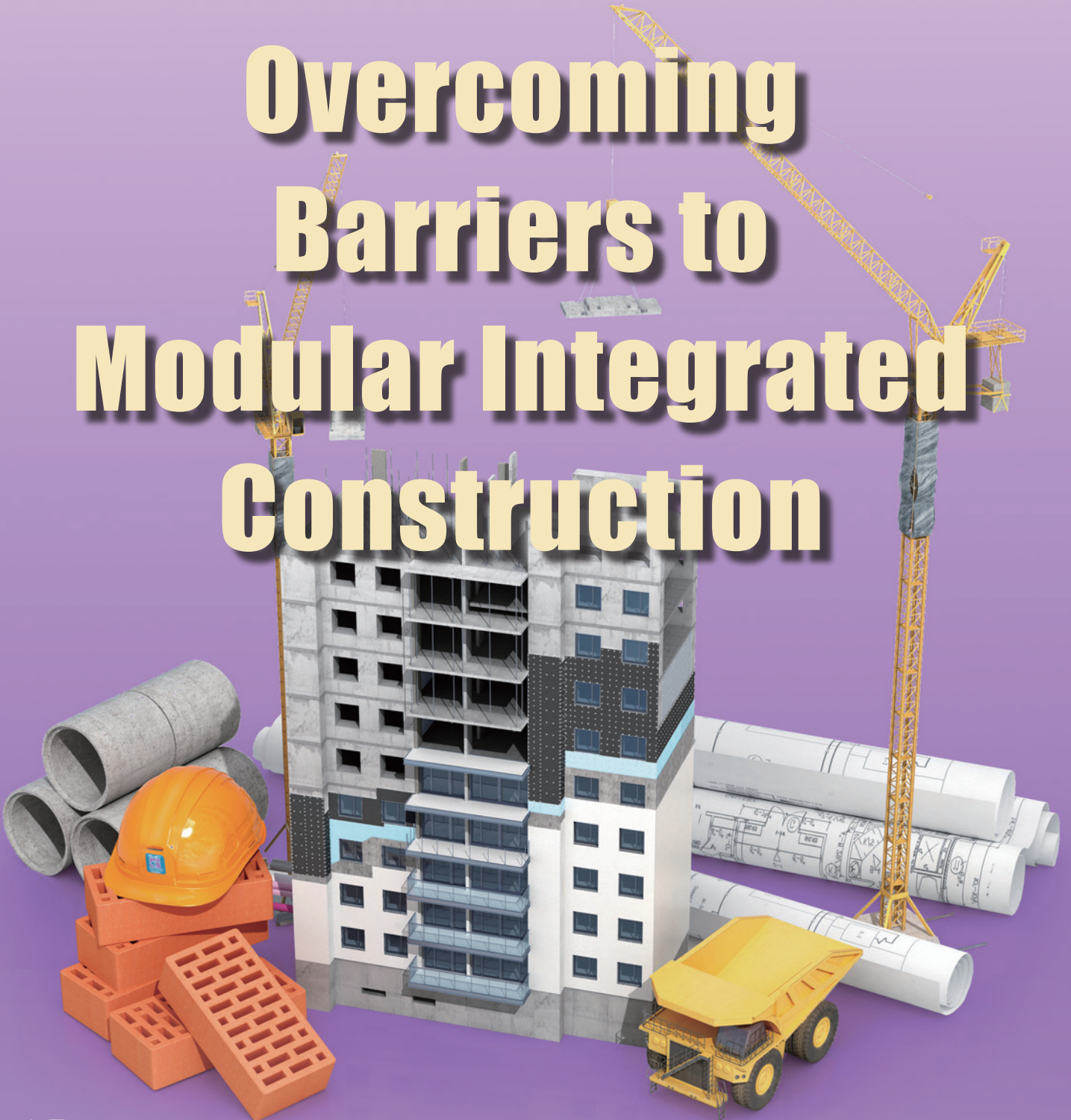


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SURVEYORS

測量師時代 · T I M E S

Overcoming Barriers to Modular Integrated Construction



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Sr Francis LAM

May 2024 bring you joy and good health!

It is my honour to be elected your President for 2024. Please join me to welcome our new General Council dedicated to serve the Institute and members in next 12 months. The Office Bearers are: Senior Vice-President Sr Robin Leung Chi Tim; Vice-President Sr Tony Wan Wai Ming; Vice-President Sr Raymond Kam Ka Fai; Honorary Secretary Sr Paul Tsui Hoi Yuen; and Honorary Treasurer Sr Alexander Lam Tsan Wing.

With this changing of the guard, the HKIS remains committed to providing regularly professional advice and specific recommendations to the government and the public. We will also endeavour to make connections in new markets, especially in Middle East and with ASEAN—and in doing so fight for more opportunities for our members.

Adapting to changes

With the new council members aboard, we gathered at the Regal Hong Kong Hotel for the annual retreat on 6 January, where we set out the master programmes for this calendar year and discussed key issues. Among these was streamlining HKIS committees, working groups and task forces.



Annual retreat: on 6 January, new HKIS Council members put their heads together at the Regal Hong Kong Hotel on key issues.
年度退修會：1月6日，香港測量師學會新一屆理事會成員於富豪香港酒店就關鍵議題集思廣益。

We examined how the increasing use of artificial intelligence such as ChatGPT, BIM and robotic technologies may soon change the way we work. Members must better equip themselves to serve society in this new AI era by enhancing their skills.

It is also vital to build bigger market share by aligning with the Government's global investment promotional activities in markets like the Middle East, Southeast Asia and Eastern Europe. From there, we may seek more development opportunities and prospects for the surveying industry in Hong Kong. Meanwhile, we continue to deepen the network and relationship with Mainland China, specifically Nansha of the Greater Bay Area.

Celebrating our milestone

To mark the Institute's 40th anniversary this year, there are a slew of events in place. An evening cocktail reception scheduled on 22 March at the Hong Kong Jockey Club at Happy Valley Racecourse will mark this milestone. Other events with particular jubilee flavours will include the HKIS Awards 2024 Award Presentation

PRESIDENT'S MESSAGE

會長的話

Ceremony-cum-Dinner in July with the theme “Surveying for a Sustainable Future”, which recognises the efforts of Hong Kong surveyors in creating a sustainable future, the International Valuation Standards Council Conference in November, our signature “Create Your District” Competition 2024 and a cross-strait conference drawing professionals from Beijing, Taipei, Macau and Hong Kong to meet in Macau this September under the auspices of our Land Surveying Division. Please stay tuned for more.

Feeling the pulse of the industry

On 3 January, I accompanied Immediate Past President Sr Paul Wong to the 2024–25 Budget consultation session organised for the engineering and construction sector by the Financial Secretary, Mr Paul Chan Mo-po, JP. This two-hour interactive session at West Wing of the Central Government Offices sought views and encouraged exchange. As the HKIS representative, I emphasised the importance of reducing stamp duty.



Money matters: engineering and construction representatives at the 2024–25 Budget consultation session on 3 January gave their thoughts on how the Government might allocate the Budget funds.
政府財政預算：1月3日·工程及建築業界代表出席2024-25年度財政預算案諮詢會，就政府如何分配預算資源表達己見。

On 9 January, the Construction Industry Council’s Chairman’s Lunch held at the Hong Kong Club was themed site safety. Apart from CIC Chairman Ir Thomas Ho On-sing, JP

and guest speaker Permanent Secretary for Development (Works), Ir Lau Chun-kit, Ricky, JP sharing their views, each held a brainstorming session that was inspiring and productive.

Two days later, I attended the Executive Council Lunch.

Spreading footprints

There were several exchanges of differing levels this month, helping to promote the Institute. The President of the International Federation of Surveyors (FIG), Dr Diane Dumashie, visited the HKIS on 4 January and it was our pleasure to receive a five-member delegation of the United Front Work Department of Shanghai, Xuhui District, led by Ms Qin Liping (Head), and Ms Zhang Xuemei (Deputy Head) on 17 January.



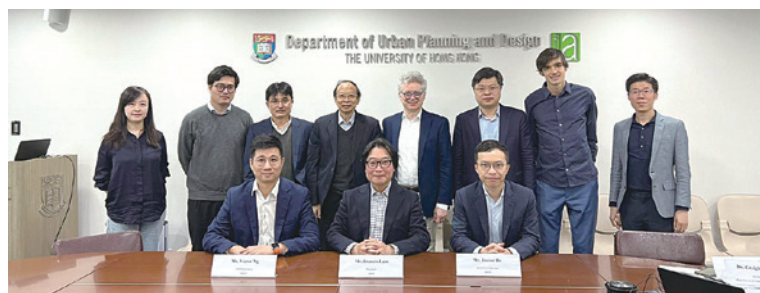
International guest: FIG President Dr Diane Dumashie paid a visit to the HKIS on 4 January.
海外嘉賓：1月4日·FIG主席DIANE DUMASHIE博士到訪香港測量師學會。

I was invited to CLP Power’s table at the Association of Engineering Professionals in Society’s 2024 Annual Dinner on 10 January and on 19 January the Urban Renewal Authority reserved me a seat at its table at Annual Dinner of the Structural Division of The Hong Kong Institution of Engineers.

On 18 January, I paid a courtesy visit to the University of Hong Kong's Department of Urban Planning and Design with Sr Victor Ng, Chairman of the Planning and Development Division. That afternoon, I attended the Belt and Road Office Talk, which included a 45-minute address by the Deputy Consul-General of the Kingdom of Saudi Arabia in Hong Kong, Mr Mohammed Saud H. Alotaibi, followed by 45 minutes of networking.

Congratulations to our mixed-sex table tennis team, which took second runner-up in a tournament staged by the Recreation and Sports Club for Hong Kong Professional Bodies on 7 January.

Sr Francis Lam
President



Next steps: at a courtesy meeting to the HKU's Department of Urban Planning and Design, we exchanged views on the course structure and graduates' careers.

規劃未來：與香港大學城市規劃及設計系代表會晤期間，我們就課程結構和畢業生職涯發展等項目交換了意見。

The HKIS Media Luncheon on 23 January occupied eight tables at the Chinese restaurant of the Regal Hong Kong Hotel and we introduced the spokespersons of our six Divisions and the Young Surveyors Group to the media. On 24 January, the first General Council meeting was held with Sr Hon Tony Tse sitting in.



Meet the press: the new spokespersons for our six Divisions and the Young Surveyors Group got their first media airing at the Media Luncheon on 23 January.

與媒體會面：在1月23日舉行的傳媒聚餐上，學會六個專業組別及青年組的新發言人首次跟傳媒會面。

新年伊始，我在這裡祝願大家在2024年平安喜悅、身體健康！

我很榮幸獲選擔任2023-24年度會長。請與我一同歡迎新一屆理事會，執行理事包括梁志添測量師（高級副會長）、溫偉明測量師及甘家輝測量師（副會長）、徐開源測量師（義務秘書）和林增榮測量師（義務司庫）。我們會在未來12個月竭誠為學會及會員服務。

隨著新舊班子交替，香港測量師學會將繼續致力向政府和公眾定期提供專業意見和具體建議。我們亦將努力拓展新市場並建立聯繫，特別是在中東和東盟地區，藉此為會員爭取更多機會。

與時俱進

隨著新理事會成員上任，我們於1月6日假富豪香港酒店舉行年度退修會。期間我們制定了本年度的主要規劃與步署，並探討了一些關鍵議題，包括將香港測量師學會各委員會、工作小組和專責小組的架構簡化。

有見ChatGPT、建築信息模擬和機械人技術等人工智能的應用日益增加，我們亦探討了這趨勢將如何在不久的將來改變我們的工作模式。各位會員必須提升技能、裝備自己，為能夠在新的人工智能時代服務社會而做好準備。

PRESIDENT'S MESSAGE

會長的話

此外，為配合政府在中東、東南亞和東歐等市場的全球投資推廣活動，擴大市場份額亦十分重要。由此，我們可以為香港測量業尋求更多發展機遇和前景展望。同時，我們將繼續深化與中國內地，特別是大灣區南沙的網絡和關係。

為學會重要里程碑誌慶

今年適逢學會成立 40 周年，我們計劃舉行一系列慶祝活動。定於 3 月 22 日晚上假香港賽馬會跑馬地馬場舉行的酒會，將標誌著這一里程碑。其他別具紀念意義的活動包括：於 7 月舉行的香港測量師學會大獎 2024 頒獎典禮暨晚宴，主題為「創新專業測量 實現可持續未來」，以表彰香港測量師在建設可持續未來的成就；及 11 月舉行的 IVSC 國際評價委員會會議；我們富代表性的活動「構建『你』想」地區發展創作比賽 2024；以及將於今年 9 月在澳門舉行的海峽兩岸會議，來自北京、台北、澳門和香港等地的專業人士，將在我們的土地測量組主持下薈萃一堂。敬請留意更多精彩項目公佈。

感受業界脈搏

1 月 3 日，我與上任會長黃國良測量師，一同出席財政司司長陳茂波太平紳士為工程及建築業界舉辦的 2024-25 年度《財政預算案》諮詢會。該兩小時互動環節於政府總部西座舉行，旨在徵求在業界人士的意見，鼓勵交流。我作為香港測量師學會的代表，在互動環節中強調了降低印花稅的重要性。

1 月 9 日，建造業議會主席午宴假香港會舉行，主題為地盤安全。會上，議會主席何安誠及客席講者發展局常任秘書長（工務）劉俊傑工程師各抒己見，與在座嘉賓交流，集思廣益。

兩日後，我出席了行政會議午餐會。

拓展足跡

本月，我們參與了多場不同界別的交流活動，藉此提升學會的形象和影響力。1 月 4 日，國際測量師聯合會（FIG）主席 Diane Dumashie 博士蒞臨香港測量師學會。我們亦有幸於 1 月 17 日接待由上海市徐匯區區委統戰部部長秦麗萍女士和副部長張雪梅女士率領的五人代表團。



Unprecedented visit: Ms Qin Liping and Ms Zhang Xuemei led a delegation of the United Front Work Department of Shanghai, Xuhui District, to the Institute for the very first time.
首度造訪：秦麗萍女士和張雪梅女士率領上海市徐匯區區委統戰部代表團首次到訪香港測量師學會。

1 月 10 日，我獲邀出席工程界社促會 2024 年周年晚宴的中電餐桌專席；1 月 19 日，市區重建局在香港工程師學會結構分部的周年晚宴上為我預留席位。



Closer ties: for the Association of Engineering Professionals in Society Annual Dinner on 10 January I accepted a CLP Power invitation to join its table.

