

APRIL 2022  
VOL.31 NO.04

# SURVEYORS

測量師時代 · T I M E S

## Review of urban redevelopment strategy to encourage private sector participation

ISSN: 18182542

15 years+  
同心展關懷  
caring organisation



THE HONG KONG INSTITUTE OF  
SURVEYORS

香港測量師學會

# The Hong Kong Institute of Surveyors 2021-2022 General Council 香港測量師學會2021-2022年度理事會

## OFFICE BEARERS 執行理事

President 會長	Sr KK Chiu	趙錦權測量師	Vice-President 副會長	Sr Robin Leung	梁志添測量師
Senior Vice-President 高級副會長	Sr Paul Wong	黃國良測量師	Honorary Secretary 義務秘書	Sr Tony Wan	溫偉明測量師
Vice-President 副會長	Sr Francis Lam	林家輝測量師	Honorary Treasurer 義務司庫	Sr Raymond Kam	甘家輝測量師

## COUNCIL MEMBERS 理事

### Building Surveying Division 建築測量組

Chairman 主席	Sr Arthur Cheung	張文滔測量師
Vice Chairman 副主席	Sr Nathan Lee	李海達測量師
Immediate Past Chairman 上任主席	Sr Billy Wong	黃健兒測量師

### General Practice Division 產業測量組

Chairman 主席	Sr Alnwick Chan	陳致馨測量師
Vice Chairman 副主席	Sr Alexander Lam	林增榮測量師
Council Member 理事	Sr Jeffrey Wong	黃正行測量師

### Land Surveying Division 土地測量組

Chairman 主席	Sr Paul Tsui	徐開源測量師
Vice Chairman 副主席	Sr Alex Chu	朱紹基測量師
Vice Chairman 副主席	Sr Lau Chi Kwong	劉志光測量師

### Planning & Development Division 規劃及發展組

Chairman 主席	Sr Terence Wai	衛振聲測量師
-------------	----------------	--------

### Property & Facility Management Division 物業設施管理組

Chairman 主席	Sr Charles Hung	熊傳筭測量師
Vice Chairman 副主席	Sr Dr Kenny Chan	陳國雄博士測量師
Vice Chairman 副主席	Sr Jonathan Lee	李文光測量師

### Quantity Surveying Division 工料測量組

Chairman 主席	Sr Sunny Choi	蔡盛霖測量師
Vice Chairman 副主席	Sr Tim Ngai	魏志衡測量師
Vice Chairman 副主席	Sr Rex Ying	應鍾秀測量師

### Young Surveyors Group 青年組

Chairman 主席	Sr Sunny Wong	黃健陽測量師
Vice Chairman 副主席	Sr Wilson Ko	高德仁測量師

## EX-OFFICIO MEMBERS 當然成員

Immediate Past President 上任會長	Sr Edwin Tang	鄧海坤測量師
Chairman, Board of Education 教育委員會主席	Sr Steven Tang	唐致乾測量師
Chairman, Board of Membership 會籍委員會主席	Sr Koo Tak Ming	古德明測量師
Chairman, Board of Professional Development 專業發展委員會主席	Sr Jeffrey Wong	黃正行測量師

## SURVEYORS TIMES Editorial Board 測量師時代編輯委員會

Chairman 主席	Sr Tony Wan	溫偉明測量師
Honorary Editor 義務編輯	Sr Dr Joseph Chan	陳慶麟博士測量師
Building Surveying Division 建築測量組	Sr Conny Wang	Sr Camille Lo 汪敏華測量師 盧靜兒測量師
General Practice Division 產業測量組	Sr Cliff Tse	Sr Kent Yeung 謝偉鴻測量師 楊鍵倫測量師
Land Surveying Division 土地測量組	Sr Winnie Wong	Sr Calvin Li 黃穎妍測量師 李子開測量師
Planning & Development Division 規劃及發展組	Sr Ivan Hui	許澤彬測量師
Property & Facility Management Division 物業設施管理組	Sr Raymond Chan	Sr Prof Philip Chan 陳偉健測量師 陳勤業教授測量師
Quantity Surveying Division 工料測量組	Sr Dr Ken Hui	Sr Eric Ting 許亦鈞博士測量師 丁遠進測量師
Young Surveyors Group 青年組	Sr Gigi Mok	Mr Thomas Wu 莫韻芝測量師 鄧卓霖先生

The SURVEYORS TIMES Editorial Board welcomes views, opinion and article submissions. Articles submitted can be in either English or Chinese and, if published, will appear only in the language submitted. The publication of materials will be at the discretion of the Editorial Board. Please email [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk) or fax (852) 2868 4612 or by post to: The SURVEYORS TIMES Editorial Board, Room 1205, 12th Floor, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to all members of the Hong Kong Institute of Surveyors. Circulation: 11,000 copies.

No part of this publication may be reproduced or transmitted in any form or any means without the written permission of the HKIS. HKIS is not responsible for the accuracy of any information contained in this publication and does not accept liability for any views, opinions or advice given in this publication. Each contributor (but not the HKIS) is personally responsible for ensuring that no confidential information is divulged without obtaining the necessary prior consent. 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. Advertisements appearing imply neither endorsement nor recommendation by the HKIS. For general/advertising enquiries, please call (852) 2526 3679 or email: [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk).

「測量師時代編輯委員會」歡迎會員以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由「測量師時代編輯委員會」決定。來函可電郵 [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk) 或傳真 (852) 2868 4612 或郵寄香港上環干諾道中 111 號永安中心 12 樓 1205 室「測量師時代編輯委員會」收。《測量師時代》月刊免費送贈香港測量師學會會員，每期發行量 11,000 份。

除非已獲得香港測量師學會書面同意，本刊內容不得翻印或以任何形式複製。香港測量師學會不對本刊文章資料內容的準確性負責，亦不為文章所表達的立場、觀點及意見承擔任何法律責任。文章作者（而非香港測量師學會）須自行確保任何保密的資料，均為在已獲得許可的情況下發佈。文章內容、立場及意見並不代表香港測量師學會。廣告純屬商業活動，廣告內容不包含香港測量師學會的認可。廣告查詢/一般查詢，請致電 (852) 2526 3679 或電郵至 [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk)。

# CONTENTS

## 目錄

- 4** President's Message  
會長的話
- 8** Cover Story  
封面故事
- 16** Meet the Surveyor  
測量師專訪
- 23** Beijing Office News  
北京辦事處簡訊
- 27** HKIS News  
學會簡訊
- Annual Subscription 2022-2023 and Membership Renewal
  - HKIS Membership Card cum Green Card 2022-2023
  - Online Payment Service for the HKIS Annual Subscription
  - Find and post surveying jobs on HKIS website
  - 香港測量師學會社區及公益事務
  - HKIS Funded Research: Questionnaire
  - Elected as HKIS Members on 14 March 2022
  - Council Members Reaching Out
- 33** Divisional News & Activities  
組別簡訊
- 52** Members Corner  
會員分享
- 53** HKIS CPD / PQSL / Social Events Summary
- 59** Members' Privileges  
會員優惠

Online version



Facebook: hkisofficial



Instagram: hkis.surveyors



Wechat: HKIS-Official 微信名稱: 香港測量師學會



QQ group (For Members Only) QQ 群 (只限會員): 113919687

Cover photo: istock



Sr K K CHIU

Most Institute activities this month took place virtually to keep COVID-19 safe, and while it has been slow going elsewhere, I spoke on different topical issues relating to surveying via various media channels. I am also pleased to report that our working group is reviewing the Land (Compulsory Sale for Redevelopment) Ordinance, and I attended an online forum on land, housing and construction hosted by the Chief Executive election candidate, Mr John Lee Ka-chiu. While the first phase of relaxing social distancing measures is in place, we all must stay vigilant. We look forward to gradually resuming face-to-face activities, and to meeting you in person very soon.

### Land Premium Rates and Housing Supply

The Institute welcomes and supports the Government's recently announced extension of the use of standard rates in land premium assessments and lease modification/land exchange applications in New Development Areas (NDAs), particularly in Kwu Tung North (KTN) and Fanling North (FLN). The HKIS believes standard land premium rates are an effective way to boost the housing supply in these two areas by speeding up land release.

In our press statements, the Institute commended the Government for its swift implementation of the policy, saving time and increasing transparency between developers and the Lands Department in negotiations. This policy will also likely quicken

the conversion of idle farmlands and brownfields into residential sites.

There are brownfields throughout Hong Kong used in many ways, such as car parks and open-air storage. We advised the Government that it must stay ahead of events and be able to relocate displaced industries as soon as their brownfields have been converted, by conducting site evaluations and effective land use planning in the New Territories.

Last but not least, we urge the Government to step up the study on extending the standard-rates mechanism to Hung Shui Kiu and other farmlands to speed up land development in the New Territories.

### RTHK: Letter to Hong Kong

On 5 April, I was invited to deliver my views on RTHK's "Letter to Hong Kong" programme, which invites politicians and public figures from diverse backgrounds to shed light on important matters in the city. My letter was intended for a young friend of mine, Johnny, an overseas graduate who worked as a surveyor in Hong Kong last summer. I talked about the challenges the city is facing, such as the severe land shortage for development, escalating property prices, and "three-nil" buildings. The problems became more apparent with the outbreak of COVID-19, such as delays in construction projects, a shortage of labour and a lack of adequate anti-epidemic equipment provisions within the property management sector, as well as the financial fragility of SMEs.

On a separate note, I addressed the issue of vertical floor-to-floor transmissions of COVID-19 infections within buildings and how the HKIS spared no effort to help the public combat COVID-19 from the outset. I also took this opportunity to introduce the Institute's complimentary booklet that offers professional advice to the general public on curbing the virus through domestic drainage maintenance.

