green Buildings

Professional Green Building Council (PGBC) and Hong Kong Green Building Council

The presentation ceremony of the Green Building Award (GBA) 2021 was held in a real-time, virtual format on 28 April. Thirty-nine award winners were announced during the ceremony, while over 740 participants witnessed and celebrated the event online. An e-booklet incorporating all of the information on the winners and finalists was published on the same day:

<https://tinyurl.com/24362z7m>



At the last PGBC meeting held on 3 May, four institutions – the Chartered Institute of Logistics and Transport in Hong Kong (CILTHK), Hong Kong Institute of Architectural Conservationists (HKICON), Hong Kong Institute of Facility Management (HKIFM), and Hong Kong Institute of Urban Design (HKIUD) – joined the PGBC as Affiliated Members.

As 2022 is the PGBC's 20th anniversary, it plans to hold a celebration dinner in late November. Moreover, it will promote professional careers related to the environment to secondary school students before they select their university courses of study.

BEAM Society Limited (BSL)

To reduce carbon footprints and instil the concept of green buildings in future

generations, the BSL developed a new assessment tool, BEAM Plus Existing Schools, specifically for primary and secondary schools in Hong Kong. The tool is unique, simple, and educational in the assessment and certification process that embraces various sustainability issues in the education sector.

This month, the BSL launched the Beta 0 version of BEAM Plus Existing Schools. HKIS members are welcome to share their views on the beta version of the Assessment Manual and Technical Guidebook for the tool at https://bit.ly/esv1_beta0.



HKIS Working Group on Green Buildings: CPD Events

The Working Group on Green Buildings has invited Dr William YU Yuen-ping, Chief Executive of the World Green Organisation, and Mr Allan Wong Wing-ho, Founder of ChunShing Recycle, to deliver a CPD, "Food and Plastic Waste Management in Multi-storey Buildings," on 17 June 2022. Please log in and register at the following site if you want to join this event:

https://www.hkis.org.hk/en/professional_cpd2.html?id=5438



The Working Group plans to organise a CPD to share its experience with the Green Building Label (三星級認證) in Hong Kong, so please stay tuned!

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 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會
www.youtube.com/TheHongKongInstituteofSurveyors



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- ⚙️ **Professional Certificate in Building Information Modelling (Building Works) (QF Level 4)**
(Recognised as CIC-Accredited BIM Coordinator Course)
- ⚙️ **Professional Certificate in Digital Works Supervision System (QF Level 4)**
- ⚙️ **Certificate in Building Information Modelling (Quantity Surveying / Facility Management / Project Management) (QF Level 4)**

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



 9081 5283

 EDIT@vtc.edu.hk



Facebook



Programme Website



Vplus Subsidy Scheme

Member of  Group



Building Surveying Division

Sr Arthur Cheung BSD Council Chairman

APC

Final Assessment Interview

Owing to the Government's recent relaxation of its social distancing measures, the DEC, after coordinating with the venue owner, will likely schedule the coming FA day for 18 June and 16 July 2022. Besides, the DEC successfully held the Final Assessment online on 7 May. Such a format shall continue until the assessment is free from Covid-19 restrictions.

New Assessor Nominations

WE NEED YOU!

If you are a current assessor and know a member with at least five years of post-qualification experience and is interested in joining the Panel of Assessors, please contact Ms Judy Shiu or Ms Vicky Chik at 2526 3679 to nominate that person. To all probationers and future surveyors, the BSD needs your continued support for its APC!

Expert Determination Centre (EDC)

The working groups have established the EDC's rollout plan. The BSD plans to officially launch the EDC in September or October 2022.

Research Project: Building Inspections of Post-1980 Residential and Composite Buildings

On 25 April, the BSD research panel issued to all BSD and PFMD members a questionnaire, which received over 120 replies. It thanks all respondents for their participation and valuable comments. The panel and researcher will carefully review and consider all feedback before the panel proceeds with the second stage of the research (interviews and panel discussion).

CPDs

On 6 May, the BSD successfully invited representatives of the Buildings Department to deliver a CPD to its members on the Department's new Electronic Submission Hub (ESH). The first stage of the ESH's implementation will focus on structural plan submissions. For more details, please visit the ESH website at the following link:

<https://tinyurl.com/2gltdu6b>



BS Conference 2022

The BS Conference 2022 Organising Committee confirmed “GREEN” would be the focus of this year’s conference. To promote it, the Committee hired a PR consultant. Tentatively, the conference will be held in October 2022. Please stay tuned.

Meeting with ArchSD

Because of the fifth wave of Covid-19, regular meetings with ArchSD, which were temporarily suspended for almost a half-year, shall resume. The next meeting is scheduled for 19 August 2022. Representatives of the BSD Council and PBSCA will be in attendance.

Free Publications for Members & Probationers

All BSD qualified members and probationers are eligible to receive **ONE FREE SET** of the following BSD publications in hard copy from HKIS headquarters by presenting their membership cards to the receptionist:

1. General Specification for Maintenance Works in Residential Buildings (1st Edition, December 2009)
2. Professional Guide for Building Inspections, Volume 1: Pre-1980 Residential & Composite Buildings in Hong Kong (2013)

General Specification for Building Maintenance Works in Residential Buildings



Professional Guide to Building Inspections Volume 1: Pre-1980 Residential & Composite Buildings in Hong Kong



Prepared by Building Surveying Division, HKIS
www.hkis.org.hk



General Practice Division
Sr Alnwick Chan GPD Council Chairman

Official Launch of the Overview (3rd Edition)

On 25 May, the HKIS launched its third edition of the Overview of the Land (Compulsory Sale for Redevelopment) Ordinance (「強拍條例」概覽). The Overview debuted in April 2009 as a guide to help the general public gain a deeper understanding of the compulsory sale regime. It outlines the basic framework and procedures of compulsory land sales in Hong Kong.

In 2010, the Government ordered the lowering of the compulsory sale application threshold to 80 percent for three lot classes. As a result, the HKIS updated the Overview and released its second edition in June 2011.

This year saw another update to the Overview given the changes to the regime derived from Land Tribunal cases over the past 11 years. The Working Group on Cap 545 Review streamlined and enhanced the contents to make the Overview more easily understandable to the general public.

Other major updates to the third edition of the Overview include the following:

1. Mediation obligation between majority and minority owners
2. Reimbursement of litigation costs by majority owners
3. Exemption of stamp duty for minority owners

Moreover, the working group introduced a concise version of the Overview in booklet format. It provides simple answers to many common questions asked by affected owners during a compulsory sale case.

Both versions of Overview have been uploaded to the HKIS website. Members may download them for free at the links below:

Overview

<https://tinyurl.com/yyz5jchm>



Overview: Executive Summary

<https://tinyurl.com/y4xy23g4>



A press conference was held on 25 May to launch the third edition of Overview and was well-attended by the various media outlets.

During the conference, the GPD reported on the progress of the ongoing policy review, which was being undertaken by the same working group. The GPD expressed support for the Government's proposal to lower the application threshold for a compulsory sale from the existing 80-90 percent.