密切聯繫：在 1 月 10 日舉行的工程界社促會 2024 年周年晚宴上，我獲中電邀請，參與盛會。

PRESIDENT'S MESSAGE

會長的話

1月18日，我與規劃及發展組主席吳柏堅測量師一同拜訪香港大學城市規劃及設計系，並與其代表會晤。當天下午，我出席了「一帶一路」辦公室講座，沙地阿拉伯駐港署理總領事 Mohammed Saud H. Alotaibi 先生的45分鐘致辭，以及隨後的交流活動，均令我獲益良多。

1月24日，我們舉行了本年第一次理事會會議，謝偉銓議員測量師亦有出席及交流。

最後，恭喜本會男女混合乒乓球隊於1月7日在香港專業團體康體會舉辦的比賽中獲得季軍！



Branching out: Mr Nicolas Ho, Belt and Road Office Commissioner, moderated the BRO Talks on Green Development Opportunities on the Kingdom of Saudi Arabia.

開創新局：由「一帶一路」辦公室專員何力治先生主持的「BRO TALK」講座，帶領我們探討沙地阿拉伯王國的綠色發展機遇。



Prize winners: these are the faces of our mixed-sex ping-pong team on receiving their third place medals in the Recreation and Sports Club for Hong Kong Professional Bodies tournament on 7 January. I had the great pleasure of presenting them their medals.

榮耀見證：學會的男女混合乒乓球隊在1月7日舉行的香港專業團體康體會比賽中獲得季軍，這是他們領獎的喜悅時刻。我有幸親自為他們頒發獎牌。

1月23日，香港測量師學會在富豪香港酒店中菜廳舉行媒體午宴，筵開八席，向媒體介紹學會2024年度六個專業組別及青年組各自的發言人。

會長
林家輝測量師



Department of Building and Real Estate

MSc in Intelligent Construction

Programme Overview

This MSc in Intelligent Construction programme is a mixed-mode taught postgraduate programme designed to address the “Construction 2.0 - Time to Change”, an initiative developed and promoted by the Hong Kong SAR Government, and the global demand in digitalisation in the construction industry. The programme will focus on equipping students with state-of-the-art Intelligent Construction Technologies (ICT) along with capabilities of executing construction engineering managerial skills through pioneering ICT approaches in both theoretical and applied aspects.

03 Feb Online Info Seminar

Programme Structure and Subjects

Dissertation path

21 Credits (7 Compulsory Subjects)
+ 9 credits (Dissertation)

Non-dissertation path

30 Credits (10 Compulsory Subjects)

Available based on students' preferences.

Compulsory subjects for both dissertation and non-dissertation paths:

- ◆ Machine Learning and Data Mining for Construction*
- ◆ Automation and Robotics in Construction*
- ◆ Advanced Visualisation and Interactive Technologies for Construction*
- ◆ 3D Printing in Construction: Principles and Applications*
- ◆ Information Management for Construction and Real Estate*
- ◆ Construction Information Technology#
- ◆ Research Methods for Construction and Real Estate*^

(This subject must be taken in advance of or in parallel with Dissertation when dissertation path is chosen. And it must be taken in advance of the subject Integrated Project in Intelligent Construction when non-dissertation path is chosen.)

Compulsory subjects for non-dissertation path only:

- ◆ Integrated Project in Intelligent Construction*
- ◆ Principles of Project Management#
- ◆ Strategic Management#^

* One 3-hour weekday evening class per week over a 13-week semester.

Each of these subjects consists of 3 full-day weekend (Saturdays and/or Sundays) workshops.

^ Daytime classes held during weekdays are available for full-time students.

Duration

1 year (Full-time) | 2 years (Part-time)

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Info Seminar Registration



Programme Details and Entrance Requirements



<https://polyu.hk/NaujD>

Department of Building and Real Estate

MSc in Construction Law and Dispute Resolution

Programme Overview

The programme is to promote better understanding among different areas of professional practice and to explore the theories in the interfaces between law, construction technology and management. Part of the programme is designed in the context of international construction projects to acknowledge the need for knowledge of cross-cultural practice and for knowledge of projects in Hong Kong and the Chinese mainland. To combine theory and practice, the programme also provides practical training in the main dispute resolution skills, namely arbitration and mediation.

09 mar Online Info Seminar

Programme Structure and Subjects

Dissertation path

7 subjects (3 credits each), including 5 Compulsory Core Subjects and Core Subject: Research Methods for Construction & Real Estate
+ Dissertation (9 credits)

Non-dissertation path

10 subjects (3 credits each), including 5 Compulsory Core Subjects and Core Subjects: Construction Law Project, Dispute Resolution Project and/or Mediation Training

Core Subjects of the Programme

- ◆ Property Law
- ◆ Mediation Training⁺
- ◆ Legislative Aspects of Fire Safety Management
- ◆ Construction Law^{*}
- ◆ Dispute Management & Law for International Project^{*}
- ◆ Statutory Framework for Construction Practice^{*}
- ◆ Arbitration Law & Practice^{**}
- ◆ Principles & Practices of Law[^]
- ◆ Principles of Project Management[@]
- ◆ Construction Practice in China^{@+}
- ◆ International Construction Projects[@]
- ◆ Construction Technology[@]
- ◆ Construction Law Project^{**}
- ◆ Dispute Resolution Project^{**§}
- ◆ Research Methods for Construction & Real Estate[#]

^{*} Compulsory Core Subject

[^] Compulsory Core Subject (limited to and compulsory for non-lawyer candidates)

[@] Available for lawyer candidates as a replacement for Principles & Practices of Law

^{**} Compulsory for students who opt not to do the Dissertation

[§] Students who opt not to do dissertation may take Mediation Training as an alternative for this compulsory subject

[#] Compulsory for students who opt to do the Dissertation

⁺ These subjects have been included in the Continuing Education Fund (CEF) list of reimbursable courses. Details can be found at www.wfsfaa.gov.hk/cef.

Duration

1 year (Full-time) | 2.5 years (Part-time)

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Info Seminar Registration



Programme Details and Entrance Requirements



<https://polyu.hk/LPXFP>

Overcoming Barriers to Modular Integrated Construction

By Kit M Yip



Sr Arthur Cheung

Co-chairmen of HKIS MiC Task Force



Sr Sunny Choi

Co-chairmen of HKIS MiC Task Force



Ir Sr Jonathan Lee

Council Member of HKIS' Property and Facility Management Division



Following the HKSAR government's promotion of Modular Integrated Construction (MiC) and Design for Manufacture and Assembly (DfMA) to speed up supply of public housing, the HKIS recommends that government policies be formulated to facilitate MiC and improve MiC-related supply chains, storage and assembly space, as well as transportation. In this issue, the interviewed surveyors advise the government to step up overall planning, assessment, as well as research and development efforts to achieve long-term MiC goals.

In the past two policy addresses, the Chief Executive has proposed wider adoption of MiC to boost construction, efficiency and quality. All public housing projects under the Housing Authority in the first five-year period (2023-24 to 2027-28) should adopt DfMA, including MiC approach. No less than half of the public housing projects in the second five-year period (2028-29 to 2032-33) should adopt MiC approach; and DfMA for the remaining projects. A steering committee would be set up to formulate measures such as strengthening of MiC supply chain. The Housing Authority should continue to test and improve MiC techniques.

DfMA aims to optimize the design of a product for ease of manufacturing and assembly. It allows manufacturing construction components with the most cost-effective materials and processes at off-site facilities and assembling them at reduced cost and minimised operations onsite. MiC is a construction method whereby free-standing volumetric modules (with finishes, fixtures, fittings etc) are manufactured off-site and then transported for constructing buildings.

As a continuity of MiC, it is also possible to adopt Multi-trade Integrated Mechanical, Electrical and Plumbing (MiMEP) which integrates multi-trade building services components into a single assembly of prefabricated modules, manufactured in a factory and then transported to the site for connection of modules to complete various trades of building services installations on site.

Tackling labour shortage and construction safety

Both Co-chairmen of HKIS MiC Task Force Sr Arthur Cheung (Building Surveyor, BS) and Sr Sunny Choi (Quantity Surveyor, QS) believe that MiC is particularly suitable for Hong Kong as it helps to address the problems of labour shortage and lack of experienced workers, and the need to speed up construction of public housing including transitional housing. Modules could be manufactured in factories on the Mainland and transported to Hong Kong for assembly on site, thereby allowing fabrication work in factories and site work to be done in parallel to save time. The sites in Hong Kong would then involve fewer work operations and hopefully improved construction safety. Manufacturing in factory conditions mean better quality control and less wastage than traditional in-situ construction methods.

Sr Cheung considers MiC to be especially useful when the building project involves significant repetitions, few changes, and large volumes. It would be even better if similar modules can be used in more than one site.

Nevertheless, both Co-Chairmen noted that Hong Kong's landscape and streetscape limit the height and width dimensions of modules to be transported, and ultimately the floor height and design of properties. The city's relatively small construction sites mean limited space for site access, truck parking as well as storage and installation of modules.

Whereas Hong Kong was relatively late in starting wider adoption of MiC in 2017, Sr Cheung believes the city is catching up quickly as there are now high-rises built with MiC, such as HKSTP InnoCell and the Urban Renewal Authority's (URA's) composite building development with Chinachem Group at Tonkin Street.

Early design stage being crucial

The surveyors elaborated on the importance of planning in MiC. According to Sr Cheung, for traditional in-situ construction, building surveyors used to liaise mainly with contractors who implement designs and engage in construction. Yet with MiC, building surveyors responsible for overall project management now need to consider different elements in the entire MiC process such as transportation of modules, as disruptions can severely affect construction. They also have to foster early communication and collaboration among design team, contractors and MiC factories.

Most importantly, building surveyors need to clearly sort out repair and maintenance needs during design stage, such as ensuring precise joints and junctures, prevention of water seepage and other issues. They should also ensure that modules are made with parts that have continuous supply to enable future repairs. In some cases, building surveyors also act as Authorised Persons to handle submissions to government departments and seek approvals and to ensure compliance of design requirements under the Buildings Ordinance. A longer design period shall be expected for MiC projects.

Normative nature suitable for property and facility management

Ir Sr Jonathan Lee, Council Member of HKIS' Property and Facility Management Division (PFMD), agrees that the design stage is crucial for MiC. "MiC means good news to property and facility management surveyors since it is highly normative and thus ideal for management purposes. In cases where the MiCs are well-planned, transparent, standardised, consistent, and tested with clear and well-documented data, they work best for property and facility management and could even potentially reduce dispute among users. During property handover to practitioners of property and facility management, a process that is often rushed in Hong Kong, MiC with transparency is of tremendous help."

Conversely, since there is little flexibility once modules are ordered, there had been mistakes during Hong Kong's early adoption. For current reference, past errors included blockade of access, or devices installed at unreachable locations, such that repair or replacement of faulty parts could not be done and there could be risks of accidents during repair. In extreme cases, parts or even the entire unit had to be demolished, or the residents had to relocate elsewhere.

"To prevent such issues, property and facility management surveyors should be involved since the early stage to facilitate Design for Operation or Design for Property and Facility Management." Their involvement in MiC includes its operations, time and risk management, holistic usage, future repair and maintenance, and meeting customer needs. "There should be pre-management that takes into consideration operational needs, user comments and requirements. Technology such as sensors could also help to give pre-warning about potentially faulty parts to reduce reliance on scheduled, manual inspection."

The potential of MiC development

Sr Sunny Choi, QS, compared Singapore's Prefabricated Prefinished Volumetric Construction (PPVC) with Hong Kong's MiC. Singapore adopts PPVC in projects that include private and permanent housing. They have wider roads for transportation, more flat sites and spacious external areas that can accommodate larger cranes. Hong Kong people recognise that MiC is commonly adopted for transitional housing, and in Covid quarantine camps with a temporary nature. Actually, there are a few MiC building projects in Hong Kong that are permanent. Other local constraints are relatively small sites, narrow roads, hilly landscape and issues with the typhoon season. "MiC could be used for much taller, permanent buildings. With the effort of construction professionals as well as investment in research and development, I believe we can see more permanent and tall MiC housing blocks in Hong Kong. When there is a significant surge in demand for MiC

housing, the resulting economies of scale in module production will catalyse a reduction in MiC prices, making it a cost-effective choice.”

With Hong Kong’s adoption of MiC of which modules are mainly manufactured in the Mainland factories, quantity surveyors need to figure out the portion of MiC involved in the project, estimate the down payment requirement of the MiC supply chain and set up the payment term for off-site works. While easing contractors’ cashflow issue, quantity surveyors reduce the risk to the project clients by inserting off-site payment bond or insurance cover in contract documents as well.

Concrete knowledge about BIM and MiC required

Building Information modelling (BIM) is the process that uses building modelling software to create a three-dimensional (3D) model of a building, including its physical and functional characteristics. The process produces the BIM database, which encompasses building geometry, spatial relationships, geographic information, as well as quantities and properties of building elements, which are crucial for MiC. All three surveyors opined that surveyors of different divisions need to have enhanced knowledge of BIM.

Sr Sunny Choi states that quantity surveyors need to learn more about BIM and other digitalised technologies like robotics, laser scanning and digital twin etc, as there are

increasing specification requirements on new construction techniques, digitalised equipment and installations, and smart site management system. Sr Arthur Cheung thinks that building surveyors need to learn MiC’s manufacturing processes, transportation, production and its constraints, application of the innovative technology, on top of strengthening existing knowledge about construction technology, maintenance, building ordinances and regulations. Ir Sr Jonathan Lee believes property and facility management surveyors should now learn more about MiC’s production, design, installation, relevant terminologies, and in particular future repair and maintenance.

Recommendations to Government

Now that MiC has been applied in Hong Kong for a few years, Sr Cheung hopes that the government will have a holistic plan to drive the initiatives. The government can share information about previous usage, lessons learned, successful cases and assessments so that the industry can improve their designs. Since MiC involves longer time for design, he hopes the government can provide reference and framework regarding timelines. More training regarding MiC is needed in construction technology courses within surveying programs at tertiary institutes.

Both Sr Cheung and Sr Choi urge the government to establish centers in Hong Kong and foster research and development such as those on material science. They hope to see improvements in local technology level to allow further development and adoption of MiC to suit local context and to strengthen the supply chain.

Ir Sr Jonathan Lee suggests that the government provide more incentives to the industry. Apart from gross floor area concessions, there could be low-interest loans for industry players that adopt MiC. Awards and recognitions could be given, such as awarding the use of MiC for carbon and waste reduction. Sr Choi too hopes that there could be more regulatory and research support for using MiC in addition to the Construction Innovation Technology Fund.