As a veteran of the industry, it has always been one of my priorities to facilitate the collaboration between the Government and industry stakeholders for the well-being of Hong Kong. I hope that my sharing will give Johnny insight into our profession, and guide him to use opportunities presented to him to his best advantage, all the while contributing to society. I trust he will look back on listening to my letter as time well spent!

### Calling for More Housing and Land Supply

In a column published recently in the *Hong Kong Economic Times*, I addressed the acute housing shortage, while expressing appreciation to the Government for starting the multi-pronged approach to speed up land supply that it announced in the Budget in February. However, the progress in developing transitional housing is still far from satisfactory, as only 2,300 units have been built and occupied, despite the Government's identification of sufficient land to accommodate more than 17,000 units. The HKIS thus proposed various measures to raise housing supply, such as accelerating planning and land approvals, enhancing communication with regional stakeholders, and greater technical support for main contractors. I suggested some innovative approaches, including a greater adoption of MiC (modular integrated construction)—for which the Government has announced incentives, and which the HKIS applauds; and allowing transitional housing to be built to eight storeys.

While the incentives are to promote the use of MiC, the HKIS hopes the Government will go a step further and provide clear guidelines for the establishment of local MiC manufacturing and assembly.

While on the subject of buildings, we continue to urge the Government in its fight against COVID-19 to disburse more subsidies to property management companies to improve

public hygiene. Public vigilance remains critical and it is important to have a system of regular pipeline inspections and maintenance in place, in a similar vein to our continuing call for the government to fund a scheme to subsidise better practices for companies managing buildings over 40 years old.

### Pay at Your Fingertips

We are moving with the times and have implemented an online system on which members can settle their annual subscription fee for 2022–2023. Starting from April, members can now enjoy a quicker, easier, more secure and eco-friendly payment platform. I am pleased to embed digitisation in our operations, which remains one of my key missions!

Sr KK Chiu  
President

**為** 對抗疫情，學會本月大部分的活動都以網上形式舉行。疫情期間，聚會不太方便，所以我選擇在不同的媒體上談及關於測量的熱門話題。另外，很高興向大家報告早前成立的工作小組正在審視《土地（為重新發展而強制售賣）條例》，而我亦出席了由行政長官候選人李家超先生主持的網上論壇，討論關於土地、房屋及建設的議題。適逢社交距離措施首階段已放寬，我樂見面議活動逐漸恢復，雖然很期待與各位會面，但防疫措施仍不能鬆懈。

### 補地價金額及土地供應

政府於近日宣布把標準金額補地價模式擴展至新界新發展區的契約修訂或換地申請，率先為古洞北及粉嶺北新發展區試行，學會對此計劃表示歡迎和支持，並認為可加快釋放兩個新發展區的土地發展潛力，增加房屋供應。

在早前發佈的新聞稿中，學會欣喜政府在制定是次政策表現迅速。此計劃將減省以往發展商與地政總署的商討時間，並大幅提升補地價金額的透明度，從而加快棕地和農地轉化為住宅用地。

不少棕地會轉化為發展用地，然而該等棕地均有不同的現行用途（如露天倉、停車場等），需要另找地方安置。政府宜未雨綢繆，檢討新界區的用地規劃。

學會亦促請政府加快研究將補地價標準機制擴展至洪水橋新發展區及其他新界農地的工作，以推動新界區的土地發展。

### 香港電台《香港家書》

四月五日，我獲邀參加香港電台《香港家書》。該節目定期邀請政客及不同背景的公眾人物針對香港的重要議題分享看法。我的信件寫給一位海外畢業的年青朋友 Johnny。去年暑假，他選擇回港發展，加入測量師行業。信中，我提及到香港正面對的難題，如發展建設用地嚴重不足、房價上漲及三無大廈的管理問題等。隨著新冠疫情爆發，這些問題變得更嚴峻，例如工程延誤、勞工短缺、物業管理業缺乏防疫措施，以及中小企營運困難等。

另外，我亦有指出大廈結構出現垂直傳播的問題，及學會如何一直不遺餘力協助對抗病毒。有見及此，我們印製了渠管保養小冊子供市民免費參考，減低病毒在大廈渠管內傳播的危機，協助公眾對抗疫情。

加入測量業多年，我一直十分重視香港的整體發展，促進政府與行業持份者合作是我的首要任務。我希望信中的分享能夠讓 Johnny 了解測量業的專業知識外，還可以找到自己的定位，引導他抓緊眼前每個機會，為社會作出貢獻。當他回想起我這封信時，相信他會覺得所花的時間很值得！

### 增加房屋及土地供應

近日的經濟日報專欄中，我指出了嚴重的房屋短缺問題的同時，亦樂見政府於二月公佈的財政預算案中採取多管齊下的策略，積極加快造地建屋的步伐。不過，興建過渡性房屋的進度未如理想。政府已覓得足夠土地提供 1.7 萬個過渡性房屋，卻只有 2,300 個單位正在營運。學會提出多個建議，如加快部門審批文件的進度，加強與地區人士之間的溝通，以及為承建商提供更多技術支援。我有建議幾項創新的措施，其中包括更廣泛應用「組裝合成」建築法（MiC）一學會樂見政府已公佈寬免措施；以及容許過渡性房屋樓高增至八層。

有關的寬免措施鼓勵業界使用「組裝合成」建築法之外，學會期望政府為業界提供清晰的指引，設立「組裝合成」建築法的製造及組裝工場。

除了建築的議題之外，學會繼續敦促政府加強防疫工作，為物業管理公司增撥資源，以加強公眾地方的消毒。對抗疫情，大家必須時刻保持警覺，定期檢查及維修樓宇渠管尤其重要。另外，學會亦希望政府能夠撥款資助樓齡 40 年以上的舊樓維修渠管計劃。

### 線上支付會員年費服務啟用

時移世易，學會已推出線上系統繳交年度會費（2022-2023）。由本月開始，會員可以透過網上付款平台繳交會費，過程將會更快捷、簡單，安全及更環保。將學會日常營運數碼化，這仍會是我任期內的重要任務。

會長  
趙錦權測量師

# CELEBRATION OF BIM ACHIEVEMENT 2022

## 建築信息模擬成就嘉許禮

發展局及建造業議會(議會)於2022年合辦建築信息模擬成就嘉許禮(嘉許禮),並增設更多嘉許類別。嘉許的成就類別如下:

- (1) 2022建築信息模擬項目
- (2) 2022建築信息模擬機構
- (3) 2022建築信息模擬專業人員
- (4) 2022建築信息模擬培訓及研發機構【新增類別】
- (5) 2022建築信息模擬學生項目【新增類別】
- (6) 2022建築信息模擬卓越推動者【新增類別】
- (7) 2022最佳進步建築信息模擬機構【新增類別】

[註:在議會的定義中,「建築信息模擬」包括建造業的建築信息模擬、數碼建造及其相關技術等。]

嘉許禮旨在透過表揚並與持份者分享機構及從業員的成就,推動他們不斷創造、創新、變革或突破,使建築信息模擬發揮最大潛力。儘管每個嘉許類別都有各自的優點和評估準則,但所有類別在建築信息模擬中都具有相同的願景及使命、成就、經驗學習,以及對香港建造業的貢獻和影響。

如果您熱衷於推動及採用建築信息模擬技術,並已在機構、項目、教育或研發等獲得建築信息模擬方面重要且認可的里程碑,請立即申請。告訴我們您的故事,您的足跡就會記錄在香港建築信息模擬發展的歷史中。

Development Bureau and the Construction Industry Council (CIC) will co-organise the Celebration of BIM Achievement (CBA) in 2022 with more categories added. The categories are as follows,

- [1] BIM Projects 2022
- [2] BIM Organisations 2022
- [3] BIMers 2022
- [4] BIM Training and R&D Organisations 2022 [New category]
- [5] Student BIM Projects 2022 [New category]
- [6] Eminent BIM Drivers 2022 [New category]
- [7] Most Improved BIM Organisations 2022 [New category]

[Note: "BIM" in CIC's context includes BIM, digital construction, and its related technologies etc. in construction industry.]

The CBA aims to inspire organisations and practitioners to continually be creative, innovative, transformative or disruptive in bringing BIM to its full potential, by recognising and sharing their achievements with all stakeholders. Although each category of achievement has its own merit and assessment criteria, all categories share the same key ingredients of vision and mission in BIM, achievements, lessons learned, contributions and impact to the construction industry in Hong Kong.

Apply now if you are passionate in promoting and adopting BIM, have achieved important and recognised milestones of BIM in your organisation, projects, education or research and development, etc. Tell us your story, and your footprints would be registered in the history of BIM development in Hong Kong.

截止報名日期 Application Deadline

# 30.6.2022

查詢 Enquiries

 2100 9000

 bim@cic.hk

詳情 Details



[www.bim.cic.hk/en/events/page/CBA2022](http://www.bim.cic.hk/en/events/page/CBA2022)

### 支持機構 Supporting Organisations



# Review of urban redevelopment strategy to encourage private sector participation

By Jimmy Chow



**Sr CK Lau, JP**

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



**Sr Edmond Yew**

Past Chairman of the HKIS Planning and Development Division





In April, the Secretary for Development, Mr Wong Wai-lun, revealed that the Government was studying lowering the threshold for forced auctions under the Land (Compulsory Sale for Redevelopment) Ordinance ('the Ordinance' hereafter) and improving the operation of the relevant mechanisms. He aims to make a proposal public around the third quarter of this year.

Regarding Hong Kong's urban redevelopment strategy and the Ordinance, **Sr CK Lau, JP, Past President of the HKIS and Chairman of the HKIS Land Policy Panel and Sr Edmond Yew, Past Chairman of the HKIS Planning and Development Division** explore how the Urban Renewal Authority (URA) and private developers can accelerate urban development in this cover story.

The Ordinance is an effort to facilitate urban development while protecting the interest of small property owners. They talk about how it can be amended so that it is more fit for purpose. They also explore potentially better ways of compensating landlords and attract private developers to participate in redevelopment.