The working group shall share with members its proposal to the Government at the end of June 2022. It will hold another press conference on or around 22 June 2022 to share its research findings and policy recommendations with the general public.





CPD: How Do Recent Global and Local Events and Changes in Economic Policy Impact the Real Estate Market's Outlook in Hong Kong and China?

Patrick Wong of Bloomberg Intelligence delivered an online CPD regarding Hong Kong and China's property market outlooks on 24 May. The event occurred via Zoom and attracted over 100 participants.

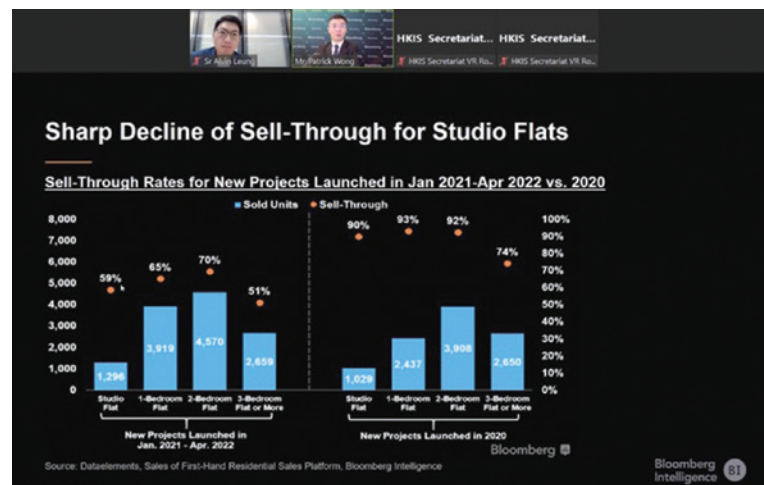
Patrick shared with members how US interest rates could impact Hong Kong's mortgage interest rates and the ripple effect they might have on the Hong Kong residential market. Other fundamental factors that could affect property prices, including housing supply and the general economy, were also discussed.

As for the Chinese property market, Patrick shared his in-depth market analyses on the financial statuses of various Chinese developers and how the Chinese Government could provide policy assistance to the country's property market.



Welcome Drinks Gathering

I am pleased to announce that the GPD will organise a welcome drinks event for members in July 2022. The 250-plus members who were elected between 2019 and 2021 have not had the opportunity to formally meet each other. Please stay tuned for further updates!



CPD: Sharing Session on the Planning and Construction of Community Isolation Facilities (CIFs) in Hong Kong

Michael Li, Project Director, and Edward Wong, Chief Project Manager, of the Architectural Services Department delivered an online CPD regarding community isolation facilities (CIFs) in Hong Kong on 16 May.

The speakers discussed how a large number of CIFs can be built within a short timeframe starting with land sourcing to construction and finally to ongoing maintenance.

Strong teamwork, great leadership, dedicated support, and close collaboration among various Government departments are keys to how a large number of CIFs in Hong Kong can be completed within weeks.

The speakers also demonstrated the use of advanced technologies to construct and manage CIFs.

Upcoming CPDs

Date	Event Name	Speaker
1 June 2022 6:30-8:00 pm	Sharing Session on the District Study for Yau Ma Tei and Mongkok	Lawrence Mak, General Manager (Planning and Design), Urban Renewal Authority (URA)
21 June 2022 6:30-8:00 pm	Housing, Youth, and Social Mobility	Mr Ricky Yu, Founder and CEO of Light Be (要有光)
30 June 2022 6:30-8:00 pm	Northern Metropolis Development Strategy (NMDS): the Key Will Be Implementation	Sr Roger Nissim

HKIS Souvenir

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



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

Race to combat 5th Wave COVID



HKIS CPF 16 May 2022

Speaker: Michael LI, PD
Edward WONG, CPM

建築署 ARCHSD



Land Surveying Division
Sr Paul Tsui LSD Council Chairman

Geospatial Information Technology

I mentioned the recent update to the LSD's Areas of Specialisation last month. In the next few months, I will talk about a few new or greatly altered areas of specialisation in more detail. This month, I discuss geospatial information technology or its trendier acronym, GIT. The rationale behind the updates in this area is to cover a broader range of emerging technologies that are closely-related to GIS such as the internet of things (IoT), GeoAI, big data analytics, etc, as well as to highlight its importance in smart city applications. So the LSD proposes revising the areas of competency under GIT (formerly GIS), pending BoE and GC approval, as follows:

- Principles of geographic information science and systems
- Geospatial data standards
- Spatial data structure and modelling
- System analysis and design
- Spatial data quality and assessment
- Spatial data manipulation and analysis
- Geospatial artificial intelligence
- GIS and smart cities
- 3D GIS and GeoBIM
- Real-time GIS and IoT

While the LSD has retained most of the original essential areas of competency, it added some new areas covering GIS integration with various emerging technologies powering smart city applications such as 3D GIS, GeoAI, IoT, etc. From the above, members can understand the important role of land surveyors in spatial data management and analysis. Actually, the GIT area of specialisation is changing rapidly with information and communications technologies. Members are highly recommended to join more CPD events to keep themselves updated with the latest technological changes.

The LSD will publish a report by Sr Winnie Wong detailing her workshops with students who participated in the Beyond Your Campus

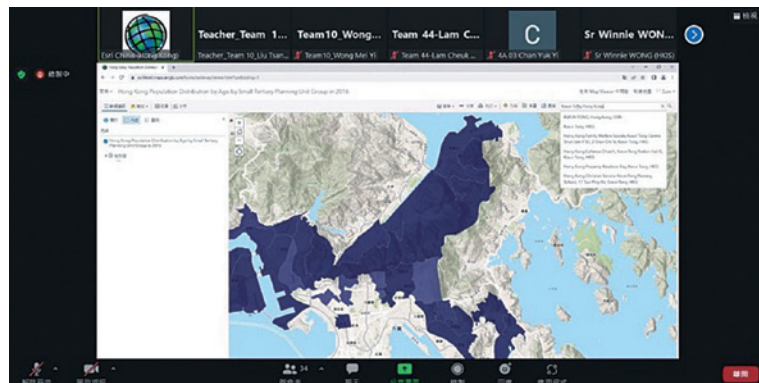
Competition 2021-2022. It is heartening to see the younger generation learn GIS technologies with cloud-based GIS very quickly. Hopefully, they gained a better understanding of what land surveyors do in the GIT field.

Beyond Your Campus Competition 2021-2022

LSD Workshop: "Imagination Creates Reality – Use of Geospatial Data"

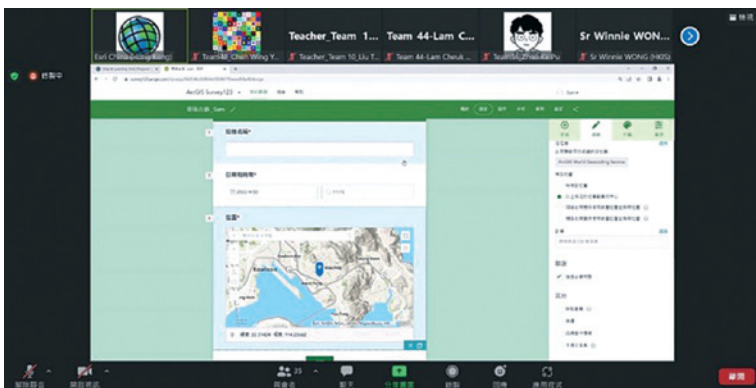
With an evergrowing number of GIS applications, GIS has become part of a surveyor's life. But everyone can perceive the benefits of a smart city, innovation, and technology in his/her daily routine.