促進組裝合成建築法的廣泛使用



隨著特區政府提倡使用「組裝合成建築法」(MiC)和「裝配式設計」(DfMA)以加快公屋供應，香港測量師學會建議政府擬定政策，促進業界應用組裝合成建築法，並改善其供應鏈、儲存與組裝空間、和運輸配套。今期，受訪測量師將闡釋其向政府提出的提議，包括加強整體規劃、評估、研究與發展，以達致組裝合成建築法的長遠目標。

在過去兩份施政報告中，特首提出更廣泛應用組裝合成建築法，提升建築成效和質素。所有房委會公屋項目在第一個五年期(2023-24至2027-28年度)，應採用裝配式設計，包括組裝合成建築法。在第二個五年期(2028-29至2032-33年

度)，不少於一半公屋項目應採用組裝合成，其餘項目亦應採用裝配式設計。政府將成立督導委員會，制定加強組裝合成組件供應鏈等措施；房委會亦將持續測試並改進組裝合成技術。

裝配式設計旨在優化產品的設計，以便於製造適合於現場安裝的預製組件，再選用具成本效益的材料與加工程序，於預製工場內預先製造組件，從而降低成本和減少現場施工程序。組裝合成採用預製組件的建築法，將廠房生產的獨立組裝合成組件(已完成飾面、裝置及配件的組裝工序)運送至工地，再裝嵌成為建築物。

「機電裝備合成法」(MiMEP)被視為組裝合成建築法的延續，透過預製組件把多行業的機電裝置在工廠環境下組裝成單模塊，運送至工地後，再與其他模塊連接，完成多個屋宇裝備的安裝。

解決人手短缺和建築安全問題

組裝合成建築法工作小組的兩位共同主席張文滔建築測量師和蔡盛霖工料測量師均認為，組裝合成建築法尤其適合香港的建築環境，可協助應對勞工尤其是經驗技工短缺問題、以及加快建造公屋和過渡性房屋等。組件可由內地工廠生產，運送到香港工地作現場裝嵌，讓工廠預製工序與工地工作可以同時進行，以節省時間。位於香港的

工地可因而牽涉較少工程運作，有望提升建築安全。相比傳統的工地現場建築方式，於工廠環境製作可達致更佳的質素控制、並減少浪費工料。

張文滔測量師認為組裝合成建築法特別適合高度重覆、少有變動、建築量龐大的項目。如類似的組件可以應用於超過一個工地，則成效更大。

儘管如此，兩位共同主席指出香港狹窄的街道環境限制了運送預製組件的高度闊度，最終會影響樓底高度和樓宇設計。本港的地盤相對細小，限制了可用作地盤出入口、停泊貨車、儲存和裝嵌組件的空間。

香港在 2017 年才開始較廣泛採用組裝合成建築法，起步相對較遲，但張文滔測量師認為本港正急起直追，已有高樓大廈以組裝合成建築法興建，例子包括香港科技園的創新斗室、以及市建局與華懋合作的東京街住宅及商業項目等。

早期設計階段至為重要

測量師均認為，早期規劃對組裝合成建築法十分重要。張文滔測量師指出，過往在傳統工地現場建築方式中，建築測量師主要跟承建商接洽，承建商則根據設計執行建造工程。然而在組裝合成建築法下，負責整體項目管理的建築測量師需要考慮組裝合成整個過程中的各種因素，譬如預製組件的運送，因為任何運輸阻滯均嚴重影響建築工程的進行。他們亦需要更早促進設計團隊與承建商以及組件工廠間的溝通和合作。

最重要的是，建築測量師必須在設計規劃階段釐清維修保養的需求，譬如確保接縫位置精準、防止漏水滲水及其他問題。他們亦須確保組件使用的部件有持續供應，以滿足日後的維修需要。建築測量師有時亦會擔任認可人士 (AP)，向政府部門申請審批，並確保組裝合成設計符合建築物條

例要求，而有關組裝合成建築法的設計程序相對會較長。

適合物業設施管理的標準規範

物業設施管理組理事李文光工程師暨測量師同意，早期設計階段是組裝合成建築法的關鍵。組裝合成為物管帶來喜訊，其高度規範化的本質，對有效統籌管理大有幫助。如組裝合成有完善規劃、過程透明、標準化與一致，經過調試並有清晰詳盡的記錄，對物管十分有利，更有可能減少用家之間的糾紛。在香港，物業交付到物管的時間通常十分倉卒，透明清晰的組裝合成對我們的工作大有裨益。」

相反，一旦組件已落單製作，便幾乎不可作出改動。最初採用組裝合成時曾出現的缺失，現已成為借鑑，包括堵塞通道、裝置被安裝於難以觸及的地方，導致維修或更換零件出現困難，又或增加維修時發生意外的風險等。在極端例子中，部分甚或整個單位內部需要清拆，又或居民需要搬遷至其他地方。

「要防止這些問題出現，物業設施管理測量師必須在早期設計階段已經介入、開始參與項目，讓項目達致為運作而設計、及為物管而設計的目標。」物業設施管理測量師在組裝合成中的工作包括運作、時間與風險管理、整體應用、未來維修保養等，並要滿足客戶需求。「項目應該要有前期管理，全面將應用需要、用家意見和需求等一併考量。可鼓勵科技應用，譬如感應器可為組件的潛在毛病作出預警，減少對定期人手檢測的依賴。」

組裝合成的發展潛力

蔡盛霖工料測量師比較在新加坡稱為模塊化建築 (PPVC) 的方法、與香港的組裝合成建築法。新

加坡的私人樓宇及永久性房屋都有使用模塊化建築，用作運輸的道路更為廣闊、有更多平坦的工地、可容納更大塔式起重機的外圍空間。香港方面，雖然港人認知組裝合成普遍用於過渡性房屋以及屬臨時性質的新冠隔離營，以及本港工地相對狹小、道路狹窄、環境多山，受颱風季節的影響等；但其實香港已有數個永久性的組裝合成的建築項目。「組裝合成可以用於更高、永久性的樓宇。憑著建造業專業人士的努力，以及向研究開發投入更多資源，我相信香港將有更多永久性更高的組裝合成樓宇出現。當由組裝合成建築法興建的樓宇需求出現顯著增長時，組件的規模經濟效應將促使其價格下降，使其成為一個具有成本效益的選擇。」

香港採用的組裝合成建築法，其組件主要在內地工廠預製。因此，工料測量師需要準確掌握項目使用組裝合成的比重，估算其供應鏈需要的前期付款，訂立場外工程的付費條款。除減輕承建商對現金流的壓力外，工料測量師在合約文件內訂明場外付款保證金，從而減低項目可能為客戶帶來的風險。

加強認識 BIM 與 MiC

建築信息模擬技術（BIM）是使用建築軟件替建築物製作三維模型的過程，模型同時顯示建築物的外貌與功能特徵。製成的建築信息模擬數據庫包含建築幾何、空間關係、地理信息、建築元素的數量與屬性，對組裝合成尤其重要。三位測量師均認為各組別的測量師都需要對建築信息模擬有深入的認識與掌握。

蔡盛霖測量師指出，工料測量師必須增進對建築信息模擬及其他數碼技術（如機械人、鐳射立體掃描、數碼孿生等）的認識，因為對先進施工技術、數碼化設備與安裝、智慧工地管理等合約規範要求越來越多。張文滔測量師認為，建築測量

師除了要加強本身在施工技術、維修、建築物條例等方面的知識，也要學習組裝合成的製作過程、運輸、組件生產與其限制以及應用各種創新科技等。李文光工程師暨測量師亦相信，物業設施管理測量師應該認識更多有關組裝合成建築法的生產、設計、安裝、相關詞彙等，尤其是有關未來維修保養的部分。

對政府的建議

香港採用組裝合成已有數年，張文滔測量師希望當局可透過整全的計劃推動其發展。政府可分享數年來組裝合成的應用資訊、教訓與成功例子、項目評估等，讓業界改善項目的設計。由於組裝合成建築法需要更長時間設計，他期望政府可就時間表等提供參考和框架；大專院校測量課程中的建築技術科目亦需要增加跟組裝合成相關的訓練。

張文滔測量師和蔡盛霖測量師促請政府在香港成立研究中心，加強材料科學等範疇的研究與發展。他們寄望改善本地技術水平，令組裝合成的發展及應用更符合本地需要，並加強供應鏈。

李文光工程師暨測量師建議政府向業界提供更多誘因，除了豁免樓面面積外，也可考慮向採用組裝合成的同業予以低息貸款。同時，亦可透過獎項和嘉許，表揚使用組裝合成達致減碳減廢的項目。蔡盛霖測量師也希望政府在建造業創科基金等資助計劃以外，在規管及科研方面多加便利及支援，以鼓勵業界使用組裝合成建築法。

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江渚青青雁归来—自然资源部第三大地测量队激发数据潜能服务湿地保护

冬日的清晨，在广州海珠国家湿地公园的一处水域，一群小天鹅在洲滩上悠闲地觅食，突然数十只豆雁从草丛中“哗啦啦”展翅飞出，鸣叫声此起彼伏，十几名摄影爱好者连忙端起相机一阵猛拍。

「这阵子随著北方气温持续走低，越来越多的候鸟飞来越冬，前来观鸟的人也越来越多。」一名摄影爱好者饶有兴致地告诉笔者。

海珠国家湿地公园是全国唯一位于超大城市中轴线上的国家湿地公园，因周边人类活动强度大一直面临著较大的生态保护压力，近年来得益于保护力度的加大，生态环境越来越好，测绘地理资讯也为这片青青湿地贡献了重要的科技力量。

监测分析，服务湿地保护政策制定

2023年9月底，在海珠国家湿地公园上空，一架搭载多光谱相机的无人机正在航飞监测。

「我们透过取得的多波段资料计算后可以发现黑臭水体、富营养化水体，透过对植被指数计算分析可以监测岸线绿化、植被生长及退化等情况。」自然资源部第三大地测量队（以下简称部第三大地测量队）无人机操作员贾亮介绍。

湿地被誉为“地球之肾”，是重要的自然资源和独特的生态系统，具有调洪蓄水、净化水源、储碳固碳、调节气候等独特的生态功能，也是众多野生动植物的生存繁衍的栖息之地。海珠国家湿地公园作为“广州绿心”，园区内水网密布、动植物资源丰富，但因正处在城市中轴线上，植被、水体极易受到人类活动的破坏和污染，湿地生态监测和保护难度极大。

海珠国家湿地公园的总面积约 1,100 公顷，其中水域面积达 377 公顷，如何及时发现湿地植被和水体的变化？

去年 9 月，负责海珠国家湿地公园生态监测的国家林业和草原局西南调查规划院（以下简称西南院）找到部第三大地测量队，提出了上述诉求。

「针对这一情况，本队与西南院展开合作，利用无人机搭载多光谱相机对海珠湿地进行监测，快速获取高分辨率多光谱影像，再透过数据计算分析作出诊断。」部第三大地测量队第五中队负责人李天坤说。

根据统计，自合作以来，部第三大地测量队累计航飞获取 0.1 米分辨率可见光和过光谱影像 16,080 张，完成 2 种水体指数、6 种植被指数分析，形成 1 套监测数据和 1 份监测报告，为精准制定湿地保护修复、开发利用措施提供了技术支援和资料要素保障。

判读预警，协助湿地保护问题早发现提早处置

去年 6 月，在江西南昌青山湖湿地的一处新垦农田前，调查员丁刚毅和夏亦龙一人拿著一台平板电脑正仔细比对核查影像数据。

几天前，技术人员从卫星遥感影像中发现地图斑发生了明显变化，有可能有新垦新建情况。为了确认现状，部第三大地测量队和西南院组织调查员前往现场进行核查比对。

「开展湿地核查是我们中队今年承担的重要任务。」李天坤介绍，江西省湿地类型丰富、范围广、区域条件复杂，靠人工巡护难以实现全覆盖。「我们利用多源遥感影像变化资讯撷取技术来提取变化图斑，可以对湿地保护区内的新建筑、基础设施和围垦区进行快速判别核查。」

近两年，部第三大地测量队与西南院合作开展了江西省湿地动态监测及湿地资源年度数据更新技术服务项目，透过图斑判读和实地调查对江西省

4处国家(国际)重要湿地、109处省级以上湿地公园、44处省级重要湿地和13处湿地自然保护区是否存在房屋、景观构筑物等新建建筑,是否存在道路、桥梁等新建基础设施以及农田等新建围垦区进行了判别和核查,为管理部门及时发布预警讯息提供了重要依据。

「国家重要湿地保护和修复需要不断进行技术革新,而开展空间位置调查和数据收集是测绘队伍的优势。」西南院湿地处处长付元祥告诉笔者,做好湿地底数收集,及时发现湿地问题,对湿地修复进行科学指导,需要自然资源产业部门的优势力量共同参与推进。

下一步,依照自然资源部与国家林业和草原局联合印发的《关于共同做好森林、草原、湿地调查监测工作的意见》,双方也将基于实景三维深度运用数字化、网路化、智慧化技术,在湿地模式建构、资讯化展示以及湿地修复成效评估等方面加深合作,建构「空天地网」一体化测绘遥感湿地监测体系,推动形成问题「早发现、早预警、早处置」良性治理机制,支撑湿地生态保护与修复。

勘界定标,为湿地保护划出精准界线

据了解,2021年至2022年,受西南院委托,部第三大地测量队相继开展了云南珠江源国家森林公园、沾益西河国家湿地公园、珠江源省级风景名胜、沾益海峰省级自然保护区、珠江源省自然保护区(沾益片区)及曲靖金沙江水系水生物市级自然保护区(沾质片区)勘界标案。

「过去,人们只知道那片地被划入湿地保护范围,但是具体边界在哪里却不清楚。」付元祥表示,这无疑给湿地保护和日常监管带来了难题。

为了让湿地划出精准界线,李天坤和队友们跑遍了湿地的每个角落。历时5个月,经过实地踏勘测量,界桩位置确定及埋设,他们共完成云南省沾益区自然保护地74,586.68公顷界线测定,设置定标点770个、边界点2,444个。

一个个界桩,为湿地保护划定了精确的界线,解决了沾益区自然保护地边界粗放、界线与耕地交

错、界线范围描述不清晰、界线与行政区划界线不一致等问题。

部第三大地测量队在形成6份勘界报告、6份边界地形图、6份边界走向说明的基础上,也建立了界线资料库1套,为湿地保护区界线资料的编辑管理、动态更新、视觉化展示、统计量算等提供了资料基础。