## Room to review the '7-year-old-flat' rule

According to the Urban Renewal Authority Ordinance, the URA's redevelopment and rehabilitation responsibilities are quite extensive, covering redevelopment, rehabilitation, heritage preservation and revitalisation, says Sr Lau. It can take a long time to redevelop an old building, like over a decade. Many complexities and barriers, such as negotiating with individual owners one by one and finding new homes for the displaced tenants are time-consuming.

When acquiring owner-occupied domestic property, the URA will offer owner-occupiers market value (on vacant possession basis) of the property plus Home Purchase Allowance (HPA) to assist them in purchasing replacement

flats. The assessment of HPA is based on the value of a notional flat, which is defined as a seven-year-old flat in a comparable quality building situated in a similar locality.

The Flat-for-Flat (FFF) Scheme provides domestic owner-occupiers affected by the URA's redevelopment projects with an alternative option to cash compensation. Domestic owner-occupiers who wish to opt for FFF must first accept the amount of cash compensation calculated on the basis of the value of a notional seven-year-old replacement flat. They then could have a choice of 'in-situ' flats situated in the lowest floors in the future new development or flats in an FFF Scheme to be developed by the URA in the same district or on a site at Kai Tak, where applicable.

It might be time for us to review on such rule and strike a better balance between owners' benefit and viability of redevelopment projects. The quality and living environments of buildings older than ten years are not necessarily inferior to those of 7-years-old buildings, so there is room for review in the 'seven-year-old-building' rule.

Eligible low-income tenants affected by the acquisition and redevelopment projects of the URA may be resettled into public housing. **Sr Lau** hopes there will be stronger communication between the URA and the Hong Kong Housing Authority, so that resettlement of affected tenants could be better planned for.

## Planning-led approach should be extended

In February this year, the URA issued the District Study for Yau Ma Tei and Mong Kok, which proposes to divide the 212-hectare area from Mong Kok to Yau Ma Tei into five major development nodes. A cluster of old residential buildings, known as Man Wah Sun Chuen, at the junction of Jordan Road and Ferry Street in Yau Ma Tei, is included in the West Kowloon Gateway integrated redevelopment scheme.

When completed, the scheme as a whole will comprise Grade A office, retail, commercial, hotel, culture and arts, and residential developments. According to the proposal, the URA will consider merging adjacent plots into adjacent sites using transfer of plot ratio (TPR) and street consolidation area (SCA).

**Sr Yew** appreciates the URA's initiative to change the old and uninspiring 'project-led' approach with a new, more holistic planning-led approach to redevelopment. He recalls that when the threshold for a compulsory sale was lowered, there was a flurry of acquisition and redevelopment activities on old buildings that had not fully used their developable floor area. Lots governed by 'old deeds' with no land-use restrictions were especially sought after.

"However, most old buildings in the urban area have very little undeveloped floor area left. New floor area after redevelopment is very limited. TPR and SCA methods can make redevelopment more space- and cost-effective and are therefore worth promoting."

For example, two redevelopment sites are located in the same street or district. With these two methods, the smaller site's developable floor area (e.g., a site area of about 2,000 sq ft) can be transferred to the larger site, making more efficient use of developable space. Whereas the smaller site can be turned into a three-story community facility complex or a public park.

## Barriers to private sector participation

**Sr Yew** points out that the URA's '7-year-old-flat' compensation rule has caused building owners to have unrealistic expectations for developers interested in buying out flats in an old building for redevelopment. Their expectation have forced developers to not undertake redevelopment projects on their own.

For example, a flat in an old building is worth HK\$8,000 per square foot on the market. When

the '7-year-old-flat' rule applies, the acquisition cost per square foot can soar to twice the market price. For private developers, the development cost increases substantially. Revenue from selling the new homes after redevelopment cannot cover this cost. That explains why the participation of private developers in urban redevelopment has been low in recent years.

According to **Sr Yew**, the other barrier facing private developers is the continuation of the so-called property cooling measures. The Buyer's Stamp Duty was originally intended to counter speculations hidden behind shell companies. But developers have to use shell companies to buy and hold properties. The government allows the developer of a redevelopment project to be refunded the Buyer's Stamp Duty only after the Buildings Department's approval to carry out demolition work.

"Because old building owners have high expectations for the purchase price, it can take years, maybe seven or eight, to negotiate with each of them, or ten years if there are a lot of owners. Requiring developers to pay as much as 30% extra taxes upfront is a heavy burden, especially smaller players since this capital will likely be frozen for many years," **Sr Yew** explains.

## More incentives for private developers

To encourage private developers to participate in urban redevelopment, addressing the unnecessary financial burden on developers pursuing a building buyout is also necessary. For example, the developer may give an undertaking to assure that the properties being purchased are intended for redevelopment, meaning that once the threshold is met, they will be demolished. In this case, the Government should allow the developer to pay the ad valorem stamp duty of 4.25% upfront. If the redevelopment goal cannot be met within a specific period, an additional 25.75% tax, including interest, will then be levied.



Another function of the URA is to provide services to property owners interested in selling en-bloc buildings for redevelopment. Suppose the owners of a building decide to redevelop the property. In that case, the URA will consider the recommendations made by the District Urban Renewal Forum, including building conditions, manpower and financial assessments. Then the URA would adopt the acquisition, compensation, and resettlement policies based on the Urban Renewal Authority Ordinance.

Apart from TPR, **Sr Lau** further advocates that the Government and the URA can consider bundling a redevelopment project with a new development site to provide a greater incentive for private developers to share the URA's heavy redevelopment work. He adds that the Starter Homes Pilot Projects undertaken by the URA have been met with strong first-time buyer interest and suggests that the URA may undertake more of such projects.

In Yau Ma Tei and Mong Kok, the future regeneration in designated areas will increase the building density and create more potential traffic flow. To relieve traffic, **Sr Lau** suggests that future planning should ensure appropriate parking facilities be available (preferably in large sites), including private parking spaces and lorry loading and unloading areas.

In addition, after conducting necessary Traffic Impact Assessment Studies, the Planning Department and Transport Department may consider better use of arterial roads such as Shanghai Street and New Reclamation Street. At the moment, bus services have been concentrating along Nathan Road and buses queues are common as significant time would be required for pick up and drop off of large number of passengers.

According to the URA, recent applications for demand-led redevelopment failed to meet the scheme's objectives and therefore a comprehensive review is necessary. As such, the URA will review the scheme in conjunction with other incentives through the District Study for Yau Ma Tei and Mong Kok, with a view to achieving sustainable results and overall planning benefits.

**Sr Yew** suggests that the Government consider extending the 'demand-led' redevelopment scheme to facilitate partnerships between private developers and old building owners. In the process, the URA plays the role of an intermediary to protect the rights and interests of small property owners. It can also act as a facilitator to assure third-party financial institutions or investors providing loan guarantee or financing that the project will go as planned.

**Sr Yew** agrees with **Sr Lau** on the notion that there is room for relaxation of the threshold for the collective sale of buildings over 50 years old, adding that it could be lowered to 70% or adopt a progressive approach: the older the building, the lower the threshold. "Of course, private ownership must be safeguarded, but old buildings in poor condition might pose a danger to the public. The memory of the collapse of an old building in To Kwa Wan is still fresh."

## Learning from mainland's market-and-community-driven strategy

In 2019, **Sr Yew** led an HKIS delegation to visit the City Renewal and Land Development Bureau of Shenzhen Municipality. During the trip, he learned about the mainland's urban renewal strategy that balances market needs and social goals.

In this model, the owners of a land parcel earmarked for urban redevelopment can choose to develop the parcel themselves or invite private developers to form a joint venture. They need to pay a land premium (standard rate) for additional floor area or commercial interests gained from the new development, whether it be residential, commercial, hotel, or mixed-use. When participating in large-scale urban

renewal projects, private developers also need to provide about 30% of community facilities, such as schools, hospitals, social housing and community centres, to improve people's quality of life.

He suggests that Hong Kong can learn from mainland's 'market-and-community-driven' strategy for urban redevelopment. "If most people believe that urban renewal is critical to increasing land supply, addressing urban decay and improving people's lives, we should focus on implementing this agenda thoroughly. In addition to having the URA lead redevelopment work, the Government should also consider providing more incentives for the private sector by reviewing our urban redevelopment strategies, relevant policies and legislation right from the top down."

# 檢討市區重建策略 推動私人發展商參與

今年四月，發展局局長黃偉綸透露政府正研究降低《土地（為重新發展而強制售賣）條例》（下稱《強拍條例》）下的強拍門檻和改善相關機制的運作，爭取在今年第三季左右提出建議。

有見及此，今期封面故事訪問了**學會前會長及土地政策小組主席劉振江測量師太平紳士**以及**學會規劃及發展組前主席姚逸明測量師**，探討市區重建局及私人發展商能如何加快市區重建，如《強拍條例》有何優化空間、如何更有效賠償和安置受影響業主和租戶、以及如何提升私人發展商參與重建的誘因。

## 同區七年樓賠償有檢討空間

**劉振江測量師**認為，按照《市區重建局條例》，現時市建局職能範圍已相當廣泛，包括推行重建、樓宇復修、保育、活化和改造重設這五項市區更新工作。但重建舊樓過程需時，動輒十年八年，部份原因為需要安排受影響業主補償金額和租戶的安置問題。

市建局在收購業主自住的住宅物業時，除了會給予業主其物業的市值交吉價外，並會加上一筆自置居所津貼，以協助他們重新購置物業。自置居

所津貼的計算，是將同區（或類似地區）七年樓齡的住宅物業，減去其物業市值的交吉價。

「樓換樓」計劃是給予受市建局重建項目影響的住宅自住業主現金補償及特惠金以外的另一選擇。前設是業主須先接受按「七年樓」呎價計算的現金補償金額，之後他們便可選擇購買在原址重建最低數個樓層的單位，或市建局在同區項目或啟德發展區內預留的樓換樓單位（如適用）。