To explain how important and useful it can be to use spatial data for various spatial analyses, the LSD conducted an online workshop for a group of secondary school students on 30 April. Sr Winnie WONG shared her work experience and introduced the important role of land surveyors in developing Hong Kong into a world class smart city. After the introduction, mentors from Esri China (Hong Kong) Limited demonstrated, step-by-step, the functions of a cloud-based GIS, ArcGIS Online, which included the Survey123 form app and StoryMap.



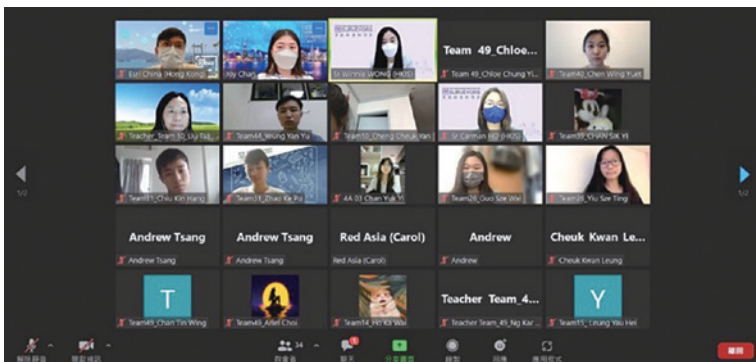
Introducing GIS Tools

Using ArcGIS Online, students could gain hands-on experience combining different spatial data from different sources, creating data layers, and performing spatial analysis. Also, they could create their own StoryMap online, which combines interactive maps, multimedia content, and text that are accessible by anyone with an internet connection.



Students create their own StoryMaps.

Through their participation in this fruitful workshop, the students developed not only GIS skills and tools, but also studied how to tackle a problem in a deeper and more holistic way using GIS technologies that could benefit them later on.



Group Photos of Students and Teachers

CPD Highlights

“Expert Witness: Role of Authorised Land Surveyors in Adverse Possession Cases”



LSD Council member Sr Joseph WONG delivered a CPD on the role of authorised land surveyors in adverse possession cases. His talk attracted 500 HKIS members. As one of the most experienced expert witnesses in the industry, Joseph shared his experiences in preparing expert reports, choosing the approaches to use under different scenarios, and offering tips on attending trials with case studies. Furthermore, he showed how properly deployed emerging surveying technologies (unmanned aerial vehicles, mobile mapping systems, etc) can benefit the justice system and various land stakeholders.

LSD Vice Chairman Sr CK Lau moderated the ensuing Q&A session, which featured constructive dialogue on the role of authorised land surveyors in land developments. Joseph answered dozens of questions on various boundary disputes and adverse possession scenarios from the audience.

WHEN?

- Continuously possess a Private land for at least 12 years (*Began after 1 July 1991*)
- Continuously possess a Private land for at least 20 years
- Continuously Possess a Government land for at least 60 years

→ Proven by Expert Witnesses (*Authorized Land Surveyors*)

Section 38A of the Limitation Ordinance. The twenty year limitation period had not been completed by 1 July 1991. The time period remained twenty years and this carried on running after 1 July 1991; only in cases where adverse possession is alleged to have begun after 1 July 1991 would the 12-year period be applicable

EXPERT WITNESS

1. Code of Conduct
2. Expert Advices
3. Expert Report
4. Joint Expert Meeting and Joint Site Inspection
5. Joint Statement
6. Pre-trial Meeting with Legal Team
7. Give Oral Evidence at the Trial

→ by Expert Witnesses (*Authorized Land Surveyors*)

IN COURT

- Appearance – Dress Smart (Business Attire)
- Oaths and Declarations (Any Religious)
- With Confidence
- Clearly
- Slowly
- Understand the question, if not..... “ASK”
- Tell the truth
- DON'T answer questions which are out of your expertise

HKIS Souvenir

HKIS Polo Shirt

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HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)

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HKIS 35th Anniversary Cap

HK\$35 (Member price)



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Planning & Development Division
Sr Terence Wai PDD Council Chairman

PDD Disaster Management CPD Series

Climate change and disaster management are currently hot topics. The PDD successfully organised two CPDs by inviting guest speakers from the relevant Government departments to share with members the challenges presented by climate change and the Government's future plans for managing coastal flooding.

Disaster Management Series (1)

On 17 May, the PDD invited Mr Alan Tang, Chief Engineer/Port Works of the Civil Engineering and Development Department, to share with members the findings of the recent Study of Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement Measures - Feasibility Study. It was encouraging to learn that Hong Kong's risk of coastal flooding due to climate change has been holistically reviewed and appropriate management measures have been formulated. The PDD looks forward to a more comprehensive shoreline management plan to help the city reduce its climate change risk.



Junior, Michelle, and Mr Tang discuss the risk assessment adopted in the study.



Michelle and Tyler lead the discussion with members.

Disaster Management Series (2): What Has Climate Change to Do with Me?

On 24 May, the PDD was honoured to invite Dr Cheng Cho Ming, Director of the Hong Kong Observatory, to come share with members the fundamental principles of climate change. Dr Cheng summarised and explained the latest assessments of future changes in the global climate and its impact on Hong Kong. In view of these severe assessments, Dr Cheng urged members to help mitigate the property industry's environmental impact. Measures including the adoption of green buildings, improved energy efficiency, reduced energy consumption, and less waste should be adopted.



(L-R): Junior Ho, Michelle Yeung, and Tyler Chan welcome Mr Alan Tang to share his study with PDD members.



Junior hosts the CPD in the Board Room.



Junior thanks Dr Cheng for sharing his views with HKIS members.



Junior and Dr Cheng discuss the importance of green buildings in achieving carbon neutrality.

On behalf of the PDD, I sincerely thank Mr Tang and Dr Cheng for sharing their knowledge with members. The Disaster Management CPD series will continue, so please stay tuned!

Beyond Your Campus Competition Workshop: Walkthrough from Planning to Development – Visits to City Gallery and Central Market

On 28 May, the PDD hosted a half-day event in Central for 20 secondary school students who joined the Beyond Your Campus Competition and aspired to unleash their creativities to design the ideal community around each of their campuses. The event consisted of guided visits to City Gallery, an interactive exhibit that showcases Hong Kong's urban planning efforts, and Central Market, a revitalised historical building that epitomises how developments have transformed along with society.

While walking from City Gallery to Central Market, PDD members introduced to the students Central's various landmarks including the IFC, Jardine House, the Central Elevated Walkway, and a future landmark at Site 3 of the New Central Harbourfront. In addition, everyone had fruitful exchanges on the Competition. Most of all, the students gained insights into the planning and development profession and Hong Kong's future developments.