进入大数据时代,数据已成为新型生产要素。「我们正加速启动和释放测绘地理资讯资料潜能,推动时空大数据与生态环境保护资料要素深度融合,致力于测绘地理资讯从资料资源向资料资产转变,以全面赋能经济社会高品质发展与美丽中国建设。」部第三大地测量队队长甘泉说。

资料来源:i自然 2024.01.23 作者:庄亚雄

更多测量相关的内地新闻资讯可于学会网页内浏览(每星期更新):

https://www.hkis.org.hk/en/newsroom_mainlands.html

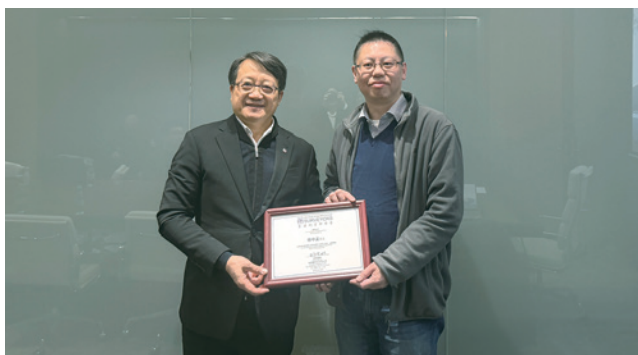


北京办事处资讯

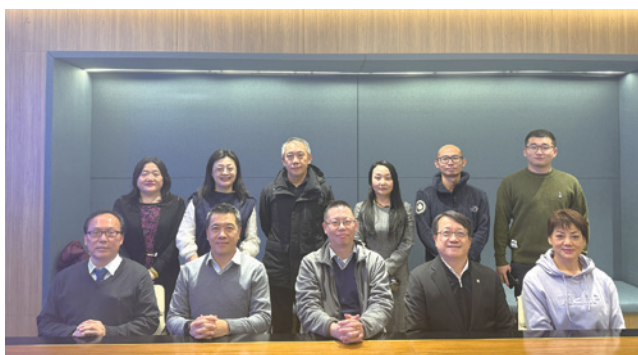
北京议会 -2024年1月23日 《文旅地产的发展与机会》讲座

香港测量师学会北京议会在一月二十三日刚结束了2024新年里的第一个CPD活动,北京的天气虽然寒冷,但依旧阻挡不了大家参加活动学习的热情。这次活动线上约有200人报名参加,线下也有近20人来现场听课学习。

本次讲座的嘉宾徐中孟先生多年来从事文化旅游产业,擅长于相关政策、规划、资源整合、投融资、策划、营运及活动执行等,此次讲座内容徐中孟先生分别从什么是文旅地产;文旅地产的现状;文旅地产的问题;文旅地产的未来机会等四个面向透过实际的案例为大家展开介绍。



讲座结束后，北京议会主席胡煜琳测量师代表学会向徐中孟先生颁发纪念品和感谢状以表感谢



现场合照

农历的 2023 年马上就要过去了，让我们龙年再见，龙年再相聚，期待在龙年北京议会为会员们带来更多精彩的活动。

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

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connie.yap@polyu.edu.hk

IC

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2766 5807 (Miss Chan)
sally.sm.chan@polyu.edu.hk

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3400 3819 (Miss Leung)
esther.leung@polyu.edu.hk



香港測量師學會傳媒聚餐 就重點關注議題發表意見

香港測量師學會於1月23日舉行傳媒聚餐。學會除了介紹六個組別和青年組的發言人外，並由本屆學會會長林家輝測量師（圖一）、房屋政策小組主席趙錦權測量師（圖二）、建築政策小組主席謝志堅測量師（圖三），以及土地政策小組主席劉振江測量師（圖四）分享今年學會的重點關注議題。



推廣樓宇事務專家裁定中心 處理樓宇事務糾紛

強制驗樓及維修制度實施多年，惟因樓宇維修保養工作複雜和有關業主未能妥善安排所需的維修保養工程，很多老舊樓宇的衛生及安全狀況並未有顯著改善。因此，由學會建築測量組營運的樓宇事務專家裁定中心（先導計劃）將會加強推廣工作，協助市民透過專家裁定程序處理包括滲水、裝修工程、現有樓宇維修和維護工程相關的技術事宜或爭議。學會建築測量組也會安排巡迴講座到各區向公眾宣傳，並教育市民有關樓宇安全與及正確樓宇維修的勘察、招標及監督。

推動建造業數碼化 提升工程效益與安全

學會樂見政府於上年公布全面採用建築信息模擬（BIM）製作和審批私人發展項目的建築圖則的路線圖。為推動 BIM 及其他相關數碼化技術的廣

泛應用，學會將積極為政府及建造業界就以下議題提供專業意見，包括廣泛應用 BIM、配套及支援以提高工程項目的效率、成本效益、安全性和適應項目變化所需的靈活性。此外，學會也會提供適切的持續專業進修課程予會員，提升他們對 BIM 的認識及應用，以更鞏固測量行業在推動香港建造業數碼化的重要角色。

建立穩健付款安排 改善建造業供應鏈的付款問題

建造業供應鏈上的各持份者不時面對有條件延遲支付或滯留支付等問題。為此，發展局正在擬議的《建造業付款保障條例》，旨在建立穩健的付款及收款安排，並為公共和符合條件的私人建築合同提供一套迅速解決付款爭議的機制。因此，學會期望草案獲得通過，以便條例可於 2025 年生效，從而緩解困擾建造業供應鏈多年的現金流問題，以確保工程質量及按時完工，並為從業員提供更適切的保障。學會正就日後的具體草案向政府提供測量專業上的意見。

進一步推廣地理空間數據 建設智慧城市

地理空間數據可衍生的社會和經濟效益不能少，特別對建造業界廣泛使用智慧科技以加快建屋速度方面尤為重要。學會建議政府積極推廣地理空間數據的應用，讓公私營機構一同支援智慧城市的各方面發展。此外，學會也樂意繼續為政府提供相關範疇的專業意見，以提升空間數據的質量、完整性、可用性、及互換性。

實踐綠色及智慧建築 構建可持續環境

智慧建築能自動響應營運方式及用戶需求的不斷變化，是智慧城市的重要元素之一。學會期望政府與業界能積極向內地和鄰近地區學習更具前瞻性的智慧建築的技術應用和營運管理，如自動化、智能門禁、物聯網（IOT）等，以建立一個舒適、健康、高效及安全的可持續環境，同時降低對人力資源的需求。

興建簡約公屋及過渡性房屋 紓緩基層住屋問題

學會欣見政府已於去年覓得土地於未來十年興建約四十一萬個公營房屋單位。惟新增的傳統公屋供應大部分集中在第二個五年期，學會認為擬建和在興建中的三萬個「簡約公屋」及兩萬個過渡性房屋單位將有效填補這五年公營房屋供應不足的缺口，為日後全面取締「劣質劏房」打好基礎。

此外，現時部分市區的過渡性房屋項目入住率超過 100%，意味着部分項目已有第二批人入住，反映過渡性房屋受到基層市民歡迎。因此，學會將全力支持政府當局興建「簡約公屋」和過渡性房屋單位，讓基層市民在成功「上樓」前改善居住環境。

降低強拍門檻 加快重建步伐

香港大部分劏房都是藏身於老舊失修樓宇，比起維修，重建這些高齡樓宇或更具可行性並符合成本效益。因此，學會對於發展局早前向立法會動議二讀的《2023年土地（為重新發展而強制售賣）（修訂）條例草案》，建議修改樓齡五十年或以上私人樓宇的強拍門檻，由目前百分之八十降至百分之七十或六十五表示支持。學會期望有關草案可獲得立法會通過並予以實施，加快發展商收購步伐，通過公私營雙軌推動市區重建。學會將積極參與發展局於不同階段的檢討工作。

成立「樓宇維修局」 加強樓宇安全

學會期望政府採納學會建議，成立獨立法定機構「樓宇維修局」，全權監管樓宇維修專業服務及工程，訂立實務標準及行業指引，提供行業資訊、教育及推廣預防性維修文化等。此外，學會亦建議規定業主立案法團設立維修儲備金，以更靈活地安排維修工程，為未來的樓宇保養或大型維修工程做好預算及規劃。學會樂意就上述建議提供更深入詳細的專業意見。

定義「劣質劏房」 加快改善居住環境

香港劏房問題嚴重，存在樓宇安全及衛生問題等隱患，劣質劏房泛濫更使人不忍卒睹。為加快改善基層市民的居住環境，學會樂見政府成立「解決劏房問題」工作組，為「劏房」居住環境設定最低標準，以及針對不合最低標準的「劏房」提出取締方法等。學會積極就樓宇安全、消防和衛生要求以及居住面積等標準提出專業意見，並期待政府能夠盡快制定相關的時間表和目標，以便監督進展和成效，並適時跟進。

縮短發展時間 做到「提速提量」

要成功「提速提量」，政府應積極尋求縮短發展時間的方法，包括簡化審批程序，以及減少從土地收回到項目完成所需的時間等。縮短發展年期可以降低不確定性和成本，使發展商能以更高價

投地，提升地價。土地收回、項目規劃和建造工程等階段中，皆有不同所需時間較長的程序。土地收回階段方面，政府應考慮將「標準金額」擴展至新界農地，加快補償金發放，及擴大「加強版傳統新市鎮發展模式」，加快私人主導的發展。

項目規劃階段方面，政府應縮短土地租約審批時間，減少審批關卡，尤其是項目地契要求的社福設施的相關審批程序，同時審視不同影響評估報告的重要性。最後，建造工程階段方面，政府應考慮審視如何縮短獲取佔用許可證以及合約完成證明書等工序。

提供專業支援 協助受收地影響的土地業權人

未來幾年，北部都會區將啟動多個項目，政府於《北部都會區行動綱領》亦已制定在 2027 年或之前為所有主要發展項目啟動收地程序的目標。然而，受影響人士一般缺乏有關收地程序和補償金額的專業知識，他們分析政府補償金額是否合理會有困難。政府應探討如何協助受影響人士，例如建立渠道提供專業服務，在土地徵收過程中更易獲得幫助。同時，讓他們理解產業測量師在徵用土地和補償中的角色，並提供支援。

除了上述重點關注議題外，學會也將支持政府全力推動北部都會區及交椅洲人工島兩大策略增長區，以及《香港主要運輸基建發展藍圖》。另一方面，為提高香港測量行業的專業水平及認受性，學會將更積極與內地及海外的相關專業人士及團體進行交流。學會亦會繼續建議政府多管齊下為測量業界注入「新血」，以應付本港對測量專才日益增長的需求。



香港測量師學會 2024 年度發言人

樂齡會員參與城市大學研究

香港城市大學建築與土木工程學系進行了一項「通過光照設施管理模型提高長者生活質量的實驗研究」，並邀請 60 歲以上無嚴重眼疾的正常長者參與研究工作。學會「樂齡會員委員會」公開邀請樂齡會員及其合資格親友參與並獲得積極回應，一起為科學研究出一份力。

有關「通過光照設施管理模型提高長者生活質量的實驗研究」：

由於與年齡相關的損傷和眼疾，長者通常患有視力障礙，這對他們的生活質量 (QoL) 有重大影響。然而，適當的照明環境可以提高他們在日常生活中的能力，從而改善他們的生活質量。本研究旨在透過照明設施管理，提高院舍長者的生活質素。根據測試結果確定合適的照明參數 (照明顏色、照度和色溫)，幫助構建最佳的照明環境。

實驗於 2024 年 1 月 6 日在測量師研習中心內進行。參加者需要為 60 歲以上無嚴重眼疾的正常長者。研究人員先為參加者進行認知測試並填寫基本資料調查，之後便帶他們到事先佈置好的實驗房間進行實驗。研究人員會先為參與者佩戴頭戴式腦波感測器，以記錄參加者的大腦活動的神經訊號，而參加者需要進行兩項簡單實驗，包括觀看幻燈片：參與者在大約 10 分鐘內觀看 7 張不同顏色的室內空間視頻 (即紅、橙、黃、白、綠、藍、紫)；及閱讀任務 (照度和色溫)：參與者將被邀請在 9 種不同照度和色溫的照明條件下閱讀 30 個中文單詞。

當天共有 13 位樂齡會員及其合資格親友參加共七節的研究，樂齡會員委員會謹在此感謝所有參與者的支持，為是項研究作出貢獻。研究結果發佈後將會通知各參加者。

Congratulations to the following who were elected as HKIS Members on 23 January 2024

FELLOW (2)

GP DIVISION

CHEUNG KIT HUNG

LS DIVISION

CHEUNG YUE YAN

MEMBER (62)

BS DIVISION

CHAN LOK MING

LEE PUI KIT

LO KA KIT

SHAM CHERIE

WAN HOI TING

CHOW PUI MAN

LEUNG LAP YIN

LUI WAI KWAN

TAM KA WING

YEUNG HOI CHING

FUNG ON SANG

LI HON KIT

POON LONG PING

TSE KIT YING

GP DIVISION

CHAN CHUN TUNG

CHAN MING YUI

CHAU TSZ WAI

CHEUNG YEE TING

FOK SUEN WAI

LAU KA YEE

LEUNG YIN SAN

SO YUET KIU

SZETO KA YEE

WONG KIN HANG

WONG TZE YU

YAU HO CHEUNG JOHN

CHAN KWUN HO

CHAN NGAR CHI

CHENG KIT TSUN

CHONG WAI LAM

HUI CHUI HONG

LEUNG CHOI YAN

MAN PUI TSZ

SOU PUI YAN

WONG CHUN HIN

WONG KWUN WAH

YAM HO KIN

YEUNG KWING TUNG

CHAN MING TAT

CHAU KA KIN

CHEUNG HO YEUNG

FAN HOI YAN

IP TSZ CHING

LEUNG WANG CHING BRIAN

SIN KA KIT

SUN LING WAI

WONG KA HUNG

WONG TZE HIN

YAU HIU LAM

YEUNG LOK YEE

LS DIVISION

CHENG HOI YIN

KEUNG SHUN LOK

LAU KI YUEN LAWRENCE

QS DIVISION

CHEUNG SING KEUNG

LEE KWAN CHEE ANGEL

WONG KA FUNG

CHUNG CHUN HUNG

TSANG YIN HO

WONG MAN LING

CHUNG MING SUM

TSUI KA HO

YEUNG HIU YU

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (5)

PD DIVISION

LAU YIN PONG

MO PAK YIN

PFM DIVISION

CHAN HING LUN JOSEPH

LEE CHING WAH

TSANG PAK YAM

RESIGNATION (4)