他認為，近七年落成的項目樓價與同區舊樓的差距已比2011年《市區重建局條例》訂立時大很多。是時候重新審視該計算方式，在業主利益和重建可行性之間取得更好的平衡。而事實上，十年以上樓齡樓宇質素及居住環境，不一定遜於七年樓，因此，「七年樓」這個規範實在有檢討空間。

受市建局舊樓收購重建影響的租戶，如果符合公屋資格，市建局會安排上樓。**劉振江測量師**希望市建局與香港房屋委員會之間能有更好溝通，能於未來公屋項目預留單位給市建局處理中重建項目的劏房租戶，這樣能更有效安排受影響租戶無縫上樓，縮短安置時間。

### 項目主導改為規劃主導值得推廣

今年二月，市建局公佈「油旺重建規劃研究報告」，建議在旺角至油麻地一帶、面積212公頃範圍內，分五大發展節點，其中將位於佐敦道與渡船街交界的「八文樓」納入「西九龍門戶綜合發展」，建議該處可發展為甲級寫字樓、零售商業、酒店、文化藝術及住宅等混合用途。根據建議，市建局將考慮以轉移地積比率（TPR）及整合街區（SCA），合併鄰近地皮一同發展。

**姚逸明測量師**十分贊同市建局破舊立新，打破以往由項目主導慣例，改為以地區規劃作主導。他指出，在早年調低強拍門檻時，尚未用盡地積比的市區舊樓，特別是並沒有土地用途限制的「舊契」樓，鑑於其重建潛力較高，出現了一輪由私人發展商主導的併購活動。

「惟現時市區剩餘的多數舊樓，其可用地積比所剩無幾，重建後新增樓面面積有限。因此，八文

樓採用的地積比率轉移及整合街區方案，值得推廣開去。」

他舉例說，在同一街道或社區內的兩個重建地盤，如將地盤面積細小（如二千多呎）的地盤樓面面積，轉移到另一個佔地面積較大的重建地盤，前者用於興建三層高的社區設施或公園，而後者就能更有效利用可發展空間。

### 私人發展商參與障礙重重

**姚逸明測量師**坦言，現時以七年樓齡作收購賠償金額的準則，令舊樓業主對有意收購重建的發展商有不合理期望，往往令發展商打退堂鼓。

「舉例說，某舊樓個別單位呎價約8,000元，用同區七年樓齡作補償方案，收購呎價動輒是市價兩倍，將麵粉成本大大推高，項目日後落成售價和總收益，即麵包價，未必能覆蓋高昂的收購和發展成本。」

私人發展商併購重建舊樓另一障礙，是一籃子的壓抑樓價措施，大大增加收購難度。買家印花稅原意是打擊以公司名義進行的炒買活動，但一般發展商都是用公司名義收購舊樓，雖然政府容許在收購完成後及符合相關條款後，在發出拆樓紙後，發展商可獲退回買家印花稅。

「由於舊樓業主對收購價有較高期望，因此洽談時間漫長，一幢舊樓收購時間動輒七至八年，業主數目眾多的話，更可能要花上十年。可是，發展商併購舊樓需預先支付合共三成樓價的稅款，凍結資金多年，中小型發展商未必有能力應付這筆額外資金。」

### 提升私人發展商參與重建項目誘因

要鼓勵私人發展商參與市區重建，除檢討七年樓齡收購標準外，還應為併購活動拆牆鬆綁，正進行併購活動的發展商，大可向政府或稅務局作出保證或簽妥承諾，在一段時限內會收購有關項目的單位達致可申請強拍的門檻，並將併購得來的物業申請強拍重建。在此情況下可先繳交4.25%的從價印花稅，若在指定時限內未能符合承諾，才需要補交額外的25.75%稅款或加上利息。



除地積比率轉移，**劉振江測量師**進一步提倡，政府和市建局可考慮以捆綁方式，將利潤較低的重建項目配上利潤較高的新發展項目，為私人發商提供更大誘因，分擔市建局繁重的重建工作。他補充，由市建局發展的「首置」項目反應理想，建議市建局可集中興建這類型項目。

未來油旺區重建，加大發展密度，道路車流難免增加。為疏導馬路交通，**劉振江測量師**建議未來的重建規劃，應確保設有足夠的地下停車場，提供足夠的私家車位和貨車上落貨區，相信可理順路面交通。

此外，規劃署和運輸署在進行詳細的交通研究後，可考慮將現時過度集中於彌敦道的部分巴士線，遷移到上海街和新填地街等車流較少的幹道，而因較接近柯士甸站和奧運站，相信可產生協同效果，分擔人流及車流。

## 市建局可為需求主導項目作融資擔保

除了自行提出開展重建項目，市建局另一職能是透過「需求主導」重建項目先導計劃，向有意聯售的業主提供服務。市建局會參照「市區更新地區諮詢平台」的建議、樓宇狀況調查及考慮本身的人力及財政狀況，根據《市區重建局條例》開展重建項目，並採用現行的收購、補償及安置政策。

市建局表示，近期「需求主導」重建項目申請未能達致「需求主導」重建計劃的目標，因此有必要作出全面檢討。因此，將透過油旺地區規劃研究，一併把「需求主導」納入檢討，以期令「需求主導」計劃取得其持續性的成果及全面的規劃得益。

**姚逸明測量師**進一步建議，當局可考慮將「需求主導」計劃，伸延到由私人發展商和舊樓業主的合作項目。過程中，市建局扮演中間人角色保障小業主權益，更夥拍第三方金融機構或投資者，提供財政資源或擔保，確保重建項目能順利完工，為項目注入所需融資。

他跟**劉振江測量師**一致認為，現時五十年樓齡以上舊樓強拍門檻有放寬空間。**姚逸明測量師**認為有空間降至七成，或可採累進方式，樓齡越高，門檻越低。「私人業權當然要保障，但與此同時，樓齡高的舊樓本身結構及外牆等都有風險，對公眾構成安全，而事實上土瓜灣就曾經有舊樓倒塌過。」

## 借鏡內地「市場運作，公益優先」理念

**姚逸明測量師**曾於2019年代表學會組團訪問深圳市城市更新和土地整備局，了解到內地「市場運作，公益優先」的市區重建理念。獲納入重建範圍內的原有土地業主，既可以自行開發重新規劃土地，也可邀請發展商組建合資企業。他們需要向政府支付額外的建築面積或住宅、商業、酒店等新用途的溢價（補付基準地價）。在參與大型市區重建項目時，私人發展商同時需要向社區提供約30%的社會設施，如學校、醫院、社會住房和社區中心等，提升了人們的生活質素。

他認為香港未來的市區重建規劃，可借鏡內地「市場運作，公益優先」的做法。「如果社會共識認為市區重建是增加土地供應、活化舊區、改善市民生活的重要方針，那麼我們就應該以目標為本，著力執行。除了由市建局作主導外，當局也應為私人發展商參與重建提供更多誘因，由上而下地檢討我們的市區重建策略、相關政策和法例。」**姚逸明測量師**補充。



Organisers



# QPFMA

QUALITY | PROFESSIONAL | FORWARD MOVING | ADVANCE

優質 | 專業 | 前行 | 領先

## Call for Nominations

E-form Submission close: 30 May 2022

Nomination & Document Submission close: 6 June 2022 HKT 12nn

### Nomination Categories

Residential

Non-Residential

Refurbishment/Renovation

QPFMA 2022  
Secretariat Office

+852 3159 2900

enquiry@qpfma.com

www.qpfma.com

Enquiry



Nominate Now  
www.qpfma.com

Sponsors:

Platinum Sponsor:



Diamond Sponsors:



Gold Sponsors:



Silver Sponsors:



Bronze Sponsors:



Supporting Organisations:



Media Partners:





# A Visionary Leader

By Kit M Yip

Sr Kam-kuen Chiu, President of the Hong Kong Institute of Surveyors (HKIS), brings with him close to 40 years of experience encompassing the entire real estate life cycle. With significant contributions to Hong Kong and mainland China's real estate markets, he has a vision for the future based on decades of passion, persistency and accomplishments.

Back in 1980, coming from a science background and preferring a dynamic job that would not be confined to the office routines, the young Chiu chose to specialise in General Practice (GP) at the Hong Kong Polytechnic's Surveying programme. Graduating four years later when the real estate industry was becoming one of Hong Kong's core economic pillars, Sr Chiu joined an international professional consultancy firm in which he acquired well-rounded skills via rotation among different sections within the department. During the first nine years of his career, he quickly acquired surveyor qualification and rose through the ranks to become a Director of Valuation.

In 1993, he joined his former senior together with other colleagues to become one of the founders and shareholders of a local firm which evolved into a publicly-listed international firm. Now being the Chief Executive of Greater China and equipped with sound knowledge about the real estate life cycle encompassing investment, fund-raising, and asset management, he advises clients on public listings, real estate strategic planning & development, and business valuations.



## Four Decades of Solid Experience

Looking back at his career of nearly 40 years, he finds his mainland experience the most challenging and memorable. “For a person born and bred in Hong Kong, working in mainland China in the early 1990s meant an encounter with a completely different culture. While surveyors from Hong Kong were respected for bringing professional practices to the mainland, we nevertheless had to acquire understanding of mainland’s mechanisms and integrate into her society and professional circles to accomplish our tasks.”

“Launching our first mainland branch office since 1993, I have witnessed China’s high-growth development as one of the leading economic powerhouses,” said Sr Chiu who is now the helmsman of his company’s Greater China market. Having joined the real estate industry during its emergence in mainland China and contributed to its legendary growth in the decades that followed, Sr Chiu has plenty of stories to tell. One of them is the founding of the China Real Estate Investment Trusts (C-REIT) in China. After years of constantly working with regulatory bodies in China with the sole intention of seeing the development of a healthy and robust REIT platform, he and his team were instrumental in the launch of the ground-breaking and norm-setting organisation in this sector with procedural guidelines and codes of practice.