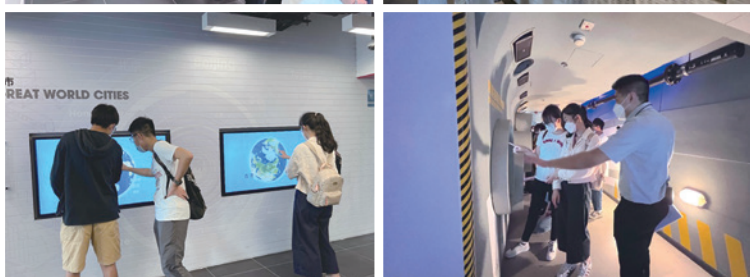
Terence Wai presents a souvenir to Ms Connie Wong of City Gallery.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



Guided Tours of City Gallery



Group Photos at Central Market

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



Junior Ho explains to students the proposed development at Site 3 of the New Central Harbourfront.

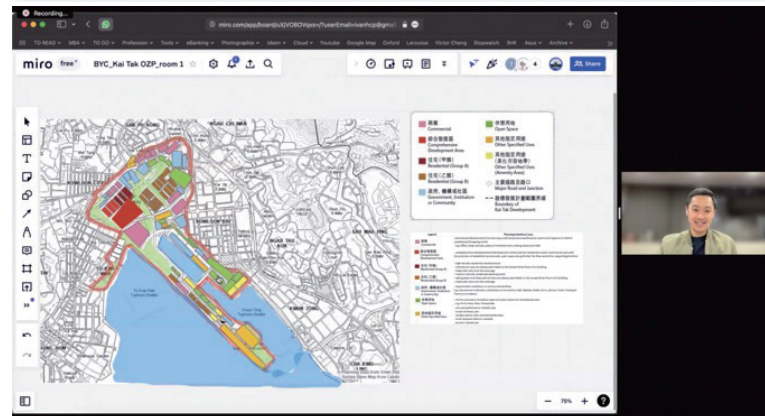
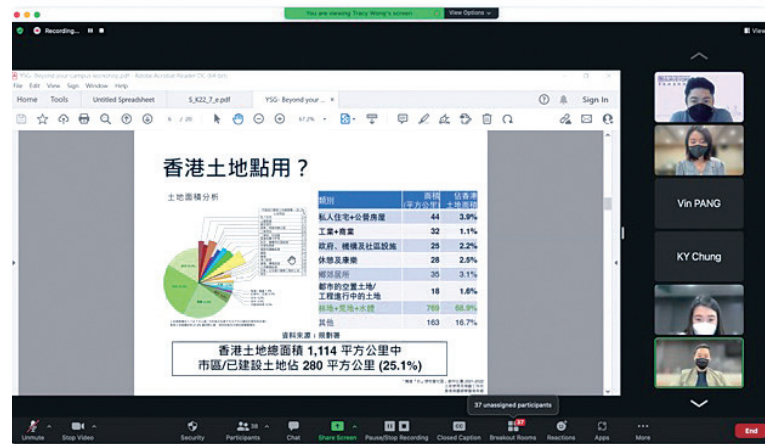


Guided Tour of Central Market

On behalf of the PDD, I express my heartfelt thanks to the Planning Department and Urban Renewal Authority for organising the guided visits.

Beyond Your Campus Competition: YSG Workshop on Land Use Planning

On 23 April, Sr Ivan Hui delivered an online presentation on land use planning in Hong Kong to over 30 secondary-school students. During the workshop, Sr Ivan Hui introduced Hong Kong's current land use, town planning mechanisms, and the various considerations in town planning design. After the presentation, participants unleashed their imaginations to propose and present their visions of the Kai Tak Development Area.



Sr Ivan Hui presents to students on land use planning in Hong Kong.



Property & Facility Management Division
Sr Charles Hung PFMD Council Chairman

East Rail Line Cross-Harbour Extension - MTR Special Society Link Gathering

東鐵綫延伸過海，邁向新里程 Connecting the two sides of Victoria Harbour - A New Milestone for the East Rail Line



Sr Charles Hung represented the HKIS at an MTR Special Society Link Gathering on 7 May at Telford Plaza, Kowloon Bay. Dr Tony Lee, Operation Director delivered the opening remarks. Mr CK Cheung, Chief of Cross Boundary Segment, gave a short talk, "Readiness for the East Rail Line Cross-Harbour Extension," which highlighted the East Rail's shortened total journey time by an average of 15 minutes due to the convenience of not having to change trains to cross the harbour. Advanced information on the next train schedule, train car loading indicator, and passenger distribution on the train during peak hours will be provided at the new stations.

After the talk, the visitors boarded a shuttle bus to the new Wanchai Exhibition Centre Station to view its modern design, which included art elements and historical information on the East

Rail Line. The station will provide a unique and spacious atrium and skylight in a comfortable atmosphere. Among its other exhibits is a World War II bomb discovered at the worksite and illustrations of the construction method used to build the line's cross-harbour section: immersing a tube tunnel of 11 pre-cast concrete units that were each 160 metres long under the harbour bed. This was truly a mega project, as it took ten years to complete.

The tour concluded after the visitors rode a train from Exhibition Centre to Admiralty. It was a meaningful and interesting event that brought back a lot of good memories.



Photo (L-R): Dr Tony Lee, Operation Director and Sr Charles Hung, PFMD Chairman

Appealing to Practitioners and Companies to File Their Licence Applications Soon



licence without having to fulfill the required academic and/or professional qualifications.

A register of licencees can be viewed at the PMSA website while free online search for details in register is available at the PMSA office. For more information, please view the promotional video at the following link:

<https://www.youtube.com/watch?v=NFvBHjbUNsk>

DO NOT WAIT, SO PLEASE ACT NOW!

《Property Management Services Ordinance》
(Ch. 626)

the Property Management Services Ordinance (Cap. 626)

By early May, the PMSA had issued almost 7,000 licences to property management companies (PMCs) and property management practitioners (PMPs). Fewer than 450 days remain before the three-year transitional period ends on 31 July 2023. Under the Property Management Services Ordinance (Cap 626), all relevant stakeholders must hold valid property management licences starting on 1 August 2023.

Those who do not meet the full requirements, but possess work experience, can attend the PMSA specified courses, which are reimbursable under the Continuing Education Fund. Upon successfully completing the courses, a practitioner may apply for a formal

“Sr” – The Abbreviation for Surveyor

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

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

“Sr” – 測量師的英文簡稱

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

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



Quantity Surveying Division
Sr Sunny Choi QSD Council Chairman

HKIS QS Awards 2022

The QS Awards 2022 is the first of its kind organised by the QSD. It is open to all development projects including private real estate developments, government works, building and civil engineering works, additions and alterations, retrofitting and renovation works, MEP engineering works, etc.

The award categories are divided into two categories:

(A) Awards to Individuals

(i) QS Grand Achievements Award

This is the highest award to an individual to honour his/her lifetime achievements as a professional quantity surveyor, as well as his/her demonstration of a high level of professionalism and mentorship for younger talents in the profession.