CHAN FAI

PAUL RAYMOND DIXON

MAO CHIU DIK WILLIAM

YAU HO LONG



前會長及樂齡會員委員會主席何國鈞測量師在實驗進行前與各香港城市大學建築與土木工程學系研究員合照



研究員為參加者佩戴頭戴式腦波感測器，記錄大腦活動的神經信號。



參加者需要進行兩項研究，包括觀看幻燈片 (即紅、橙、黃、白、綠、藍、紫) 及閱讀任務 (照度和色溫)

HKIS Reaching Out

3 January	The 2024-25 Budget Consultation Session: Construction and Engineering Sector	Sr Paul Wong Sr Francis Lam
3 January	義務工作發展局 - 香港義工獎頒獎禮 2023	Sr Patrick Leung
5 January	The China Resources Land (Overseas) Limited: "Building with Imagination, Envisioning the Future" Young Professional Design Award Prize Presentation Ceremony	Sr Francis Lam
8 January	香港魯班廣悅堂成立暨魯班先師廟建基 140 周年活動發佈會	Sr Jeffrey Kwok
9 January	Construction Industry Council Chairman's Lunch	Sr Paul Wong Sr Francis Lam
9-11 January	建造業議會：大灣區大學 + 深圳建科院總部拜訪交流安排	Sr Dr Sandy Tang Sr Prof Mei-yung Leung
11 January	Executive Council Monthly Thursday Luncheon	Sr Paul Wong
11 January	The University of Hong Kong Urban Systems Institute Inaugural Conference: "Towards New Paradigms for Urban Research"	Sr Lau Chi Kwong
11 January	廣東省粵港澳合作促進會 - 建築規劃與測量專業委員會成立大會工作方案	Sr Paul Wong
12 January	Construction Industry Council "See What I See" Luncheon	Sr Francis Lam Sr Tony Wan Sr Paul Wong
15 January	Construction Industry Council Committee on Construction Safety: Safety Workshop	Sr Louis Lee

16 January	房屋署與香港智能建造研發中心 - 合作備忘錄簽署儀式暨新聞發佈會	Sr Raymond Kam
19 January	The Hong Kong Institution of Engineers Structural Division Annual Dinner	Sr Francis Lam
22 January	Hong Kong Productivity Council ForeSight Leaders Panel and ESG One Launch Ceremony	Sr KK Chiu
24 January	Roadmap on the Adoption of Building Information Modelling (BIM) for Building Plan Preparations and Submissions: Exchange Session	Sr Francis Lam Sr Tim Ngai Sr Mandy Ng Sr Sunny Choi
26 January	The Hong Kong Institute of Building Information Modelling Award 2023 Presentation Ceremony	Sr Raymond Kam
30 January	中聯辦 2024 年新春招待會	Sr Francis Lam
31 January	Traffic and Transport Strategy Feasibility Study: Briefing Session with Professional Institutes Organised by the Transport Department	Sr Victor Ng Sr Junior Ho Sr Annie Chong Sr Grant Yuen Sr Sharon Law Sr Anne Lam Sr Jason Kwong Sr Calvin Luk Sr Maxine Yao Sr Thomas Ho
31 January	The Hong Kong Chartered Governance Institute Historic 75 th Anniversary Celebration	Sr Francis Lam
31 January	Recreation and Sports Club for Hong Kong Professional Bodies 10 th Anniversary Dinner cum Singing Competition	Sr Robin Leung Sr Nathan Lee



Building Surveying Division Sr Nathan Lee BSD Council Chairman

After celebrating the new year, the BSD Council commenced planning of the division's various activities during its first Council meeting on 8 January. Under the Council's four key objectives, namely Promotions, Publication, Connections, and Education, it set up various committees to formulate its strategy and implementation plan for the next two years. Here are some initial thoughts it wants to share with members.

Promotions

1. Carrying forward the filming of 《入實驗室揸十粒掣》 after most shootings have been completed and post-production is in progress. The series should launch during Q2 2024.
2. Round 18 districts talk to promote building safety and health to building owners and IO will commence in April 2024. The BSD aims to teach participants how to handle government orders, address their liabilities, follow the procedures for engaging consultants and contractors to avoid bid-rigging, and promote the role of BSs in building maintenance and repair, so as to help keep buildings safe.
3. Joining private firm and Government representatives to deliver career talks to university students at CityU, PolyU, PolyU-SPEED, THEi, and HKU on 29 January 2024 and presenting APC trainings and assessments, as well as the career paths for BSs. The BSD hopes that the talks will attract more students to choose the building surveying profession after graduation.

Publication

In view of the popularity of BIM and MiC in Hong Kong, the BSD shall update the Guide to Prepare a Building Maintenance Manual, which was first published in 2009 to keep pace with

the latest construction developments. A working group has formed to follow up on this task.

Guide to Prepare A Building Maintenance Manual



Prepared by
The Hong Kong Institute of Surveyors (HKIS)



Connections

1. To maintain and strengthen regular connections between the division's 1,663 members, the BSD will organise quarterly social gatherings for them and use such occasions to exchange opinions on the latest developments in and opportunities for building surveyors.
2. The Greater Bay Area's development has compelled the HKIS and BSD to extend their collaboration to organisations and associations on the Mainland. On 6 January, BSD Past Chairmen Sr Vincent Ho and Sr Robin Leung represented the HKIS at the 粵港澳大灣區建築科技大聯盟成立會議 and 粵港澳大灣區建築科學大會. The HKIS expects such collaborations to increase in size and frequency in the future.



Building Surveying Division - Recruitment of Helpers

If you are interested in volunteering your time to the BSD, please scan the QR code and complete the online form so that it could contact you when it requires your help.



<http://tinyurl.com/yojazhqv>

Education

1. The BSD CPD panel led by Sr Gigi Mok and her committee members will continue to organise CPDs for its members to keep abreast of the newest technologies, legislation, and professional practices. Please observe the HKIS e-mail update for future CPDs.
2. Following a review of the APC Rules and Guide (R&G), a task force under the BSD Divisional Education Committee was formed to evaluate the assessment criteria for non-cognate, but relevant, degrees. The BSD expects to formalise this category in the R&G by Summer 2024 so that it can adopt the appropriate one for this year's graduates.

Besides the above four areas, I am pleased to announce that the BSD has received its first request to appoint an expert under its pilot scheme for the Building Affairs Expert Determination Centre to handle a water leak case. It will evaluate the trial's outcome later upon the case's completion.

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

www.facebook.com/hkisofficial

Join us and click the 'like' button now!



HKIS Official





General Practice Division
Sr Andrew Chan GPD Council Chairman

As we usher in a joyous celebration of the lunar new year, we should embrace a time of revitalisation, introspection, and solidarity. This serves as a remarkable opportunity for members to reflect on their accomplishments, embrace fresh beginnings, and foster stronger connections within the GPD.

I express my deepest gratitude to every member for his/her unwavering dedication, tireless efforts, and unwavering commitment to the division's work. Together, members have reached remarkable milestones and made significant contributions to the growth and advancement of the industry. As the new year proceeds, I am fully confident that the GPD will continue to reach new heights and establish unprecedented standards of excellence



May the Year of the Dragon bestow upon all an abundance of good fortune, prosperity, and success in all facets of their personal and professional lives. Let us embrace the opportunities that lie ahead with unwavering determination and resilience!

The Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023

Development Bureau published the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 on 19 December. It aims to enhance the efficiency of the compulsory sale framework governed by Cap 545. The Bill was subsequently presented for its first reading to LegCo on 10 January, while its second reading will be adjourned.

There is a broad public consensus to expedite the revitalisation and redevelopment of Hong Kong's ageing urban districts. The Government cannot shoulder all of this task, so it is crucial to effectively leverage the potential of the capital market. The GPD firmly believes that through the Bill and its proposed administrative measures, which take into account input from LegCo and other stakeholders, a fair balance can be struck between diverse policy considerations, the interests of society, and small property owners.

Apart from extending invitations to DevB's Ms Jenny Choi, Deputy Secretary for Development (Planning & Lands), and Ms Fiona Chau, Principal Assistant Secretary for Development (Planning & Lands), to conduct a CPD on the Bill, which is already fully booked, in February 2024, the GPD and Working Group on the Review of the Compulsory Sale Threshold are determined to closely collaborate with DevB and other relevant Government departments to ensure the Bill's smooth implementation.

Furthermore, it is of utmost importance that the Working Group commits to providing timely updates on the Overview of the Land (Compulsory Sale for Redevelopment) Ordinance booklet, which aims to offer property

owners a comprehensive and accessible introduction to the fundamental aspects of the Ordinance and its direct implications. By addressing common inquiries related to the Ordinance, the booklet serves as a valuable resource for property owners to navigate the complexities of the Ordinance. Once again, I express my heartfelt appreciation to the Working Group for helping to expedite Hong Kong's redevelopment process while safeguarding the interests of minority property owners.

2024 Mainland and Hong Kong Construction Industry Forum

The highly anticipated 2024 Mainland and Hong Kong Construction Industry Forum is scheduled to occur in Guangzhou from 26-27 March 2024. Its third sub-forum is co-organised by the HKIS, China Institute of Real Estate Appraisers and Agents, and Guangdong Engineering Cost Association. It will feature plenty of discussions including an experience-sharing session on the real estate valuation practice's development in Mainland China and Hong Kong, as well as a summary of real estate consultancy innovations.

As the Mainland real estate market continues to mature, it has developed an impressive collection of real estate-related financial products, such as C-REITs, and increased demand for high-quality and diverse services from surveyors. I am honoured to represent the GPD at the forum and will deliver a presentation on the topic of diverse, value-added services in real estate valuation, which covers the opportunities beyond traditional real estate valuation and intends to foster further collaboration among professionals in Hong Kong and Mainland China.

The GPD looks forward to exchanging ideas and valuable insights at the forum as participants collectively strive to advance the real estate industry.

Welcoming Drinks Gathering in April

In 2023, 36 candidates happily passed their interviews during the APC Part II Assessment. To celebrate their achievements and warmly welcome them to the HKIS, the GPD will host a delightful welcome drinks event in April 2024. More details on this celebration will come soon as the division eagerly anticipates raising a glass to toast the success of these talented individuals.



CPD Highlights

In addition to the abovementioned Briefing on the Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 on 1 February 2024, the GPD has another exciting CPD scheduled just two days later – a visit to Sino Group's One North project site. DevB's launch of the Northern Metropolis Action Agenda in 2023 demonstrated the Government's determination to expedite the construction of the Northern Metropolis. This CPD will offer a first-hand account of One North, which is a pioneering Grade A office development within the Northern Metropolis, as well as a glimpse into the project's future.

Following the tremendous success of the previous CPD, "Kowloon Tong Garden Estate – What History has taught us?," in August 2021, the GPD is delighted to announce this next instalment of the informative series: "Kowloon Tong Garden City – The History and The Latest Court Judgement," scheduled for 20 February 2024. This CPD will provide an in-depth look at the historical background of the esteemed Kowloon Tong Garden Estate and focus on a recent court decision, *Eastrade Holdings, Ltd v Secretary for Justice* for and on behalf of the Director of Lands, in relation to the development.

Don't miss a chance to connect with industry experts, acquire valuable insights, and broaden your knowledge. The GPD looks forward to your active participation in all future CPDs.



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(Recognised as CIC-Accredited BIM Coordinator Course)
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* Vplus Engineering is part of the Vplus Subsidy Scheme. Eligible applicants can reimburse 60% of the tuition paid up to a maximum of \$45,000 per person

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Land Surveying Division
Sr Lau Chi Kwong LSD Council Chairman

Nomination of Co-opted Members

Owing to the LSD Council's expansion of services, the LSD announced on 22 December that the amendments to its regulations of 22 March 2012 would increase the number of appointed Co-opted Members from five to a maximum of 15. The Council nominated the following members as Co-opted Members for this Council year.

CHAN Yue Chun
CHAN Yuk Ting
FU Hei-kan
HAU Wing Shuen
KOO Tak Ming
LEE Chao Chien
LEUNG Pui Yee
NG Lok Ting
PANG Wai Man
Sahib Singh SANDHU
SHIU Wai Yee
SO Man Cheong
TSE Kwok Wai
WONG Yiu Cho

FIG President Visits the HKIS

The LSD and FIG have had a long relationship. On 4 January, FIG President Dr Diane DUMASHIE, accompanied by an LSD land surveyor, FIG Vice President Sr Prof Winnie SHIU (Past President of the HKIS), visited the HKIS. HKIS President Sr Francis LAM and representatives of the other Divisions met with the guests to discuss the extent of the economic challenges facing both organisations and the opportunities for the surveying profession. Both parties agreed that to remain effective and relevant, Hong Kong's land and property professionals should gain work experience outside of the city.



FIG Meeting with the HKIS



The HKIS present s a Souvenir to the FIG

海峽兩岸測繪發展研討會

A conference, 海峽兩岸測繪發展研討會, is held every three years with Beijing, Hong Kong, Macau, and Taiwan alternating as its host. During Covid-19, the conference was postponed, but its tenth reiteration, 第十屆海峽兩岸測繪發展研討會, will occur in Macau from 25-27 September 2024.

On 8 January, the first preparatory meeting for the conference was held in Zhuhai with representatives from Beijing, Hong Kong, Macau, and Taiwan in attendance. Representing Hong Kong were Prof WU Chen (LSGI Department Head, PolyU), Prof George LIU (LSGI Associate Head, PolyU), Sr Raymond CHOI (HKSAR Government Chief Land Surveyor), Sr Paul TSUI, and Sr LAU Chi Kwong (both of the LSD).

Details of the conference will be announced soon.

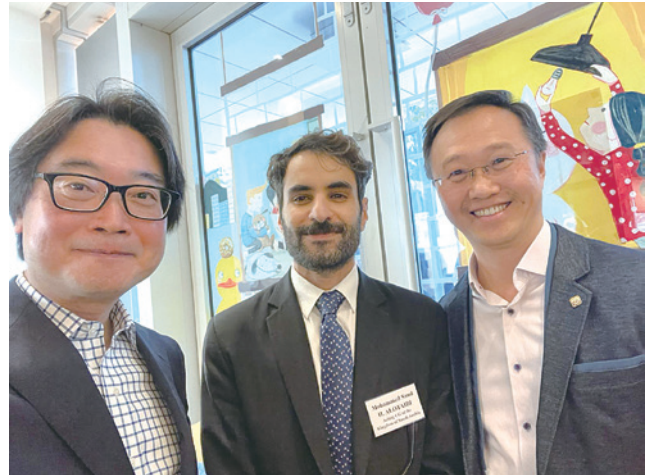


Group Photo after the Meeting

BRO Talk

The Government's Commerce and Economic Development Bureau's Belt and Road Office held a talk on green development opportunities in Saudi Arabia.