Prior to that, he and his team were actively engaged in the transitional solution for the real estate industry by way of securitisation, i.e. to raise funds in the capital market by issuing short-term bonds with guaranteed return for buyers.

Bringing with him professional and managerial knowledge from international firms, he and fellow surveyors integrated global knowledge with mainland China’s characteristic culture to manage mega campuses. Whereas in the past Hong Kong surveyors were only managing single buildings at a time, now they are talking about managing entire industrial campuses in mainland China with sophisticated intra-campus transportation networks among buildings.

“How do you ensure consistency and efficiency for matters as fine as changing lightbulbs on huge campuses?” He asked. One could not simply ‘copy’ western experience and put it in the China’s

contexts. Going through trial and error and riding on their experience managing university campuses and architectural landmarks around the world, he and his team gradually developed a novel facility management strategy specifically for campuses of China’s leading industries.

Back in Hong Kong, he had led the firm to launch Hong Kong’s pioneering online valuation platform in 2000 by leveraging the internet boom. The platform has now become the exclusive online tools used by major banks for mortgage valuation in the city. He has also been behind the firm’s pioneering initiative to systematically foster sustainability associated with professional surveying practices.

## Solving Hong Kong’s Housing Problem

As a major player in real estate throughout the most exciting eras, Sr Chiu has great visions for the HKIS. As surveyors play key roles in alleviating Hong Kong’s pressing housing issues, he believes HKIS’ panels on land, housing and building policies should continue to share insights with the HKSAR government to help increase land and housing supply.

To expedite supply of transitional housing for those waiting for public housing for instance, the Housing Policy Panel works with non-governmental organisations and advises the government to increase transitional housing’s number of storeys from four to eight to accommodate more people. In view of aging buildings, the Panel enhances maintenance standards to prolong life cycles of buildings. The Institute is also facilitating standard premium rates for agricultural land.

“We hope to help liberate land supply to shorten the waiting time for public housing, slow the surge in property prices, and make it easier for the younger generation to buy housing units,” he remarked.

In support of the government’s mega plans the Lantau Tomorrow Vision and the Northern Metropolis Development Strategy, Sr Chiu finds it imminent for the Institute to conduct manpower surveys for the government regarding talents’ demand in the coming two or three decades. The two mega projects, involving expertise in infrastructure, building, property and facility management etc, mean that a strong supply of surveying professionals will be needed. There will be talent crunch especially since many

# MEET THE SURVEYOR

of the first-generation surveyors, who witnessed the Institute's inception in the 1980s, will retire in the next five years or so.

"As only publicly-funded universities have the resources to train up generations of young people, we hope to persuade the government about the needs to speed up talent grooming." The Institute has been pivotal in providing training to surveying graduates and facilitating their attainment of professional qualifications. "To ensure that future talents keep up with market needs, our Board of Education aims at communicating with local universities to help improve and fine-tune surveying programmes."

In view of the Covid pandemic, the HKIS has been investigating design of some older buildings that may lead to vertical transmission and advises the government on drainage designs to help reduce chances of transmission vertically and horizontally.

Sr Chiu has also spearheaded the launch of the Institute's Working Group on Sustainability as he believes surveyors should play a key role to help achieve carbon reduction and Hong Kong's target towards carbon neutrality by 2050. "Sustainability has become a global drive, so much so that even for real estate-related carbon emission, we surveyors are indeed competing with other professionals such as international consulting firms. With our unparalleled expertise in facility management, surveyors should take the lead to promote sustainability and its workflow within our industry."

He also acknowledges that it will take decades for sustainability to reach significant milestones and this cannot be achieved within his one-year term as the Institute's President. He is therefore convinced that the Institute and the Working Group are crucial to the continuity of these sustainability efforts.

## Advice to the Younger Generation

The successful surveyor and entrepreneur relaxes and deals with pressure by engaging in weekly arts and sports activities. He finds Chinese calligraphy an excellent way to help him calm down, put away other thoughts, slowly focus on the here-and-now, and build endurance. When there are issues that he cannot solve immediately, he will put them aside and practise calligraphy. When he goes back to those issues again, he would see things in a different light.

"I used to coach my youngest son to play badminton. He is turning to 20 years old and it is now his turn to coach me," Sr Chiu stated with a sense of satisfaction. "As he grew up and became increasingly interested in badminton, he tried to acquire more knowledge and even corrected me on the way I held the racket!"

Just as playing badminton helped Sr Chiu cultivate good relationship and understanding with his sons since childhood, he believes the Institute could host more recreational activities to help young and seasoned surveyors communicate and build rapport in informal settings. Such mutual understanding would be crucial when tackling daily challenges.

As a general practice surveyor with sound knowledge in property and facility management, entrepreneurial and managerial skills, Sr Chiu has achieved versatility by diligently seeking understanding, conducting research and analyses, and making decisions regarding all issues he comes across, and learning from his predecessors.

Similarly, he believes that through acquiring understanding, exploration, and analyses, young people could come up with their own conclusions about the Greater Bay Area's growth potentials and scale of development, and thus make sound decisions. "Instead of confining themselves to Hong Kong only, young people should have greater visions. Having seen the Area at different stages since the early 1990s, I believe young people should go and see it for themselves."

Looking ahead, Sr Chiu is positive that there will continue to be opportunities and growth in the upcoming decades for the profession. "The Lantau Tomorrow Vision and the Northern Metropolis Development Strategy promise future growth in entire infrastructures. The Greater Bay Area, with consolidated efforts of nine municipalities and two special administrative regions, has a lot to offer."



# 高瞻遠矚 的領袖

香港測量師學會會長趙錦權測量師於業界享有近四十年經驗，不但對本港與內地房地產市場發展作出重要貢獻，他對專業一直堅持，更對測量行業有著遠大願景和抱負。

1980年，會長趙錦權測量師修畢預科理科課程後，由於並不嚮往刻板式工作，決定投考理工測量系，專修產業測量。四年後初出茅廬之際，正值香港房地產行業高速發展成為香港經濟支柱的重要時刻；他隨即加入一間國際測量顧問公司，先後於評估部門不同版塊工作吸收全面的業界知識並考取測量師資格。短短九年間，他迅速獲晉升為估價部董事。

1993年，他與前上司及其他志同道合的盟友聯手創立一家本土測量師行並成為小股東，及後逐步發展成為國際性上市公司。他現為集團公司大中華區行政總裁，對涵蓋投資、融資、資產管理的房地產全生命週期有充分掌握，為企業顧客就上市計劃、地產發展策略和規劃、與商業估價提供專業意見。

## 四十載豐富經驗

回看近四十年的職業生涯，他最難忘是當年勇闖內地的寶貴經驗。「我在香港土生土長，80年代初北上需要面對截然不同的文化和工作模式。雖然香港測量師將行業標準和經驗引進內地、深受尊重和歡迎，我們仍然需要克服種種挑戰，充份瞭解內地的機制、經過一段時間的磨合，融入其社會與生活圈

子，方能建立良好的關係，完成我們的工作。」

早於1993年內地房地產業萌芽時期開始，公司積極在國內開設辦事處，聘用大量內地年青員工進行培訓。因此，他見證並親身參與隨後數十年經濟騰飛的傳奇，也培育了大批專業人士，為行業的長遠發展奠定基礎。他娓娓道來的故事之一，是經過多年努力，終於見證中國房地產投資信託基金的成立；由於趙錦權測量師與團隊從早年開始一直與內地監管機構合作，其專業操守深得對方信任，才被委以重任，以平穩發展為宗旨，共同參與制定房地產投資信託基金業界標準、程式與工作守則等。去年首批公募基金面世以來，深受市場歡迎，大力舒緩基礎建設項目資金鏈的壓力。

在此以前，他與團隊已致力促進內地資產證券化的普及和推廣工作，即透過發行短期債券及為債券買家提供保證回報，從而協助地產業在資本市場上集資。



憑著國際視野與管理經驗，他偕同其他測量師融入內地文化，成功突破物業管理的範疇，從以前一般負責單體建築物的管理工作，擴大至新型工業生產園區。園區的建築物之間以複雜交通網絡聯繫起來，規模之大可想而知。他問道：「在幅員廣闊的園區內，如何確保更換燈泡等微小事情得以有效率及一致性地進行？」為免將西方的做法生硬地搬至內地，他與團隊經過不斷嘗試與學習，

逐漸發展出一套適合內地龍頭企業大型園區的全新設施管理服務模式和策略。

香港方面，乘著科網興起，他帶領公司於2000年率先創立網上物業估價平臺；經過多年優化，系統平臺現已成為本港主要銀行的主要按揭估價網上工具。近年，他亦在公司有系統地推動測量界的環保和可持續發展策略和措施。

## 解決房屋問題

趙錦權測量師作為資深從業人員，對香港測量師學會有遠大願景。期望透過學會就解決香港房屋與土地問題扮演主要角色，他深信學會的土地、房屋與



建築政策小組均將繼續與特區政府分享專業意見，從而協助增加土地與房屋供應。

為了加快過渡性房屋的供應以暫時應付公屋輪候人士的需要，房屋政策小組跟非政府機構合作，並建議政府將過渡性房屋的樓層從四層增至八層以容納更多住客。小組同時增強老舊樓宇的維修工作，期盼延長其壽命。同時，學會亦促進農地標準地價的制訂。趙錦權測量師表示：「我們希望透過這些工作釋放土地供應、縮短公屋輪候時間、減慢樓價升勢，讓年輕一代較容易自置居所。」

為支持政府有關明日大嶼與北部都會區發展計劃，他認為學會應該盡快為當局進行人力資源調查，研究未來二、三十年間的人才需求。該兩個宏大計劃關乎基建、建築、物業設施管理等，意味著本港對測量師需求甚殷；尤其 1980 年代學會創會期間的第一代測量師即將陸續進入退休年齡，培養新一代更刻不容緩。