(ii) QS Award of Excellence

This award is given to an individual who makes a significant contribution to the development and promotion of the quantity surveying profession in and beyond Hong Kong.

(iii) Young QS Award

This award recognises a rising, young quantity surveyor who possesses the vision, proactiveness, and talent to make key contributions to the quantity surveying profession.

(B) Awards for Projects

(i) QS Contract Management Award (Clients and Consultants)

This award is given to a project team that has attained a high level of excellence in its delivery of professional services to clients in the contract administration and financial management aspects of a project.

(ii) QS Contract Management Award (Contractors)

This award is given to a project team that demonstrates a high level of professionalism in its delivery of contract administration and financial management services to a project in a contractor's business environment.

(iii) QS Award (Innovation)

This award is given to a project team that creates innovative or digitalised tools and workflows in its contract administration or financial management, as well as applies them effectively to a project to create value and excellent project performance.

The QS Awards 2022 are now open to nominations and will close at noon on **30 June 2022**. Its details can be found at: www.hkis-qsawards.com or by scanning the following QR code:



Please support the event by nominating an individual or team for an award or becoming a supporting organisation or sponsor.



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

QS
AWARDS
2022

DEADLINE FOR APPLICATION & NOMINATION

30.06.2022

12 noon (Hong Kong Time/GMT +8) Saturday



Award Categories

QS Grand Achievements
QS Awards for Excellence
Young QS Awards

QS Contract Management Awards (Clients and Consultants)
QS Contract Management Awards (Contractors)
QS Awards (Innovation)

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Survey on the Competence of Fresh Quantity Surveying Graduates and QS Manpower Demands

The QSD is conducting a questionnaire survey to review the competence of Hong Kong's fresh quantity surveying graduates and the demand for quantity surveyors.

The findings could convince the QSD to:

- (i) take advantage of the recent infusion of fresh quantity surveying graduates into the ranks of job seekers;
- (ii) identify the gap, if any, between employers' expectations and graduates' performances;
- (iii) gain insights into the manpower demand for quantity surveyors over the next three years;
- (iv) examine employers' requirements on the skill sets quantity surveyors need to meet the needs of the industry; and

- (v) formulate a proper agenda to share with stakeholders including the Government.

For more details on this survey, please click the link : <https://tinyurl.com/2cn7t6d4> or scan the QR code.



The result of the survey will be compiled and announced by September 2022.

News Column

Sr Tim Ngai, QSD Vice Chairman, wrote an article on 「放寬建築規約期限」, which was published in the 2 May 2022 issue of Sing Tao Daily. In the article, he urged private developers to follow the Government's lead in providing different measures to relieve the cash flow burden of contractors and consultants, which arose from the adverse effects caused by the pandemic.

放寬建築規約期限

在第五波疫情的影響下，建造業均遇上史無前例的影響。不少建築工人染疫或成為密切接觸者，導致地盤人手減少，同時建築原材料及物料未能按時從內地抵港，以致工程進度受到一定影響，承建商有機會因工程進度延誤而遭罰款。

最近發展局便決定就處於施工階段的政府工程合約，彈性處理承建商因疫情提出的延長工期要求，並授予最多六個月的額外工期。此措施有效減低現有的合約工期對承建商造成的困擾和壓力，業界普遍對此表示歡迎。

筆者作為顧問工料測量師，在工程施工階段期間，處理承建商工程糧款申請的審批是主要工作之一，因此深明資金流對承建商的重要性。筆者認為這項措施只能減低承建商被罰款的機會，但未能解決承建商因生產力下降引致工程糧款縮減，從而影響資金流的問題。

筆者樂見政府已推行以下額外措施，直接地針對承建商現金流不足的問題，亦同時考慮了顧問公司的困境：

- 一、推行並發放工程及工料測量顧問合約的特別預

先支付金；

二、對於地盤及顧問公司需要使用的防疫物資提供補貼。

至於私人發展項目，發展局也宣布其原有規約期限，可免補地價延期最多六個月。

縮短付款期紓周轉壓力

筆者期望私人發展商在風險可控的情況下，也能夠考慮推出紓緩承建商資金周轉壓力的措施，例如容許承建商之工程糧款申請次數由每月一次增至每半個月一次，以縮短付款期限等等，並考慮參考政府以上所提及的額外措施，增加承建商及各顧問公司現金流。一同攜手合作，保持測量及建造業的實力，盡快提升生產力，完成各工程合約。

撰文者：

香港測量師學會工料測量
組副主席 魏志衡



香港測量師學會

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



Young Surveyors Group
Sr Sunny Wong YSG Committee Chairman

HKIS Dragon Boat Team

The HKIS Dragon Boat Team (港測龍) conducts trainings and enters races every year with the aim of recruiting more members to the team. Trainings usually occur between March and June to fully prepare the Team for the Internal Championship competition during the Dragon Boat Festival. Thanks to the receding epidemic, this year's training resumed in May and the Team will join the first race, the Stanley Dragon Boat Championships 2022, in June.

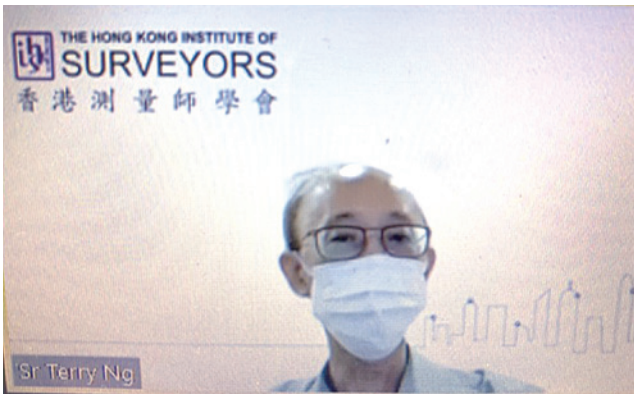
The Team has been preparing for the competitions that will take place from June to October. Special thanks go to its paddlers, who achieved second runner-up in the Open Division during the Stanley Invitational Cup 2021. We will try for a better result this year!

Young members are always welcome to join the Team. It is a great opportunity to meet friends from other specialties and establish lifelong relationships. Members are also welcome to come and watch the Team's events in person. With your support and participation, the Team will always strive for better results, so come and be a part of it. Let's stay healthy and be strong!

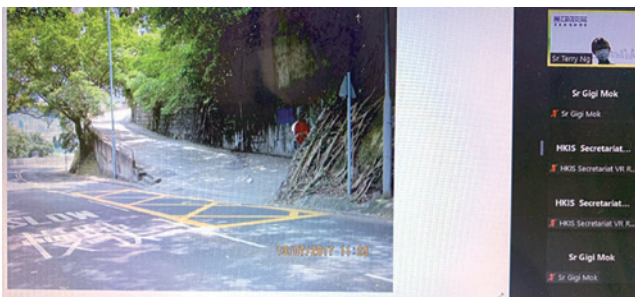


Reported by Sr Gigi Mok,
YSG CPD Convener

Short Courses (1) & (2): Experience-Sharing on the Application of Building (Planning) Regulations (30 April & 7 May 2022)



YSG was delighted to invite Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department, to again deliver six half-day short courses on the building control regime for property development in Hong Kong to its young members.