The talk's distinguished guest was Mr Mohammed Saud H ALOTAIBI, Deputy Consul-General of the Kingdom of Saudi Arabia in Hong Kong. Sr Ricky CHEUNG and Sr LAU Chi Kwong joined President Sr Francis LAM at the talk to learn more about the opportunities.



(L-R): Sr Francis LAM, Mr Mohammed Saud H ALOTAIBI, and Sr LAU Chi Kwong

Lunar New Year is Coming

Finally, I wish all members a Happy Lunar New Year and good health!

新年快樂！ 身體健康！





Planning & Development Division
Sr Victor Ng PDD Council Chairman

Welcoming YSG Representatives and Co-opted Council Members

The PDD welcomes the following YSG representatives and co-opted Council members to its Council.

YSG Representatives (2023-2024)

Sr Rocky CHAN

Mr Tristan CHEUK

Co-opted Council Members (2023-2025)

Sr Eureka CHENG

Sr Ivan HUI

Sr Candy CHEUNG

Sr Justin MAN

Sr Prof WONG Bay

Sr Alan POON

Sr Celina TSANG

Sr Patrick SUN

Sr Stuart WONG



On 8 January, PDD Chairman Sr Victor NG and PDD Council Member Sr Tyler CHAN gave a career talk to some Form 3 and Form 4 students who expressed an interest in surveying or related industry. The speakers shared some industry information and guidance for choosing surveying-related courses in JUPAS when applying for universities.



CPD Events and Chairman Outreach

On 29 December, a CPD, “Future Transportation Framework: Collaboration between Hong Kong and Shenzhen,” was conducted by Legislative Councillor Ir Hon Gary ZHANG Xinyu and Ir Wilson WONG. The speakers are experts in rail operations. Thank you very much to the speakers for sharing the Government’s Hong Kong Major Transport Infrastructure Development Blueprint. They and the audience shared a concern over the Government’s ability to tackle the heavy traffic between Hong Kong and the Mainland, as well as its financial arrangements for large-scale infrastructure.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊

On the same day, a CPD, “HKIS Surveyors in the Planning and Development Markets of Vietnam, Thailand, and Malaysia: Opportunities and Challenges,” was conducted by Dr Guibo SUN of HKU. It was a PDD research project related to the planning for and development of the Belt-and-Road scheme. The PDD took this opportunity to submit a final request that the Belt-and-Road commissioner consider its surveyors for assisting in future projects in Belt-and-Road countries.



On 23 January, A CPD, “Climate Resilience Series (1): Hong Kong Reef Check 2023,” was conducted by Dr Alvin HO Yam Tat of the AFCD. Over 300 participants joined this event online. Their numbers demonstrated the importance of ecology in Hong Kong.



On 18 January, HKIS President Sr Francis LAM, Sr Victor NG, and two PDD Council members joined a courtesy meeting with HKU's DUPAD to exchange views on the course structures and careers of HKU graduates. The HKIS has always maintained good relations with HKU and the two have collaborated on a variety of projects. It hopes that students will be the main source of its new members in the future.

Happy Chinese New Year

Kung Hei Fat Choi! The PDD wishes everyone a prosperous, healthy, and successful Year of the Dragon.



Property & Facility Management Division

Sr Dr Kenny Chan PFMD Council Chairman

This has been a busy month with significant administration to cope with the new HKIS Council year. That means assigning PFMD Council Members to various HKIS boards/committees/working groups/task forces/panels, nominating representatives to represent it in institutional bodies and at overseas conferences/formal/informal meetings with fellow surveyors, launching QPFMA 2024, etc, on top of its routine duties. These tasks would not be possible without the full dedication of the PFMD's OBs and Council Members, who have rendered their committed APTIs (abilities, passions, time, and interests) to whatever task they were assigned.

Let's applaud them all for their services. Should you have any concern or query regarding a PFMD issue, please let the Council know. In the meantime, the PFMD is grateful for your support for and participation in its activities/events and hopes to see you again soon.

PFMD Council Members on Various HKIS Boards/Committees/Working Groups/Task Forces/Panels

Boards	
General Council	Sr Dr Kenny Chan Sr Dick Li Sr Louis Lee
Executive Committee	Sr Dr Kenny Chan
Board of Membership	Sr Dr Kenny Chan Sr Charles Hung
Board of Education	Sr Ir Prof James Chan Sr Kays Wong
Board of Professional Development	Sr Dick Li Sr Patrick Leung
Committees (Groups for Internal Issues Such as Administration, Finance, etc)	
Administration	Sr Dr Kenny Chan Sr Patrick Leung
Community and Charity Services	Sr Raymond Chan Sr Patrick Leung
Dispute Resolution	Sr Ir Dr Philip Chan Sr Ir Denny Yeung
Editorial Board	Sr Raymond Chan Sr Ir Dr Philip Chan

Finance	Sr Shelley Chan
Mainland Affairs	Sr Patrick Leung Sr Louis Lee
Members' Sports and Welfare	Sr Charles Hung Sr Alan Siu
Promotion	Sr Louis Lee Sr Maxine Yao
Research	Sr Louis Lee Sr Dr Elvis Lau
Electronic System Development	Sr Louis Lee
Policy Panels	
Building Policy	Sr Daniel Hui Sr Ir Dr Philip Chan
Housing Policy	Sr Ir Prof James Chan Sr Jack Lee
Land Policy	Sr Rebecca Lee Sr Maxine Yao
Working Groups	
Building Information Modeling (BIM)	Sr Ir Jonathan Lee Sr Ir Danny Leung
Heritage	Sr Raymond Chan Sr Amy Tang
Land Boundaries	Sr Patrick Leung Sr Maxine Yao
Sustainability	Sr Louis Lee Sr Danny Leung
Unmanned Aircraft Systems (UAS)	Sr Shelley Chan Sr Jack Lee
Task Forces	
Disciplinary Board/Bye-Laws/Rules of Conduct Revisited	Sr Daniel Hui Sr Dr Kenny Chan
Long-Term HKIS Office Accommodation	Sr Rebecca Lee Sr Alan Siu
Manpower Supply in the Surveying Industry – Industry Sub-Group	Sr Ir Prof James Chan Sr Dr Elvis Lau
Lantau Tomorrow	Sr Rebecca Lee Sr Nick Pang
Security of Payment (SoP)	Sr Boris Wong Sr Oliver Chan
Organising Committees	
HKIS Annual Dinner 2024	Sr Dick Li Sr Alan Wong
HKIS Annual Conference 2024	Sr Jack Lee Sr Dr Elvis Lau
HKIS Create Your District	Sr Louis Lee Sr Maxine Yao
HKIS Awards 2024	Sr Amy Tang Sr Alan Siu

QPFMA 2024

The second Joint OC meeting of QPFMA 2024 was held on 17 January with fruitful discussions by all participants regarding various proposals:

- Main theme of “Professional PFM Services | Establishing a Wellness Harmony Community 專業物業設施服務 | 締建幸福和諧社區”
- Key Visual Designs
- Sponsorship, Supporting Organisation
- Judging Panel, Media Partner Invitation
- Award Category & Judging Criteria
- Estimated Income & Expenditures
- Media Launch Day Location/Rundown

It was tentatively proposed to hold the Media Launch Day in mid-March 2024, the jury panel meetings in mid-June 2024, site visits in mid-July 2024, and the award presentation ceremony/dinner in early October 2024. The PFMD welcomes its members’ full support for this signature event of the PFM profession/industry.

Social Event by Master Zhong Yi Li

**Reported by Council Member
Sr Jack Lee**

On 18 January, the PFMD organised a social event, “2024 甲辰 (龍年) 九運風水佈局與行為學論述,” delivered by Feng Shui Master, Mr Zhong Yi Li, who shared insights from a Feng Shui perspective on behavioral psychology and floor plans/layout analysis. He highlighted the next 20 years’ domain energy flow, known as the ninth cycle (九運), which could bring prosperity to industries related to the fire element of the

five elements theory including e-commerce, internet, AI, etc. Mr Zhong said that the best location for optimal Feng Shui was facing north and sitting to the south with a visible water source nearby. Moreover, he predicted increased rainfall for the coming year based on the Almanac Earth Mother (《地母經》), a traditional Chinese almanac.

To encourage participants’ active involvement, Mr Zhong organised interactive games focusing on behavioral psychology. They were popular because they added depth to his presentation and allowed participants to better understand the concepts discussed.

Overall, the social event successfully provided valuable insights into Feng Shui and its predictions for the coming year. The participants enjoyed having the opportunity to conduct fruitful exchanges on Feng Shui with a master.

Mr Zhong concluded his presentation by wishing all participants a successful year ahead. The PFMD expressed its gratitude to him for his insightful talk and extended its good wishes to everyone present.



(L-R): Sr Jack Lee, Master Zhong Yi Li, and Sr Amy Tang

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

Other Matters

- Along with fellow surveyors, I attended a dinner with the LOCPG (中央人民政府駐香港特別行政區聯絡辦公室 [中聯辦]) on 11 December for mutual informational exchanges.
- The PFMD’s OBs – Sr Patrick Leung, Sr Shelley Chan, Sr Louis Lee, Sr Dick Li, and I – held their second meeting on 30 December to brainstorm future PFMD developments, which had already been discussed during Council meetings, and tying them to PFMD regulations.
- Sr Dick Li, Sr Louis Lee, and I joined the annual HKIS Retreat on 6 January to mark the beginning of the Council year.
- HKIS President Sr Francis Lam, BSD Chairman Sr Nathan Lee, PFMD Vice Chairman Sr Dick Li, and I had a friendly lunch meeting with representatives of the Chartered Institute of Housing Asian Pacific Branch on 8 January.
- Representing the PFMD, Sr Ir Danny Leung and I expressed some comments over the consultation paper on the “Proposed Amendments to the Buildings Energy Efficiency Ordinance (Cap 610)” to the EMSD’s Energy Efficiency Office on 15 January with respect to:
 - Including buildings that are occupied principally as data centres under the regulatory scope of energy efficiency standards for building services installations.
 - Requiring more building types to conduct energy audits.
 - Shortening the time interval between energy audits from ten years to five.
 - Mandating the disclosure of technical information in energy audit reports.
 - The assessment criteria for registration applications for the post of registered energy assessor and the compositions

of the Disciplinary Board and Appeal Board Panels.

- Introducing a transitional period of 12 months after an amendment to the Ordinance.

- I joined the “Courtesy Visit of 上海市徐匯區 to the HKIS” with fellow surveyors for a mutually beneficial exchange on 17 January.
- PFMD Vice Chairman Sr Louis Lee and Sr Nick Pang attended the annual seminar, “Latest Concrete Technologies in Construction, Diagnostic, Repair and Rehabilitation,” organised by the Hong Kong Concrete Institute on 19 January. The event focused on promoting excellence and the latest advancements in concrete technology/practices.
- A CPD “Building Green with Gypsum Block Walls: Unlocking the Potential of Self-Standing Nine-Metre High Walls without Stiffeners” held on 19 Dec, was reported separately on page 45-46, happy reading.

PFMD

New Jacket and T-Shirt

The PFMD jacket and t-shirt are designed with a fashionable and distinctive style, as well as waterproof functions. They are made with easy-to-clean materials, making them convenient for wearing during all HKIS activities. The price is reasonable, offering a high cost-performance ratio.



Jacket: \$180



T-Shirt: \$120

Please stay tuned for an announcement on how to purchase it.
Thank you.



Quantity Surveying Division
Sr Tim Ngai QSD Council Chairman

QSD Committees/Sub-Committees/Organising Committees/Task Forces

The QSD has formed the following committees/sub-committees/organising committees/task forces to promote its interests on various issues that are relevant to the quantity surveying profession or to its members, who are encouraged to join these groups and participate in their activities.

QSD Committees/Sub-Committees/Organising Committees/Task Forces	Chairperson
CPD Sub-Committee	Sr Dr Betty LO
Contract Sub-Committee	Sr Eric TING
Digitalisation Sub-Committee	Sr Sunny CHOI
Division Education Sub-Committee	Sr Steven TANG
International Sub-Committee	Sr Prof TT Cheung
Initial Task Force for the ICEC/PAQS Conference 2028	Sr Prof TT Cheung
Liaison Sub-Committee	Sr Tim NGAI
Mainland and Macau Sub-Committee	Sr Joseph CHONG
New Members Welcoming Party Organising Committee	Sr Aaron CHENG
Professional Practice/Practice Notes Sub-Committee	Sr HY WAN
Promotion Sub-Committee	Sr Mandy NG
QS Awards 2024 cum QSD Annual Dinner Organising Committee	Sr Sunny CHOI & Sr Eric TING
Social Welfare Sub-Committee	Sr Karen WONG
Sustainability Sub-Committee	Sr Anderson CHAN
Training Sub-Committee	Sr Jim CHARK
Presentation Competition (Universities' QS Students) Organising Committee	Sr Winnie WONG

News Column

QSD Vice Chairman Sr Eric Ting wrote an article, 「工料測量師 加強建造業付款保障角色」, which was published in the *Hong Kong Economic Times* (Property Section: 讀者來論) on 4 January. The article briefly covers the key provisions of the construction industry's Security of Payment bill, including the unenforceable conditional payment provisions, and introduces adjudication to handle payment disputes. It also explains the role of QSs in establishing clear payment terms to enhance project financial management and adjudicating payments during the construction stage because they have expertise in resolving payment disputes.