學會向來為測量系畢業生提供培訓及考取專業資格的機會。趙錦權測量師稱：「由於公帑資助的大學方有足夠資源培訓一代又一代的年輕人，我們希望遊說政府加速培訓人才。我們的教育委員會經常與本地大學密切溝通以改善及微調現有測量課程，從而確保未來的人才可以滿足市場需要。」

另為應對新冠疫情，學會探討部分老舊樓宇與垂直傳播的關係，就渠管設計向當局作出建議，以盡量減低垂直與橫向傳播的機會。

由於地產建造行業難免造成碳排放，趙錦權測量師

認為測量師對於減排以及國家於 2050 年前實現碳中和的目標有一定角色，於是促成學會成立可持續發展工作小組。「可持續發展已成為環球要務，即使是關於地產業界的減排任務工作，測量師也面對其他顧問機構等的競爭。由於最熟悉設施管理的專業人士就是測量師，因此我們必須確保測量師能領導自己業界的可持續事務管理與工作流程。」

他同時稱，測量行業的可持續措施並不可能於他作為會長的一年任期內完成，而是一場持久戰。因此，他期待學會與專責小組必須長期堅持推動有關工作。

## 寄語年輕人

這位成功的測量師與創業家紓緩壓力的方法，就是每週參加文化康樂活動。他認為研習中國書法令他心境平和、心無雜念、專注當下、建立忍耐力。當遇上無法即時解決的難題，他會暫時將之放下、並且練習書法，之後便能以不同的角度面對之前的困難。

透過羽毛球運動，趙錦權測量師跟兒子從孩提時代開始建立深厚關係及互相瞭解。「小兒子還小的時候，我會親自教導他打羽毛球。現在他已接近 20 歲，反過來我會向他學習。」他笑言：「他在成長過程中對羽毛球越來越感興趣，因而嘗試獲取更多有關知識，甚至指出我握球拍姿勢的錯誤呢。」同樣，他相信香港測量師學會應多舉辦康樂活動，讓年輕與資深測量師增進溝通與認識，要解決問題時便事半功倍。

作為擁有豐富評估和物業設施管理經驗的產業測量師，趙錦權測量師成為多面手的訣竅是無論遇上任何難題，均努力掌握知識、研究、分析及作出決策，以及向其他前輩學習。同理，他深信透過瞭解、探索以及分析，年輕人能夠對大灣區的增長潛力與發展水準作出自己的判斷。「年輕人不應只著眼香港，應有更遠大的目標。我自 1990 年代初到內地工作，見證內地不同階段的發展；年輕人值得親自北上看看。」

展望未來，趙錦權測量師認為測量業將繼續享有大量機會以及強勁增長。「明日大嶼與北部都會區發展計劃將為基建帶來全面增長。融合九個城市與兩個特區的粵港澳大灣區更將大有可為。」





# Undergraduate Programmes in **CONSTRUCTION & ENVIRONMENT** 2022/23 Admissions

## **Bachelor of Engineering (Honours) Scheme in Building Sciences and Engineering** 建築科學及工程學(榮譽)工學士組合課程

Building Sciences and Engineering  
(with a specialism of Building Services Engineering)  
建築科學及工程學  
(設有屋宇設備工程學專業)

## **Bachelor of Science (Honours) Scheme in Building and Real Estate** 建築及房地產(榮譽)理學士組合課程

Building Engineering and Management  
建築工程及管理學  
Property Management  
物業管理學  
Surveying  
地產及建設測量學

## **Bachelor of Engineering (Honours) Scheme in Civil Engineering and Sustainable Development** 土木工程及可持續發展學(榮譽)工學士組合課程

Civil Engineering  
土木工程學  
Civil Engineering (Structural and Fire Safety Engineering)  
土木工程學(結構及消防安全工程)  
Environmental Engineering and Sustainable Development  
環境工程及可持續發展學  
Civil Engineering (Smart Mobility)  
(offered only in conjunction with secondary major:  
AI and Data Analytics)  
土木工程學(智能運輸)  
(必須同時修讀副主修: 人工智能及數據分析)

## **Bachelor of Science (Honours) Scheme in Spatial Data Science and Smart Cities** 空間數據科學及智慧城市(榮譽)理學士組合課程

Land Surveying and Geo-Informatics  
土地測量及地理資訊學



### Enquiries

(852) 3400-8496  
faculty.ce@polyu.edu.hk

(852) 2362-2574  
<https://www.polyu.edu.hk/fce/study/undergraduate-programmes/jupas-applicants/>

Application via Study@PolyU website at [www.polyu.edu.hk/study](http://www.polyu.edu.hk/study)

**2022/23**

# **MSc in Programme and Project Management**



**Apply Now**



## **University of Warwick: 6<sup>th</sup> in the UK\***

- Achieve high performance through powerful project management skills
- All lectures taught by Warwick plus practical insights from leading industry experts
- Accredited by UK Association for Project Management and HK Institute of Project Management
- Complete in 1 year FT / 2 years PT
- Scholarship<sup>^</sup> for applicants with outstanding achievements (up to HK\$130,000)

**Programme  
Leaflet**



**Why this  
Programme**



## 国内新闻分享

### 城市更新、适老化改造、新市民住房……今年城市将有哪些新机遇？

“提升新型城镇化质量。有序推进城市更新，加强市政设施和防灾减灾能力建设，开展老旧建筑和设施安全隐患排查整治，再开工改造一批城镇老旧小区，推进无障碍环境建设和适老化改造……”

3月5日9时，十三届全国人大五次会议在京召开，国务院总理李克强作政府工作报告。这也是继去年首次提出“提升城镇化发展质量”后，“提升新型城镇化质量”再次写入政府工作报告。

从2021年提出“实施城市更新行动”，到今年再强调“有序推进城市更新”，我国城市更新有了哪些显著进展？

去年新开工改造城镇老旧小区5.6万个，在“银发经济”的催化下，今年无障碍环境建设和适老化改造会否成为新风口？

常住地提供基本公共服务制度将如何健全？对新市民的住房需要又有哪些支持的新措施？这些都是围绕城镇化高质量发展的热点话题。

#### 从实施到有序推动 城市更新再提速

2021年，城市更新首次被写入《政府工作报告》。

中国城市报记者注意到，过去这一年，朝著“十四五”规划纲要确定的目标，各地实施城市更新的脚步越来越快。

去年11月4日，住建部发布《关于开展第一批城市更新试点工作的通知》，决定在北京市、河北省唐山市、内蒙古自治区呼和浩特市等21个市（区）开展首批城市更新试点工作，为期2年。

从上述城市名单看，试点主要覆盖了一二线城市，同时也包括部分三四线城市——作为住房监管部门首次针对城市更新落实试点工作的文件，此举也意味著城市更新后续由点到面的改革已全面开启。

事实上，就在去年，我国四个一线城市已陆续发布城市更新相关条例。

2021年3月22日，《深圳经济特区城市更新条例》公布；2021年7月7日，《广州市城市更新条例（征求意见稿）》发布；2021年8月31日，《北京市城市更新行动计划（2021—2025年）》印发；《上海市城市更新条例》于2021年9月1日起实施。

与此同时，其他城市也加速出台了有关城市更新的指导意见。

比如2021年6月3日，广东省珠海市政府常务会议审议并原则通过《珠海经济特区城市更新管理办法（修订草案）》，删除了项目申报计划和实施计划内容、项目实施方案、临时改变旧工业建筑使用功能等操作性不强的条款。

2021年6月18日，重庆发布《重庆市城市更新管理办法》，围绕工作机制、规划计划等方面全面支持重庆开展城市更新，建设“近悦远来”美好城市。

2021年6月24日，天津印发《天津市老旧房屋老旧小区改造提升和城市更新实施方案》，对城市更新提出三方面重点任务，并在规划、土地、金融、审批等关键方面给予政策支持。

“当前，从全国各地进行的城市更新行动来看，超大城市和中小城市各有特点。”首都经济贸易大学特大城市经济社会发展研究院执行副院长叶堂林在接受中国城市报记者采访时说。

他提到，一方面，北京、上海和广州等超大城市实施城市更新行动的本质，是对现有城市空间的优化配置，著力于解决“大城市病”的同时，推动城市空间结构调整优化，提升居民生活的便利度和舒适

度；而中小城市的城市更新则主要致力于城市功能的完善，提升城市品质，增强城市活力。

另一方面，超大城市已由大规模的增量建设，转为存量的提质改造和增量的结构调整并重。比如，北京的城市更新就与“疏解整治促提升”专项行动有效衔接，规划利用好疏解腾退的空间资源是其城市更新重点工作之一；广州的城市更新也已从单纯物理空间拆建，转变为空间改造与产业升级、完善社会治理、提高土地利用水平相结合。

## 老旧小区改造新风向：无障碍环境建设和适老化改造

我国的城市更新不仅是民生工程，更是发展工程。

其中，老旧小区改造就是重要抓手。这不仅将有利于充分释放巨大的内需潜力，形成新的经济增长点，还能畅通国内大循环，促进经济长期持续健康发展。

今年政府工作报告提到，再开工改造一批城镇老旧小区，推进无障碍环境建设和适老化改造。而这也是全国政协委员、中国社科院世界社保研究中心主任郑秉文在今年全国两会期间提出的建议。

在他看来，加快推进老旧小区适老化改造不仅是实施积极应对人口老龄化国家战略的重要举措，也是一项民生工程，甚至能为拉动经济作出贡献。

去年12月9日，住建部建筑节能与科技司负责人汪科透露，2019年以来，全国累计新开工改造城镇老旧小区11.2万个，惠及居民2000多万户。各地结合城镇老旧小区改造加装电梯近2万部，增设或改造提升养老、助餐等各类社区服务设施近3万个。