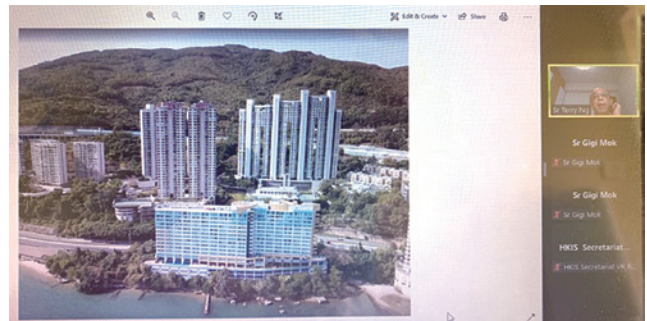


In the first course, Terry mainly shared the related sections of the Buildings Ordinance such as:

- Section 2: Interpretation
- Section 14: Approval and Consent Required for the Commencement of Building Works

- Section 16: Grounds on Which Approval or Consent May Be Refused, etc.

Members learnt that the Building Authority may invoke Section 16(1)(g) to disallow a proposed development, especially when overloaded traffic capacity could occur at the site in the wake of the Wang Fung Terrace (FACV 7/14) court case.



Terry delivered a second half-day seminar and continued sharing the related sections of the Buildings Ordinance including:

- Section 21: Occupation of New Building
- Section 39: Application of New Regulations
- Section 41: Exemptions
- Section 42: Building Authority’s Powers of Exemption
- Section 43: Interpretation of Part 6 – Appeal

Through the Final Appeal Court case of Mariner, members learnt that the concept of “involving the structure of the building” was not limited to propping a building up, but also whether or not building works added to a building serve a structural function or are capable of affecting its structural integrity.

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Reported by Sr Jack Lee (李建威測量師),
PFMD Council Member

「風水學與行為讀心學攻略」 Feng Shui and Psychological Strategies

香港測量師學會物業及設施管理組十分高興及榮幸能再次邀請鍾亦禮師傅為會員演說主題為「風水學與行為讀心學攻略」的講座，講座內容包括香港屋苑圖則風水分析、壬寅虎年運、疫情下運勢提升秘技、疫境下的特別風水佈局及易經 64 卦解構 2022 年運勢。因應疫情關係，原本準備以面授更有互動形式的講座，只可改為在本年二月十一日以網上形式進行。

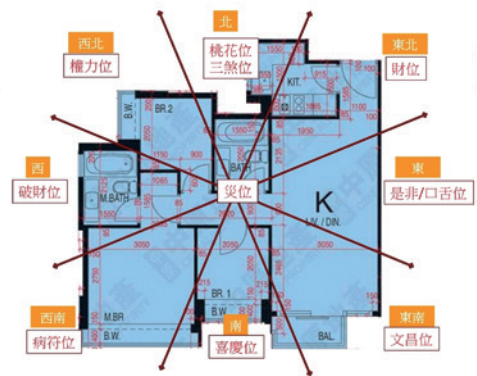
首先，鍾師傅簡介了虎年各生肖的運程以及相應的方法以減低犯太歲帶來的影響。其後，師傅以《通勝》及易經解構 2022 年的運程，尤其於現時處於疫情期間，其中《地母經》及掛象均有跡象預視未來疫情會否完結。鍾師傅亦於講座上以中國古代大官於朝上坐位的方向比喻及分析良好風水應有的佈局，認為最好符合左青龍、右白虎、內明堂、外明堂、案山及朝山的格局。此格局亦適用於大廈的方向以至於辦公室坐位的佈局。因應壬寅年的不同方位的運勢，鍾師傅亦深入淺出地介紹了今年香港各區運勢，以及以平面圖則教授量度單位風水方位的方法，於不同的吉凶方位設計出相應的風水佈局，達致催吉避凶的效果。

最後，於問答環節，會員反應熱烈並踴躍發問，鍾師傅亦逐一分析及解答。物業及設施管理組再次感謝鍾師傅出席講座，亦期望正如《通勝》透露的端倪，疫情可早日完結，並能再次邀請鍾師傅以面授方式進行演講。

It was the PFMD's great pleasure to invite Master Zhong Yi Li to speak on the topic, "Feng Shui and Psychological Strategies," back on 11 February. The talk focused on the application of feng shui to building layouts, prospects for the Year of the Tiger, and the future of the pandemic through the use of "易經," which contains 64 卦. Due to the recent explosion of Covid-19 cases in Hong Kong, the format of Zhong's talk changed from in-person to webinar.

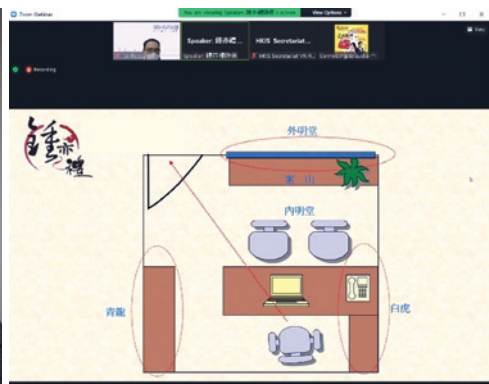
First, Zhong introduced the 12 animals in the Chinese Zodiac. He said this year's fate depended on the methods used to avoid offending the "太歲". It was interesting to use "通勝" and "易經" to explain the prospects for 2022 – in particular the pandemic. The interpretation of "地母經" also illustrated if the pandemic would end soon. Zhong also applied feng shui to various building layouts with respect to the positions of their furniture and orientation. This concept extended to Hong Kong as a whole. The key was to keep away the bad elements and welcome the good ones.

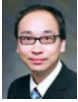
The participants had many questions after the talk and Zhong answered them all. The PFMD is grateful for being able to host such an interesting presentation and looks forward to more of Zhong's talks next year when the pandemic hopefully disappears.



資料來源：以上地圖由互聯網搜尋所得，只作學術參考之用

* 風水命理並非精密科學，講者內容僅供參考。
Feng Shui numerology is not an exact science and the contents are for reference only.





Sr Dr Calvin Keung
FHKIS, QSD

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Experience-Sharing on Teaching and Learning from an Interdisciplinary Student BIM Project during the COVID-19 Pandemic

The onset of the pandemic has prompted a swift pivot away from traditional face-to-face teaching. The drastic transition from classrooms to remote online instruction or something in between has created challenges for teachers and students. The former have adopted various e-learning tools and apps to deliver synchronous remote classes, but these tools rarely offer a real-time collaborative platform that facilitates students' team projects. Some video conferencing apps support asynchronous learning through recorded lectures, but lack a keyword search function. Students may need to search for specific videos and rewind them to specific timestamps for revision. These difficulties create self-learning barriers for students in architecture, engineering, and construction, who need to study building information modelling (BIM). With the aid of technology, a BIM-based e-pedestal has been developed to offer a self-learning video platform and multi-functional server that facilitates student project collaboration.