Members can read the article at the HKIS's Facebook page:

<http://tinyurl.com/yux2jhdw>



讀者來稿

工料測量師 加強付款保障角色

建造業的付款情況一向備受關注，多年來政府、不同專業團體和業界一直致力改善付款安排。於 2023 年 11 月 28 日諮詢立法會的《建造業付款保障條例》草案，正希望以立法的方式進一步優化業界的付款情況，並為可能出現的付款爭議提供一套能迅速解決的機制。

《條例》計劃涵蓋所有政府及指定公共機構的相關建造合約，並包括指定金額和類型的私營界別建造合約。考慮到《條例》具有嚴格執行的時間及要求，一般市民或小型企業的維修工程將不在其涵蓋範圍內。概括而言，《條例》禁止相關公私營建造合約採用「先收款、後付款」和「有條件支付」做法。《條例》要求付款方在收到申索方的付款申索後在不於 30 日內作出回應，並於收到付款申索後 60 日或以內支付款項。合約各方可以在此框架下自行約定具體的付款安排，包括申索付款期限、付款估值方法等。

規範付款安排 財務管理事半功倍

工料測量師為工程合約和成本的管理人，一向支持業界規範付款安排。在草擬合約時，工料測量師會要求合約各方約定清晰的付款安排。其中，香港測量師學會與友會共同編製的《工程標準合約》對付款申索、付款估值證書、付款期限等都有詳細要求。由於口頭或草擬不當的付款合約條款往往會演變為合約爭議，廢時失事，工料測量師參與制定建造合約便能協助確立清晰的付款安排，令項目財務管理事半功倍。

此外，在工程項目進行時，工料測量師還會擔當付款估值的角色。付款估值的金額會直接影響承建商、分包商、供應商的現金流。工料測量師可以專業方法評估和釐定應支付的金額，並按合約作出付款建議，促進支付安排。另一方面，合約及付款管理工作繁重，由工料測量師專責處理，能讓工程團隊各司其職，同時確保付款安排的專業和效率。正因為工料測量師對付款安排有專業認識，工料測量師或會獲邀處理付款相關的爭議，例如在仲裁 (Arbitration) 或訴訟等過程中擔任計量計價方面的專家證人。

《條例》針對有可能發生的付款爭議，亦引入審裁機制 (Adjudication)。如申索方和付款方對付款內容意見不一，或付款方未在限期內回應付款申索，或付款方沒有在限期內支付已承諾的金額，申索方可以在付款爭議發生後的 28 日內啟動審裁程序。一般而言，審裁員須在獲得委任後的 55 個工作天內對相關爭議作出裁決。如付款方不遵從，申索方可以向法庭申請強制執行，在特定的情況下及滿足指定的程序後，申索方亦有權減慢工作進度或暫時停工。

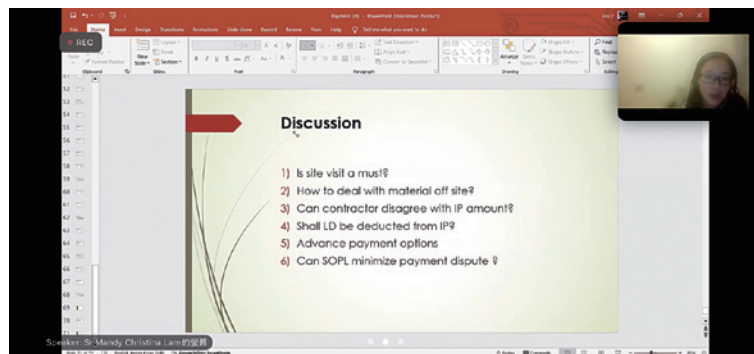
工程項目有良好的財務狀況，對項目發展及各持份者均有好處，工料測量師會在其中出一分力，持續加強建造業付款保障。

■ 香港測量師學會工料測量組副主席 丁遠進測量師

QSD PQSL Contract Administration Series 2024 (1): Payment Application and Valuation (9 January 2024)

The QSD successfully organised the year's first PQSL talk, which was delivered by Sr Mandy Christina Lam, an industry insider with experience in various professional roles including QS, arbitrator, adjudicator, and mediator.

During this talk, Christina illustrated related clauses in various contracts. She shared, with examples extracted from past APC papers, how elaborate payment valuation techniques applied to the APC and surveyors' daily work. To see what the audience had learned, she tested its members towards the end of her talk.



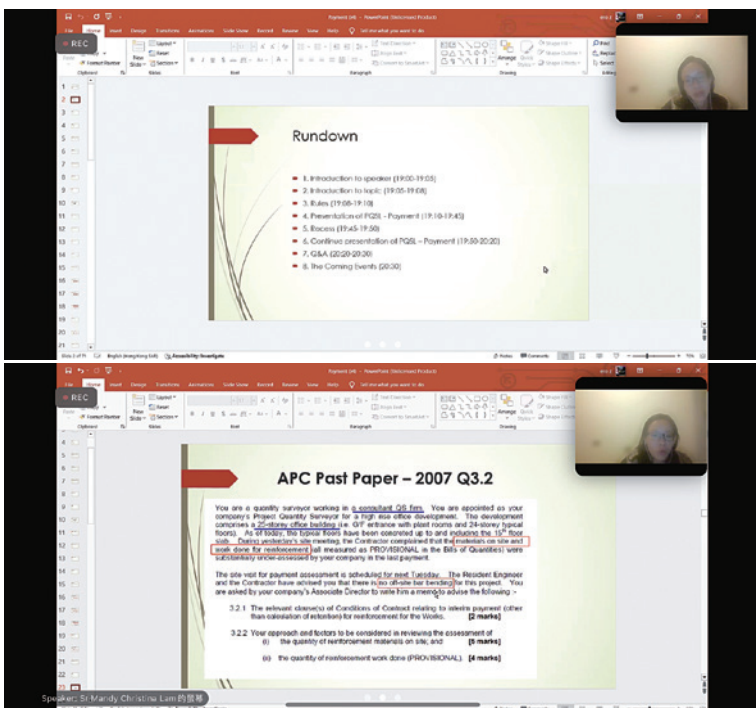
QSD APC Professional Interviews and Results

The QSD APC Final Assessment Professional Interviews were held on 13 January at the Henrietta Secondary School. About 86 QSD Corporate Members served on the panel of interviewers. Before the interviews began, QSD Divisional Education Committee Chairman Sr Steven Tang briefed the interviewers on the key assessment points.

The results of the QSD APC Part II Assessment 2023 are as follows:

Part II Written Assessment		Pass Rate	Professional Interview		Pass Rate
Number of Candidates	Passed		Number of Candidates	Passed	
394	115	29%	114	74	65%

The results of the APC Professional Interviews were announced on 18 January. Some candidates needed additional verification of their diaries and PQSL records before being elected Corporate Members. In addition, 43 candidates successfully passed their referral interviews, which took place at the Surveyors Learning Centre in July and December 2023. Congratulations to all candidates on their achievements.



The QSD Council expresses its gratitude to Sr Steven Tang and all interviewers for volunteering their time and dedicated efforts to this important event. The HKIS Secretariat also deserves thanks for its excellent preparation and logistical arrangements, which contributed to the event's success.

我代表工料測量組，連同學會會長林家輝測量師、學會上任會長黃國良測量師、學會前會長並內地事務委員會主席賴旭輝博士測量師 JP 以及學會其他組別的代表出席本次交流會議。交流會議上，會長林家輝測量師利用了學會製作的視頻，向徐匯區代表進一步介紹了學會及各組別的主要工作及角色。雙方同時為未來就學會再次到訪上海的安排，包括專題討論，參觀項目等主題進行了深入的交流，為雙方未來的合作發展機會奠定了良好基礎。



上海市徐匯區代表到訪香港測量師學會 (2024年1月17日)

應上海市徐匯區海外聯誼會的邀請，學會在上海設立了聯絡點，而學會代表已在 2023 年 12 月 21 日出席了於徐匯滬港創新創業交流中心舉行的授牌儀式。於 2024 年 1 月 17 日，上海市徐匯區代表包括上海市徐匯區區委統戰部部長秦麗萍女士、上海市徐匯區委統戰部副部長、區僑辦主任、區海聯會副會長張雪梅女士及上海市徐匯區委統戰部僑務科科長王藝靈女士(下稱「徐匯區代表」)到訪了學會。



Young Surveyors Group

Sr Tracy Wong YSG Committee Chairperson

Happy New Year to you and your families. YSG wishes you all good luck in 2024. This year, YSG will continue our focus on organising educational, professional and social events for young members. Stay tuned for our events!



HKIS Dragon Boat Team: Call for Paddlers

Dragon boat racing evolved from ancient Chinese exorcism activities. This sport has become more popular in Hong Kong and amongst boat racing enthusiasts around the globe.

The HKIS Dragon Boat Team (港測龍) will participate in the Stanley International Dragon Boat Championships 2024 on 10 June 2024 (Tuen Ng Festival) and the 23rd Hong Kong Dragon Boat Short Course Races on 30 June 2024 at Stanley Main Beach.

The HKIS team is recruiting paddlers. Regular trainings will start in March and will occur every Sunday until the race. This year, the team will organise a fun day at the end of February. Every member is welcome to join this event as an orientation. Details of the fun day and training will be shared with all members soon, so stay tuned!

CPD Event: Unfolding the Lost WWII Heritage: Promotion of Geo-spatial and Geophysical Technologies

Reported by Sr Miki Hau and Sr Tansy Cheung

A CPD, "Unfolding the Lost World War II Heritage: Promotion of Geo-spatial and Geophysical Technologies," was successfully held on 16 January. Dr Wallace Lai of PolyU and Dr Kwong Chi Man of HKBU are working

on a project to uncover hidden World War II structures in Hong Kong. They utilise geo-spatial and geophysical technologies to explore the British and Japanese military trenches and remains on the city's hills.

The project consists of three approaches: desktop research using historical texts and maps, airborne LiDAR technology for creating digital terrain models, and field surveys with unmanned aerial vehicles, handheld GPS, and scanners. By integrating these approaches, the team aims to deepen Hong Kong's understanding of its history and preserve its heritage.

Dr Lai and Dr Kwong's efforts acknowledge the sacrifices Hong Kongers endured during the war, whilst their project serves as a testament to the importance of advanced technologies in uncovering and preserving history.

Throughout the seminar, participants engaged in interactive discussions to gain knowledge from the experienced speakers, as well as exchanged ideas with fellow history enthusiasts.

Upcoming CPD Event: Practical Tips for Swift Construction Contract Comprehension

Construction contracts govern the rules of a construction project. Understanding construction contracts is crucial in the dynamic world of construction. It allows the parties to a contract to understand their roles and responsibilities, thereby reducing ambiguities and misunderstandings. Whilst a contract's terms may look complicated, they can be eased by knowing how to read a contract booklet.

YSG is organising a CPD, "Practical Tips for Swift Construction Contract Comprehension," on 13 March 2024. Sr Ting, Director of MJ Consultants, Ltd, and Vice Chairman of the QSD Council, will share some tips and techniques for better understanding swift contracts.



Young Surveyors Group CPD

PRACTICAL TIPS FOR SWIFT CONSTRUCTION CONTRACT COMPREHENSION

**13 MAR 2024
7-8:30PM
BY ONLINE MEDIA
- ZOOM**

**HK\$150 for members;
HK\$210 for non-members**



Sr Nathan Lee
Sports and Recreation Committee Chairman

Badminton Team Update

The Joint Professional Badminton Competition was held on 6 January 2024. Our badminton team fought against the other 7 professional teams and played their best to win every point. Finally, the HKIS team ranked 5th in the competition.”



SUBSCRIBE TO HKIS
YOUTUBE CHANNEL



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

Reported by PFMD Council Member and Moderator, Sr Ir Danny Leung

CPD: Building Green with Gypsum Block Walls: Unlocking the Potential of Self-Standing Nine-Metre High Walls without Stiffeners

A webinar on the above topic was held on 19 December with over 120 participants in attendance. Two speakers from GREENTECH Building Material Limited – Ms Mandie Li (Sales and Marketing Manager) and Ms Wendy Ng (Sales and Marketing Executive) – came to discuss the topic.

As the moderator, I gave an opening speech stating that gypsum block walls have become common building materials in Hong Kong for both existing and new buildings. Unlike traditional rectangular brick and block walls, on which stiffeners must provide stability against swaying and resist horizontal forces, high walls made of GREENTECH gypsum blocks could be erected up to nine metres high without stiffeners (Figure 1).



Figure 1: High Wall Erected with GREENTECH Gypsum Block

Mandie and Wendy began by examining the unique characteristics and specifications of their company’s certified green building product in terms of sound transmission class (STC),

fire rating (integrity & insulation), maximum wall height without stiffeners, water repellency, density, and construction costs (Figure 2). Then they switched to the comparative advantages of gypsum blocks with other building materials including concrete (Figures 3 & 4) and autoclaved aerated concrete (AAC, Figure 4).

GreenTECH GYPSUM BLOCK DESIGN SPECIFICATION

SERIES		HIGH DENSITY (HD)						
Thickness		75mm	80mm	100mm	150mm	80mm	100mm	150mm
Size	Width	600mm	600mm	600mm	666mm	600mm	500mm	666mm
	Height	500mm	500mm	500mm	247mm	500mm	500mm	247mm
Fire Rating (Integrity & Insulation) (BS EN 1364)		3 hours		4 hours		3 hours		5 hours
Density (BS EN 12859:2011)		1,100 kg/ m ³ (+/- 5%)				1,200 kg/ m ³ (+/- 5%)		
Colour		Greenish						
Sound Insulation (ASTM-E90-09)		STC 40	STC 41	STC 45 STC 51 with 3 mm Skim Coat		STC 41	STC 45	STC 50
Compressive Strength (BS EN 13279)		> 12 MPa						
Flexural Strength (BS EN 13279)		> 4 MPa						
Water Absorption (BS EN 12859)		< 2.0% (Class H1)						
Max. Wall Height Without Stiffener		4m	5.5m	7m	9m	5.5m	7m	9m

Figure 2: GREENTECH Gypsum Block Design Specifications

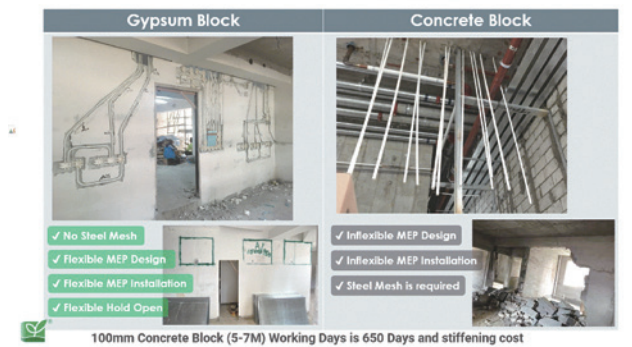


Figure 3: Comparative Advantages of Gypsum Block with Concrete

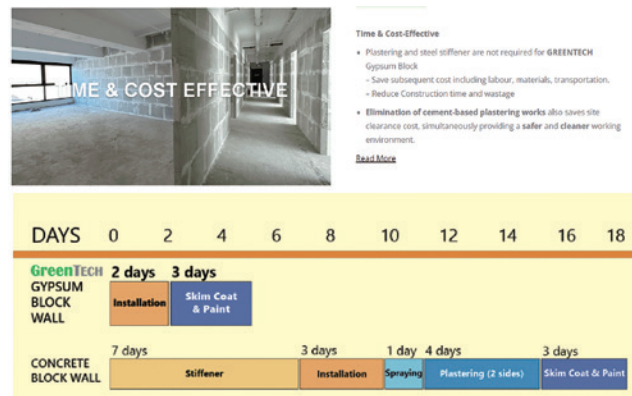


Figure 4: Time & Cost Effectiveness of Gypsum Block with Concrete

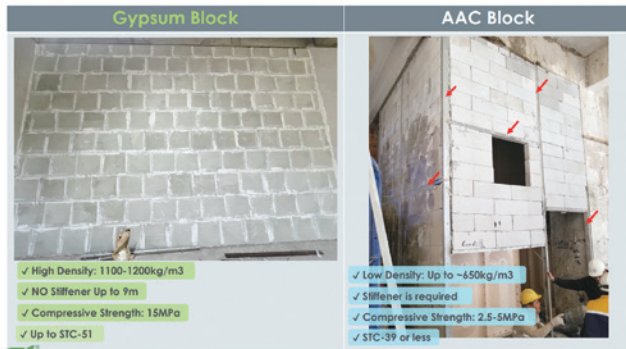


Figure 5: Comparative Advantages of Gypsum Block with Autoclaved Aerated Concrete

In addition, Mandie and Wendy presented the specifications for the gypsum block's performance requirements for strength and robustness including the test methods' ability to meet BS 523402:1992 (Figure 6). Then they played a video showing how to conduct the door-slamming test.