但郑秉文认为，总体看，老旧小区适老化改造仍在起步阶段，存在一些问题。比如，老旧小区软硬件设施不足，适老化配套缺口较大；资金筹集存在一定困难且相关业主难以达成一致，制约适老化改造的加快发展。

因此，郑秉文建议，应加大筹资力度，推动适老化改造多元化筹资。比如有关主管部门应统一出台政策，允许居民提取住房公积金和使用住宅专项维修资金用于加装电梯等适老化改造；银行应提供“加梯贷”产品，提供低利率、免抵押的信贷服务；落实闲置土地利用、存量房屋用途调整等手段，为企业和金融、土地政策支持，吸引第三方专业力量参与。

## 人户分离人口超5亿，常住地基本公共服务如何跟上

今年2月28日，国家统计局发布的《2021年国民经济和社会发展统计公报》显示，2021年末全国常住人口城镇化率已达到64.72%。

城镇化稳步推进的同时，城镇基本公共服务也要实现常住人口全面均等覆盖。这意味着，要提升新型城镇化质量，就必须深入推进以人为核心的新型城镇化，健全常住地提供基本公共服务制度。

“‘健全常住地提供基本公共服务制度’是在2021年中央经济工作会议上首次提出。”中国人民大学公共管理学院副院长、国家发展与战略研究院研究员杨宏山告诉中国城市报记者，过去我国公共服务供给往往与户籍挂钩，但目前正在逐步转向强调与常住地挂钩。

今年1月17日，国家统计局发布2021年中国经济数据时，一组关于人口的数据格外引人注目：

2021年，全国人户分离人口（即居住地和户口登记地不在同一个乡镇街道且离开户口登记地半年以上的人口）为5.04亿人，比上年增加1153万人；其中流动人口3.85亿人，比上年增加885万人。

这意味着，目前每不到4个中国人中就有1个是流动人口，大规模的流动人口已经成为我国人口格局的常态。

“特别是跨省的人口流动，就涉及到基本公共服务去哪获取的问题。比如像义务教育、社保、养老这类福利的获取。”杨宏山说。



他表示，随著社会的发展，人口流动是很自然的现象。推进高质量发展，必然就是让市场在资源配置中发挥更大的作用。在目前人户分离非常显著的背景下，政府治理也要与时俱进，对流动人口的公共服务需求作出更好回应。

言下之意，基本公共服务需要构建一个新的体系，即以常住地为基本的统筹单位或是落实单位，来配置相关的基本公共服务资源。

不过杨宏山也坦言，短时间内要想全部落实到位也并不容易，还有不少难点有待克服，比如在流动人口数量规模较大的地区，比如深圳、东莞等珠三角城市，还存在一定挑战；对地方政府来讲，要补短板就需要更多的财政支出，也有一定压力；此外，由于基本公共服务是根据人口基数来提供的，如果当地的流动人口规模不稳定，也有一定的挑战，需要更灵敏地把握数据。

“但这是一个指挥棒，对‘十四五’后期以及未来较长时期公共服务的资源配置，具有重要指导作用。”他说道。

### 3 亿新市民住房或能得到更多金融支持

政府工作报告中的房地产政策历来备受关注。

中国城市报记者注意到，与去年类似，今年政府工作报告同样提到了房住不炒、“三稳”目标、因城施策、保障好群众住房需求、加快发展长租房市场等表述。

而类似表述，此前也均见于 2021 年的中央政治局会议、中央经济工作会议，因此也被认为是体现了政策的连续性。

“住房也是人民群众普遍关心的民生大事。政府工作报告提出要‘继续保障好群众住房需求’，我在今年的建议中也提出了住房租金年度涨幅不超过 5% 和推动租购同权的建议。”听完政府工作报告，全国人大代表、58 同城 CEO 姚劲波这样对记者表示。

他提到，考虑到“新市民”“夹心层”群体，应

当有侧重地制定租赁住房差别化分配政策。目前，大城市的新市民 70% 以租房为主，房屋租金占到收入的 30%—50%，把年度租金涨幅率控制在 5% 以内，让新市民和年轻人更安心，提升幸福感。

值得注意的是，就在 3 月 4 日晚，银保监会、央行发出《关于加强新市民金融服务工作的通知》，提出合理确定符合购房条件新市民首套住房按揭贷款的标准，对符合购房政策要求且具备购房能力、收入相对稳定的新市民，合理满足其购房信贷需求。

而所谓“新市民”，主要是指因本人创业就业、子女上学、投靠子女等原因来到城镇常住，未获得当地户籍或获得当地户籍不满 3 年的各类群体，包括但不限于进城务工人员、新就业大中专毕业生等，目前约有 3 亿人。

摘自：中国城市报 作者：记者 张阿婧  
2022.03.09

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](https://www.hkis.org.hk/en/newsroom_mainlands.html)



## 北京办事处资讯

### 上海议会 CPD 讲座活动

「“气候变化”、“双碳”、“1.5℃”建筑与房地产行业该何去何从」（2022 年 4 月 14 日）

本次活动由香港测量师学会资深专业会员以及现任北京议会主席胡煜琳测量师作主讲嘉宾，他在中国国内多个营运项目负责可持续发展工作，包括制定公司相关政策并督促与监督相关政策与措施的具体实施。同时，对在建项目提供相应制度构架和有关系统、设备、设施等设计建议。

通过主讲嘉宾胡煜琳测量师的讲解，会员进一步

了解全球多国包括中国在全球气候变化的威胁下，共同致力将本世纪全球平均气温上升幅度控制在 2°C 以内，并朝著将温度上升幅度限制在 1.5°C 以内而努力。其中，房地产与建筑行业也肩负不可或缺的使命，为可持续发展与减碳目标提供支持，包括从建筑全生命周期的范围考虑减少碳排放的可能性，以及在建设与运营阶段等多方面评估，为地球，为国家，为社会共同努力。

气候变化与减碳与我们日常生活息息相关，本次内容为近来热门议题也是未来的计划重点，故获得会员们热烈报名并参与讨论。



主讲嘉宾北京议会主席胡煜琳测量师在北京线上授课（左二），上海议会主席张丽娟测量师、上海议会副主席梁傲文测量师以及香港建筑师学会周月珠建筑师在上海主持。

## 2022-23 年度的会费缴纳

2022-23 年度的会费缴纳工作已经开始，从 2022 年 4 月中旬起，香港测量师学会北京办事处已陆续向内地会员的个人邮箱发送电子版的缴费通知单和内地会员缴付会费方式信息，请各位内地会员在收到缴费通知单后按照规定时间缴交。

## 线上支付会费服务启用

4 月 8 日学会线上支付会费服务正式启用，内地会员除了把会费透过汇款至北京办事处的对公账户外，现更可以选择透过线上支付形式缴付会费。

线上支付会费系统支援信用卡或扣账卡（VISA / MASTER / 银联）、微信支付及支付宝。详情及使用方法可到学会微信公众号或在登入学会网站会员专区后查看。

如内地会员选择透过汇款至北京办事处的对公账户缴交会费，请注意北京办事处交通银行的对公账户为境内人民币账户，请各位会员在汇款时将账单港币金额换算成人民币金额汇款即可。会员在汇款时请务必按要求备注会员号和会员姓名，汇款后将汇款凭证的扫描件和缴费通知单一并发送至北京办事处邮箱 info-bjo@hkis.org.hk。如有任何疑问请致电（86 (10) 8219 1069）或电邮（info-bjo@hkis.org.hk）予北京办事处。



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

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

## 关注香港测量师学会

### 香港测量师学会微信公众号：

微信号：HKIS-Official  
微信名：香港测量师学会



### 香港测量师学会 QQ 群聊（只供会员加入）

群号：113919687  
群聊名称：香港测量师学会



### 香港测量师学会腾讯视频

名称：香港测量师学会



## IMPORTANT ANNOUNCEMENTS

### Annual Subscription 2022-2023 and Membership Renewal

The Annual Subscription 2022-2023 and Membership Renewal Form were mailed to all members in early April 2022. Members are reminded that the annual subscription shall be payable to the Institute on the first day of April each year. The HKIS Bye-Laws 9.5.1 and 9.5.2 shall apply to any member who is in arrears with his/her subscription.

Should you have any enquiry, please contact the HKIS Secretariat at (852) 2526 3679. For the non-receipt of the Annual Subscription 2022-2023 and Membership Renewal Form, please contact Ms Kamen Lai (email [kamen@hkis.org.hk](mailto:kamen@hkis.org.hk)). To update your correspondence address, please contact Ms Sally Leung (email [sallyleung@hkis.org.hk](mailto:sallyleung@hkis.org.hk)).

### HKIS Membership Card cum Green Card 2022-2023

The 2021-2022 HKIS Membership Card combining the Green Card (ie Construction Industry Safety Training Certificate) will be expiring in June 2022. This card is valid for the duration of the subscription year and is available to Corporate Members who have renewed their membership for the ensuing year as well as having completed the application and declaration form for the combined card. Corporate Members who want to be issued with the new Membership Card cum Green Card 2022-2023 would be reminded to renew their membership early in order to allow sufficient time for the processing and delivery of the new card.

## Online Payment Service for the HKIS Annual Subscription

The HKIS has launched an online payment service for the HKIS Annual Subscription, offering an easier and more convenient way for members to settle their Annual Subscription.

The online payment service, which was officially launched on 8 April 2022, supports VISA, MasterCard, UnionPay, WeChat Pay, Alipay, AlipayHK\* and FPS\*.

Members can opt to make online payment of the HKIS Annual Subscription by simply logging into “Member Area” of the HKIS website ([www.hkis.org.hk](http://www.hkis.org.hk)). Before using the service, we would recommend members to read the step-by-step guide which is available after login.