Integrated building project development (IBPD) is an interdisciplinary student project that involves undergraduate students from the four programmes – architectural studies, civil engineering, architectural engineering, and surveying – offered by the Department of Architecture and Civil Engineering (ACE) at the

City University of Hong Kong. For this project, students are expected to demonstrate their BIM capabilities by developing a mock building from its preliminary design phase to construction planning in collaboration with students from other disciplines. To facilitate the teaching and learning of IBPD during the pandemic, ACE has adopted an e-pedestal that integrates three educational tools: BIM-TV, a cloud-based BIM server, and a student progress dashboard.

BIM-TV is an asynchronous self-learning platform that helps students achieve the learning goals of IBPD. It is an effective alternative to the traditional face-to-face teaching of software. BIM-TV contains over 200 short videos, each tagged with keywords. Videos with the same keywords are bundled together in a predetermined order to create themed video series. BIM-TV also records the viewing history of each student and applies data mining techniques to analyse each student's learning trail and recommend personalised learning strategies. This supports individualised self-paced study. BIM-TV has significantly enhanced the teaching and learning of BIM software during the pandemic.

The cloud-based BIM server allows interdisciplinary students to access the central model for work-sharing in real-time. The distributed-team-centric configuration of the BIM server offers a shared repository for each IBPD team to retrieve and archive digital data for BIM collaboration, while the BIM server allows team members to work on the same model at the same time. Specifically, all team members save local copies of the central model, which are then synchronised with the master copy of the model each time a local copy is updated.

This synchronisation allows all team members to see the updated design and ensures that the latest version of the model is always in use. Centring the team's activities on a single source of information improves collaboration between team members, while students can access the BIM server from anywhere via a VPN connection. Such flexibility has broken the barriers to remote BIM collaboration during the pandemic.

The student progress dashboard allows teachers to monitor students' BIM performances by linking the dashboard to the BIM server to track students' BIM engagements during the project period. Teachers can then monitor how frequently students synchronise their updated designs to the central repository for data-sharing. The dashboard generates charts that illustrate the total number of model elements created and the number of element clashes detected in the BIM models. These records

aid in tracking the progress of the students' model developments and design coordination skills. The dashboard includes a chat message function that teachers can use remotely to supervise students, thus enabling both parties to solve problems and clarify irregularities observed on the dashboard.

The pandemic has transformed the mode of teaching and learning from classrooms to hybrid or fully virtual platforms. This sudden shift has created new study modes that may persist into the post-pandemic era, thus presenting students with an uncertain and increasingly complicated future. But the BIM-based e-pedestal, which supports both synchronous and asynchronous e-learning, has successfully encouraged students' active learning, engagements, and self-directed study of BIM, thus preparing them for the challenges of the future.

Members Corner Needs Contributions from You!

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

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


House rules:






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


*For HKIS corporate members' submission only















HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 1 JUN - 8 SEP 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
1 Jun 2022	2022087	Sharing on The District Study for Yau Ma Tei and Mong Kok 	Lawrence Mak	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
4 Jun 2022	2022018	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
4 Jun 2022	2022072	QSD PQSL - QSD APC Part II Workshop 2	Experienced Assessors of QSD APC	QSD, YSG	-	✓	3.0	Free of charge - QSD associate members and probationers; HK\$200 - members; HK\$300 - non-members
6 Jun 2022	2022054	Estimating Embodied Carbon: The Next Evolution of Quantity Surveying	Andy Ang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
8 Jun 2022	2022038	Experience Sharing Seminar in the General Application of Fire Safety Ordinances	Stephen S M Tse	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
8 Jun 2022	2022079	Digital Transformation for Facility & Property Management	Darron Sun	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
10 Jun 2022	2022011M	QSD PQSL Contract Administration Series 2022 (2) – How to Deal with Variations under the Contract properly? 	Stephen Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
10 Jun 2022	PDD/S/202202	PDD drinks gathering cum welcome party for new members 	-	PDD	-	-	-	HK\$100 - probationer and student member; HK\$150 - full-member and associate member
11 Jun 2022	2022019	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
11 Jun 2022	QSD/S/202201	QSD Social Event – Mosaic Lamp Workshop 	-	QSD	-	-	-	HK\$195 - QSD members
15 Jun 2022	2022025	Overview and Experience Sharing on Quantity Surveying in Civil Engineering Works	Pak N Wan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
16 Jun 2022	2022081	Coordinates, Bearing and Distance to Map Our Future 	Y C Chan	LSD	1.5	✓	1.5	Free of charge
16 Jun 2022	2022082A	BSD PQSL Series 2022 - Standard Form of Contract in Contract Administration (Part 1) 	T T Cheung	BSD	-	✓	1.5	HK\$150 - members
17 Jun 2022	2022065	Food and Plastic Waste Management in Multi-storey buildings	William Y P Yu, Allan W H Wong	HKIS	1.5	To be determined by respective Division		Free of charge - HKIS members
17 Jun 2022	2022070	MIC project from a Surveyor's point of view	Charles Hung	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
20 Jun 2022	2022028	Sustainable Development on roofing systems	Kent Lam	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
21 Jun 2022	2022084	Places of Public Entertainment Licence 	Ben Chong	PDD	1.5	✓	1.5	HK\$120 - probationer and student member; HK\$150 - full-member and associate member; HK\$200 - non-member
21 Jun 2022	2022088	Housing, youth and social mobility 	Ricky Yu	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
22 Jun 2022	2022011N	QSD PQSL Specialization Series 2022 (2) – The Joy in Sub-contracting: Experience Sharing on Revitalization of Historic Buildings 	Frederick S C So	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
24 Jun 2022	2022073	Cost Savings of Re-plumbing Building Works Using Stainless Steel Pipes	Eric Cheng, T S Wong	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
27 Jun 2022	2022082B	BSD PQSL Series 2022 - Standard Form of Contract in Contract Administration (Part 2) 	T T Cheung	BSD	-	✓	1.5	HK\$150 - members
28 Jun 2022	2022089	Statutory Adjudication and Contractual Adjudication – Insights on the Spirit of Security of Payment for Hong Kong 	Wilson W P Lam	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
2 Jul 2022	2022020	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
6 Jul 2022	2022040	Playground Design with Case Studies	Judie Au, Vicky Luk	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
8 Jul 2022	2022082C	BSD PQSL Series 2022 - Sustainable Building Maintenance for Public Housing 	Danny Cheng	BSD	-	✓	1.5	HK\$150 - members
9 Jul 2022	2022021	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
14 Jul 2022	2022080	How Innovative Glazing helps achieve Carbon Neutrality 	Keith Tsang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
15 Jul 2022	2022093	Innovative Decarbonisation Technology to Improve Energy Saving in Buildings 	Benny Lo, Kenny Chan	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
18 Jul 2022	2022090	ISO 41001 Facilities Management - From Strategic Policy to Support Core Business of Clients 	Aldous Au	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 Jul 2022	2022074	The Use of Artificial Intelligence (AI) and Drone for Building Inspection	Harris Sun	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
21 Jul 2022	2022094	Integrated 3D Mapping: From Planetary Surfaces to Metropolitan Areas 	Bo Wu	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
22 Jul 2022	2022083	How Hong Kong become a Smart City by using Geographic Spatial Data in our city and building development? 	Kenneth Tang	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
23 Jul 2022	2022082D	BSD PQSL Series 2022 - APC Workshop on New Development Control 	Ben W H Chong, Carmen Lai	BSD	-	✓	3.0	HK\$200 - BSD Probationers only
28 Jul 2022	2022095	Late completion prevented by early repossession or termination? The dilemma of liquidated damages 	Damon So, Janice Cheng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
30 Jul 2022	2022082E	BSD PQSL Series 2022 - APC Workshop on Building Conservation and A&A Works 	Kenny Tse, Henry Chau	BSD	-	✓	3.0	HK\$200 - BSD Probationers only
5 Aug 2022	2022085	How can you get BIM qualifications? 	Sunny Choi	QSD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; Free of charge - full time degree student members
6 Aug 2022	2022082F	BSD PQSL Series 2022 - APC Workshop on Pre-contract Document and Procedures 	Andrew Lam, Gary Chan	BSD	-	✓	3.0	HK\$200 - BS probationers only
10 Aug 2022	2022082G	BSD PQSL Series 2022 - Design and Planning Considerations on Building Services installations in A&A Works 	Anderson Lam	BSD	-	✓	1.5	HK\$150 - members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Aug 2022	2022067	Innovative Projects in Macau & Hong Kong	Allan W H Wong	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members
23 Aug 2022	2022031	Control of Existing Buildings and Appeal Mechanism against the Building Authority's Orders	Anderson C B Chan	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
27 Aug 2022	2022022	Visit to The Pokfulam Farm "薄覺林牧場" (Reschedule from 19 February 2022)	Steven C K Chui, Nigel W H Ko	BSD	3.5	✓	3.5	HK\$300 - HKIS members
1 Sep 2022	2022082H	BSD PQSL Series 2022 - Building Diagnosis New	Ken Ma	BSD	-	✓	1.5	HK\$150 - members
2 Sep 2022	2022086	How to Select a Professional Green Wall System New	Alvin Ma	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
6 Sep 2022	2022082I	BSD PQSL Series 2022 - Leakage Inspections – Hidden Agenda New	David Chan	BSD	-	✓	1.5	HK\$150 - members
8 Sep 2022	2022082J	BSD PQSL Series 2022 - The role of Buildings Department in Licensing Control for Food Business New	Prince Wong	BSD	-	✓	1.5	HK\$150 - 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 January 2022, HKIS members can enjoy the private car discounts of **HK\$4.30 per litre for gasoline** and **HK\$9.20 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit www.cheerwayco.com/pro.