STRENGTH AND ROBUSTNESS TEST ACCORDING TO BS 5234-2:1992

ANNEX	REQUIREMENT TESTED	PERFORMANCE GRADE			
		75mm	80mm	100mm	150mm
Annex A	Stiffness (500N)	Heavy Duty			
Annex B	Surface Damage - Small Hard Body Impact (6 Nm)	Heavy Duty			
Annex C	Resistance to Damage - Large Soft Body Impact (40 Nm)	Heavy Duty			
Annex D	Perforation - Small Hard Body Impact (15 Nm)	Heavy Duty			
Annex E	Resistance to Structural Damage - Large Soft Body Impact (120 Nm)	Heavy Duty			
Annex F	Door Slamming (60 kg - 100 Impacts)	Medium Duty		Heavy Duty	
Annex G	Crowd Pressure	2 kN/m		3 kN/m	
Annex H	Lightweight Anchorage - Pull Out	100 N			
Annex J	Lightweight Anchorage - Pull Down	250 N			
Annex K	Heavyweight Anchorage - Wash Basin	1500 N			
Annex L	Heavyweight Anchorage - Wall Cupboard	4000 N			

Figure 6: Specifications for the Gypsum Block's Performance Requirements for Strength and Robustness including the Test Methods' Ability to Meet BS 523402:1992

Moreover, they shared their experiences of applying GREENTECH gypsum block to different building functions such as high walls, curved walls, wide walls, wall openings, free-standing walls, semi-external walls, and external walls (Figures 7 & 8).



Figures 7 & 8: Applying GREENTECH Gypsum Block to Different Building Functions




The PFMD is grateful to Mandie and Wendy for delivering such an interesting talk on block wall erection (Figure 9).



Figure 9: Group Photo with Danny Leung (Middle), Wendy Ng (2nd from left), and Mandie Li (2nd from right)

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 1 FEB - 23 APR 2024

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
1 Feb 2024	2024013	Briefing on Land (Compulsory Sale for Redevelopment) (Amendment) Bill 2023 (FULL)	Jenny Choi, Fiona Chau	GPD	1.5	✓	1.5	Free (HKIS members only)
2 Feb 2024	2024019	Exchange Session on BIM Roadmap for Building Plan Preparation and Submission by Development Bureau New	Jenny M F Choi, H S Cheung	HKIS	1.5	To be determined by respective Division		Free of charge
3 Feb 2024	2024022	Visit to Sino Group's One North project New	Jeffery Wong, Cary Lau, Kathy Lee	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
5 Feb 2024	2024006C	QSD PQSL Specialization Series 2024 (1) – The Role of Quantity Surveyor in Construction Arbitration, Adjudication and Mediation New	Eric Y C Ting	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
5 Feb 2024	2024021	HKIS BSD Ask-me-anything (AMA) Gathering New	Veteran Building Surveyors	BSD	1.5	✓	1.5	HK\$150 - members
7 Feb 2024	2024016	Exchange Session Between Sri Lanka and Hong Kong on Land Surveying Services New	H Divithure, GSN Perera	HKIS	1.5	To be determined by respective Division		Free of charge
20 Feb 2024	2024029	Kowloon Tong Garden City – The History and The Latest Court Judgement New	Jason Kwong, Carmen Cheng	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
20 Feb 2024	2024006D	QSD PQSL Procurement Series 2024 (2) – Tender documentation, the stage before tendering New	K C Tang	QSD	1.5	✓	1.5	HK\$150 - HKIS and HKICM members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
28 Feb 2024	2024027	Latest developments in Hong Kong's health and safety regime and what it means to you 	Hinson Cheung, Bernice Shang	QSD	1.5	✓	1.5	HK\$150 - members and HKICM members; HK\$210 - non-members
29 Feb 2024	2024001	Challenges and Opportunities for Land Surveying Professional in the 3D Map Era	WF Yik	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Mar 2024	2024011	Common Principles of Accounting for Quantity Surveyor	Raphael Lam	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
13 Mar 2024	2024018	Practical Tips for Swift Construction Contract Comprehension 	Eric Ting	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members; FOC - full time degree student members
14 Mar 2024	2024025	Painting Series (1) - Advanced, eco-friendly and cost effective coating system for external building maintenance and new built project 	Michelle Tsang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
20 Mar 2024	2024014	Traditional Chinese Medicine Principles and Health Management for Property Management Teams 中醫理念與物業管理團隊成員的健康管理	王國榮	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
21 Mar 2024	2024026	Painting Series (2) - Introduction of new safety, energy conservation, sustainable building materials 	Michelle Tsang	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
10 Apr 2024	2024030	ASAP - The Trend of Authorized Person (AP) and Authorized Signatory (AS) in Registered General Building Contractors (RGBC) New	Jeff C L Cheng	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
18 Apr 2024	2024024	Application of International Dispute Resolution in Property & Facility Management services 國際爭議解決在物業及設施管理服務的應用 New	羅偉雄	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
23 Apr 2024	2024028	Natural refrigerant refrigeration system - CO2 transcritical system New	Gao Jie	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-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](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 March 2023, HKIS members can enjoy the private car discounts of **HK\$4.80 per litre for gasoline** and **HK\$10.80 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 2024, HKIS members who are successful applicants or existing customers of Ace Way Company can enjoy privileged discounts on private car fuel purchases: **HK\$5.80 per litre for petrol** and **HK\$12.00 per litre for diesel**. Promotion: Enjoy a **free upgrade** to Synergy Supreme+ premium petrol for petrol purchases every **Thursday**, total discount up to **HK\$700 per litre**. Terms and conditions apply. For enquiries, please call Ace Way Company at 8100 3998.

SHELL CARD

From 1 July 2023, the discount for gasoline is **HK\$4.5 per litre** and for diesel is **HK\$10 per litre** for all successful application of the Shell Card. Members will additionally receive fuel coupons equivalent to **\$1.70/liter** making a total discount of **\$6.20/liter for petrol** and **\$11.70/liter for diesel** upon successful application. (limited quantities while supplies last). Enquiry: 2541 1828 (Alex Au, Kingsway Concept Ltd)

CALTEX STARCARD

From 22 December 2023, 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\$7.3 per litre for gasoline** and **HK\$14 per litre for diesel** purchase every day. Terms and conditions apply.

For enquiries, please call **Nichole Lai** of Ming Xing Investments at 9100 0502 / 3746 1832 / 2851 3297.

*Existing Starcard holders please contact Nichole to enjoy the new discount offer.

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 Offer (平安鐘) CARE-ON-CALL SERVICE

From now until 31 December 2024, 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.

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.

Special Offer Tesla - Electric Vehicle

Members can join **InsureMyTesla Insurance Program** when ordering the below model and enjoy extra credits and priority delivery: **Model 3 Long Range: HK\$10,000 credits; Model Y Rear-Wheel Drive : HK\$20,000 credits**. Enquiry: 3974 0254. Offer valid till 31 March 2024.

Special Offer HKBN (香港寬頻)

HKIS members can enjoy a special offer for **home broadband and mobile services** of HKBN.

Please refer to the HKIS website for details.

For enquiries, please contact Mr Kenny Chan at 9861 4708.

10% WAKESURF PRO

HKIS members can enjoy wakersurf experiences with Wakesurf Pro at a **10% discount off** (original price \$1,400/hr) for a **wakesurf boat hire** until 31 December 2024. Free coaching services are available for beginners on weekends upon request. Please Whatsapp 6383 3998 for enquiries and bookings.

Up To 2% MERCEDES BENZ

HKIS members could enjoy a **2% discount** on retail pre-tax price on petrol vehicle and **1% discount** on retail pre-tax price on electric vehicle (excl. first registration tax) of new car sales. Please contact 2895 7200 or email corporatesales@zungfu.com for enquiries.

10% CHORAL CONCERT TICKET

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

10% DRIVING COURSE

From now until 31 December 2024, 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.

Free subscription MAGAZINE

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

Up To 35% INSURANCE

HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (up to 15% off) medical and personal accident plan (up to 35% off), home protection plan (up to 20% off) and others (Golfstar and Motorplus insurance plan).

Please refer to HKIS website for details. For enquiries or product information, please call 2903 9326 or visit <https://www.zurich.com.hk/en/affinity/partners>.

Up To 50% HEALTH CHECK PLAN

From now until 31 December 2024, health.ESDlife offers an extra **5% off** on over 700+ health check plans from renowned merchants on eshop (Discount code: **HKIS2024**). Health check plans for female/male/executive staff, which include ultrasounds, pap smear, and mammogram, are available from \$2,000 and come with a gift. For purchase and full plan list, please visit health.esdlife.com/shop/hk/section/ 身體檢查. For enquiry, please call 3151 2244.

10% FOOTBALL SHIRT

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

Up To 25% DINING

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

40%/38% 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\$4,100** for male and **HK\$5,100** for female. Plan inclusive of physical examination and health history assessment; detailed medical report with comment and 2 times doctor consultation; 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. Advance booking is required for the above offers. Privilege lasts until 31 December 2024.

Enquiry or booking: 2608 3170 (Union Health Maintenance Centre - Union Hospital Tai Wai) / 2682 2313 (Union Healthcheck Centre (H.Zentre) - Tsim Sha Tsui).

Special Offer CHINA MOBILE HONG KONG

From now until 31 March 2024, HKIS members can enjoy special offers from CMHK, including **two months of free basic service for new subscribers**. CMHK's special offers include both Local and Bay Area service packages. The CMHK Local service package also includes free 2GB of data for Mainland China and Macau. For details, please refer to flyer or contact Mr Kenneth To at 9204 7298.

Up To 15% DINING WITH VIP ROOMS

Members can enjoy a special discount of **up to 15%** on refined Japanese cuisine at Sanwa Jo. The offer will be valid until 30 November 2024. Also, a special offer of VIP rooms, including an audio system and karaoke system, is provided to the members for any business occasions, gatherings, celebrations, etc. Advance reservation is required, and your membership card or HKIS American Express or Shanghai Commercial Bank HKIS Credit Card must be presented when you arrive at the restaurant.

Up To 30% Buffet & Dining Offer

Regal Hotels presents diverse dining experiences with high-quality international cuisines. From global buffets to Chinese and Western dishes, members enjoy **30% off buffets and 20% off Chinese/Specialty Restaurants' A La Carte Menu** at Regal Hotels' restaurants until 31 July 2024. Participating hotels include Regal Airport Hotel, Regal Hongkong Hotel, Regal Kowloon Hotel, Regal Riverside Hotel, and Regal Skycity Hotel. Reservations are required with membership card or HKIS American Express/Shanghai Commercial Bank HKIS Credit Card present upon arrival.

10% DINING

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

Special Offer SERVICED APARTMENT

Gateway Apartments in Harbour City, Tsim Sha Tsui offers 256 luxurious serviced apartments ranging from studios to 3-bedroom penthouses. Residents have privileged access to the Pacific Club's facilities, including a swimming pool, gym, and tennis courts. Long-stay promotion rates for selected 1-Bedroom suites start from HK\$43,000/month for HKIS members. Contact the leasing team at enquiry@gatewayapartments.com.hk or (852) 2119 3000 to learn more. Valid until 31 Dec 2024.

10% BEAUTY & BATH PRODUCTS

From now until 31 December 2024, **Uniqare** is offering **10% off of all products** on the online shop <https://uniqare-hk.com/>. Simply apply the discount code **HKISMEMBER** to enjoy the offer.

10% BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS affinity cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2024.

Special Offer HEALTH & WELLNESS

From now until 30 June 2024, HKIS members can enjoy **special offer on health & wellness from Humana**. They provide an integrated path towards modern self-care, covering Health Check, Fitness, Dental, Eye Care & Nutrition services. Advanced booking would be required. For enquiry or booking please call or WhatsApp: 5911 2803. Please visit HKIS Website for more details.

Up To 30% DOWN JACKETS AND T-SHIRTS

HKIS members can enjoy **15% discount** on all regular priced items (Premium Goose Down, Extra Fine Pima Mercerized Cotton T-shirts, jackets etc) provided at Chateau Chaleur's online shop www.chateauchaleur.com Simply apply the promotion code "HKIS85" upon check out to enjoy this discount.

29% BOAT LICENSE COURSE

From now until 31 December 2024, **A & M Boating Limited** is offering a special discount and group discount for Boat Licence 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.

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 10% DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants (including **Di King Heen and Lion Rock**) to HKIS members. The offer will start on 1 January 2024 and last until 31 December 2024. 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.

15% PROFESSIONAL COURSE

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

Special Monthly Offer WINE SHOPPING

HKIS members can enjoy special monthly offer from **Watson's Wine (Private Clients)**, to place your order, please contact: **YIN TSUI** (manyin.tsui@aswatson.com) or 3543-0391.

Special Offer WEIGHT LOSS 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 2024, HKIS members can enjoy a **12% discount** off to join MSL "Weight Loss Plan" and a **special price HK\$40** to join MSL "Weight & Health Assessment" (Original Price HK\$218), get to know more about healthy weight loss!

An advance booking is required. Offers cannot be used in conjunction with other offers. For more information, please call 2890 2798 or visit www.mslhk.com.

Looking for advertising opportunities? Try *Surveyors Times*!

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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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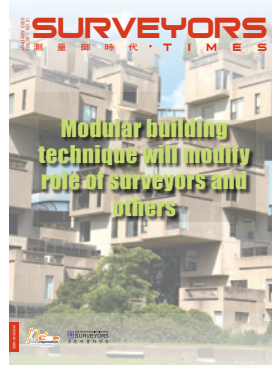
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