ESSO FLEET CARD

From 1 February 2022, HKIS members can enjoy the privileged private car discounts of **HK\$4.20 per litre for petrol** and **HK\$8.80 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 **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 11 April 2022, 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\$4.6 per litre for gasoline** and **HK\$9.3 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

Special Monthly Offer Wine Shopping

HKIS members can enjoy special monthly offer from Waston's Wine (Private Clients), to place your order, please contact: YIN TSUI (manyin.tsui@aswaston.com) or 3543-0391. Please refer to the HKIS website for details.

40% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of **HK\$3,500 for male and HK\$4,420 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 2023.

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

Free subscription Magazine

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

Up To 15% OFF 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.

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

From now until 30 June 2022, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

50% OFF HEALTH CHECK PLAN

From now until 31 December 2022, **health.esdlife** offers 1 extra **5% off** on over 600+ health check plans on eshop (Discount code: HKIS2022). For Mobile Medical Platinum Health Check Plan (2 persons), HKIS members can enjoy up to **50% off** (average \$2,992.5 per person; HKIS discounted price: \$5,985). The plan consists of 103 checkup items including cancer marker, cardiac, liver, kidney and renal condition, thyroid, lung with 2,000 **FREE** Parki/Shop/Apple/Fortress cash voucher or add \$300 for Dyson vacuum cleaner. More gifts like Dyson supersonic hairdryer, OTD massager and Nintendo Switch are available on selected plans. For purchase and details, please visit health.esdlife.com/hkis. For enquiry, please call **3151 2244**.

10% OFF BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** are available on selected plans. For purchase and details, please visit health.esdlife.com/hkis. Privilege lasts until 31 December 2022.

15% OFF PROFESSIONAL COURSE

HKIS members can enjoy a **15% discount** on fees of professional courses (except some programmes) of **Ouhk'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.

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

10% OFF DINING

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

Up To 10% OFF DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants (including **Di King Heen and La Scala**) to HKIS members. The offer will start on 2 January 2022 and last until 31 December 2022. 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% OFF INSURANCE

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

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

15% OFF WEIGHT REDUCTION PLAN

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2022, HKIS members can enjoy its exclusive offers, including a **free "Wealth & Health Assessment"** (original price: \$188), **15% off** to join its "Weight Loss 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.

22% OFF 5G HEARING AID

From now until 31 December 2022, HKIS members and their family members can enjoy free pure tone hearing test and **22% discount** on all models of 5G hearing aid purchase at **SoundDelight Hearing Centre**. Members can also enjoy additional one year warranty for selected models.

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

Up To 25% OFF DINING

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

Special Offer INSURANCE

From now until 31 December 2022, HKIS members and their families can enjoy the **special offers from Prudential General Insurance HK, Ltd** including personal accident, overseas study, home & home-landlord, home decoration and relocation care insurance, etc. For further promotional details, please visit HKIS website.

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.

10% OFF FOOTBALL SHIRT

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

15% OFF WINE SHOPPING

Wine etc is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2022. HKIS members can also enjoy a special **buy-one-get-one-free** offer on the **DELAMOTTE** champagne on the months of their birthdays.

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

29% OFF BOAT LICENSE COURSE

From now until 31 December 2022, **A & M Boating Limited** is offering a special discount and group discount for Boat License Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit www.anmboating.com, or call **2891 3220** or email to info@anmboating.com.

10% OFF DRIVING COURSE

From now until 31 December 2022, HKIS members can enjoy **10% discount** on specified driving training courses from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit leekin.com.hk.

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

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

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Surveyors Times is the official monthly newsletter of the Hong Kong Institute of Surveyors (HKIS) covering topical issues of interest to the surveying industry and up-to-date news about HKIS activities, reaching surveyors in a wide range of fields, including consultants, contractors, public utilities, civil servants and academics.

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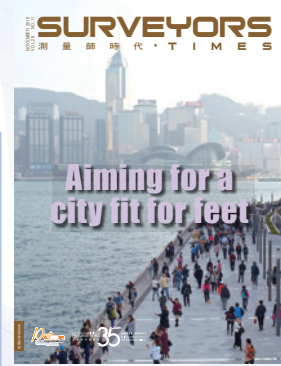
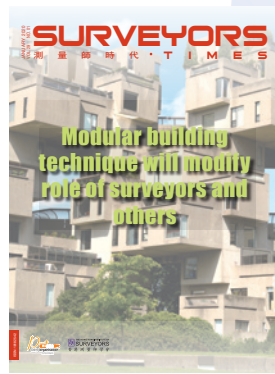
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