For any enquiries about the online payment service, please contact the HKIS Secretariat at (852) 2526 3679 or via email (For technical enquiries, please email to: [i\\_t@hkis.org.hk](mailto:i_t@hkis.org.hk) and for subscription fee enquiries, please email to: [kamen@hkis.org.hk](mailto:kamen@hkis.org.hk)). For members residing in Mainland China, you may contact the HKIS Beijing Office at 86 (10) 8219 1069 or via email to [info-bjo@hkis.org.hk](mailto:info-bjo@hkis.org.hk).

\*AlipayHK and FPS are not applicable in the Mainland



## Find and post surveying jobs on HKIS website



Do you know that you can find and post work opportunities and vacancies in the surveying industry on the HKIS website?

Whether you're a student who's nearing graduation or a practising surveyor looking for career growth, you are welcome to visit our recruitment page.

To access the recruitment page, please visit our HKIS website (HKIS main page ([www.hkis.org.hk](http://www.hkis.org.hk)) ⇒ Looking for Surveyors ⇒ Jobs at <https://tinyurl.com/y2ojcdny>).



Simply press 'Search' to view all current recruitment advertisements; or enter related keywords to search for specific jobs.

Employers who wish to post surveying recruitment advertisements in this section free of charge are welcome to send their application to the HKIS Office. Please provide the Institute complete information either via email to [info@hkis.org.hk](mailto:info@hkis.org.hk) ; or Fax no.: 2868 4612, with a maximum of 120 words for each position, including job title, name of firm, job description, academic and working experience requirements, contact person, office address, phone no, fax no and/or email address.

Sr Tony Wan  
Chairman, HKIS Editorial Board

## 香港測量師學會社區及公益事務

### 「前面有樂」量師童行計劃 2022 : 暑期復活出奇玩 (4月9日)

「前面有樂」量師童行計劃是由香港測量師學會與香港聾人福利促進會合辦的師友計劃，今年已踏入第5年，透過多元化的活動及體驗，協助聽障學童發掘個人興趣及潛能，鼓勵學童「Explore Yourself」，建立學業以外的自信心及自我效能感，訂立個人目標，規劃未來。

4月9日，「前面有樂」量師同行計劃舉行了今年首次師友活動，一眾熱心的測量師哥哥姐姐義工陪伴30位聽障學童迎接提早來臨的暑假！50多位師友以線上形式進行遊戲大激鬥，並帶領學童線上同步進行復活小手工及趣味STEM實驗，Zoom in 科學小知識，引發學童的好奇心及探索精神！

每位出席學童均獲贈「世界之最迷你烹飪 DIY 套裝」，與家人一起動手製作美食，在家延續實驗的樂趣！再次感謝當日出席活動的所有測量師義工，讓今年暑假變得不一樣！齊來重溫當日精彩活動花絮。





此外，聾福會製作了「前面有樂」量師童行計劃 2021 活動花絮短片，短片記錄了測量師義工哥哥姐姐與小朋友在 2021 年一起遊樂的快樂時光！



<https://tinyurl.com/yypqlrce>

如會員有興趣參加新一年 (2022) 的「前面有樂」量師童行計劃，成為測量師義工哥哥 / 姐姐，請到以下連結登記：



<https://forms.office.com/r/72NV8XiRyU>

### 「行義抗疫 Let's do it」 義工行動 (4月16日)

第五波疫情形勢趨緩，但社會上，尤其長者仍極需要大眾的支援及關愛。

學會於4月16日參與了由義務工作發展局 (AVS) 舉辦的「行義抗疫 Let's do it」義工行動，組織了兩隊共 25 人的義工團隊與主辦單位一同到荃灣石圍角邨向缺乏支援的有需要長者，送上防疫關愛包及食物，讓義工以行動給予關懷與支持。義工行動相當成功，在此感謝各義工的付出及努力！



### 友師招募：香港小童群益會「結伴再成長 - 兒童發展基金計劃」(2022-2025) (延長報名至5月15日)

自 2010 年起，香港小童群益會在沙田區及觀塘區推行「結伴再成長 - 兒童發展基金計劃」，希望透過持續提供多元化的支援服務，為弱勢兒童締造更美好的將來。香港測量師學會一直全力支持，多年來，不少熱心會員更成為義工及友師參與其中，與青少年一起結伴成長。今年香港小童群益會將繼續於觀塘區及沙田區推行新一期「結伴再成長 - 兒童發展基金計劃」(2022-2025)，我們現誠意邀請對青少年服務有熱誠、有愛心及願意聆聽及帶領青友拓闊生活視野的會員及親友加入成為新一期「結伴再成長 - 兒童發展基金計劃」(2022-2025) 的友師，以生命感染生命。



友師 (藍冊) 申請表格連結：  
<https://bit.ly/BGCACDF9-Mentor>



計劃詳情及友師申請資格：  
<https://bit.ly/BGCACDF9-MentorDetails>



計劃 Facebook：  
<https://www.facebook.com/bgca.cdf>

## HKIS Funded Research: Questionnaire

### **Questionnaire 1 (Target: PFMD Corporate members)**

#### **Research Project: Smart Technology Application in Property and Facilities Management in Hong Kong (RC2021/044)**

You are invited to participate in the above project conducted by a research team involving collaboration between the Department of Building Environment and Energy Engineering in the Hong Kong Polytechnic University, Department of Environment from the Technological and Higher Education Institute of Hong Kong, the Hong Kong Institute of Surveyors (HKIS). The project has been approved by the PolyU Institutional Review Board (PolyU IRB) (or its Delegate) (Reference Number: HSEARS20211102002).

The aims/objectives of this project are to identify the range and current barriers of smart technologies application in PFM practice; examine the current application of smart technologies in PFM practice in different countries and types of facilities and propose a roadmap for application of smart technologies in PFM. You are invited to participate in a questionnaire survey, which will take you about 10 minutes. All information related to you will remain confidential and will be identifiable by codes only known to the researchers. The information collected will be kept until December 2024. The Hong Kong Polytechnic University takes reasonable precautions to prevent the loss, misappropriation, unauthorised access or destruction of the information you provide.

You have every right to withdraw from the study before or during the measurement without

penalty of any kind. If you have any questions, you may ask our helpers now or later, even after the study has started. You may contact Dr Cynthia Hou (tel. no.: 27665836/ email: Cynthia.hou@polyu.edu.hk) of PolyU.

The questionnaire can be found through:  
<https://tinyurl.com/y3dx73y3>



Thank you for your interest in participating in this study.

Dr Cynthia Hou

=====

### **Questionnaire 2 (Target: BSD / PFMD Corporate Members)**

#### **Research Project: Professional Guide to Building Inspection Volume 2: Post 1980 Residential and Composite Buildings in Hong Kong (RC1617/033)**

The Hong Kong Institute of Surveyors (HKIS) - Building Surveying Division (BSD) has appointed Samson Wong & Associates Property Consultancy Ltd (SWA) to conduct the captioned research project. The purpose of which is to provide a professional guidebook for reference to members.

This Guide aims to facilitate practitioners for planning and organising the inspection exercise for residential and composite buildings erected after 1980.

We would like to collect views from members of Building Surveying Division (BSD) and Property & Facility Management Division (PFMD) with experience and understanding in the building repair and maintenance on the followings:

- Factors of consideration for conducting inspection and maintenance of the buildings
- Relevant factors affecting justifications on suitable repair methods

We would be extremely grateful if you could complete the questionnaire survey in the following link, <https://www.surveymonkey.com/r/Post1980>



The questionnaire link is open for responses from **28 April 2022 to 16 May 2022**.

The data collected thereof will only be used for this research-related purpose. **HKIS** and **SWA**

maintain a strict confidentiality policy on all the data collected.

The BSD person-in-charge for this research is Sr Peter DY Wai-fung, Vice-chairman of HKIS-BSD. If you have any queries on the arrangement and content of the questionnaire survey, please do not hesitate to contact us via email, [edudept@hkis.org.hk](mailto:edudept@hkis.org.hk) or contact Ms Judy SHIU at 2526 3679 of the HKIS Office.

Thank you very much for your contribution and we look forward to your positive response soon.

HKIS Office  
for and on behalf of Building Surveying  
Divisional Council



## Programmes Subsidized by Vplus Engineering\*

Tuition Subsidy

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

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

### Enquiries

9081 5283

EDIT@vtc.edu.hk



Facebook



Programme  
Website



Vplus Subsidy  
Scheme

Member of VTC Group

### Congratulations to the following who were elected as HKIS Members on 14 March 2022

#### MEMBER (89)

##### BS DIVISION

CHUNG CHEUK WANG

##### LS DIVISION

KWAN SHUK FAN      WONG KAN WAH

##### QS DIVISION

CHAK HO YEE	CHAN CHAK HONG	CHAN KA KIT
CHAN KIT SAN	CHAN MEI FONG	CHAN MING HUNG
CHAN SAI KIT	CHAN WING HO	CHAN YUEN YING
CHENG HUNG LING	CHENG LOK SZE	CHEUNG CHUI YI
CHEUNG KA MAN	CHEUNG KA NAM	CHEUNG SHARON SHUE-YEE
CHING TSZ CHING	CHIU KA MUN	CHIU LUK PING
CHOI SZE KEI	CHOI YUEN YING	CHONG MAN YUI
CHOW CHIN TING	CHOW KAI YING	CHU CHUN KIT
CHU HO LEUNG	CHU MAN MING	CHUNG HO TING
FU HIU YING	HO KA KAN	HO TING YAN WINKY
IP LONG	IP YU PONG	KWAN TSZ WANG
KWOK HO LEUNG	LAM HIU CHING	LAM KEI HIN
LAM MEI YEE	LAM TAI YAT	LAU CHIU WING
LAW CHEUK HIN JEFFREY	LAW KA MING MICHAEL	LEE HON MING
LEE SHU MING	LEE TSIN CHING	LEE YIK LUNG
LEE YUEN TING	LEUNG HIU FUNG	LEUNG SHEUNG KIN
LIN HUANGBIN	MA WING SUM	MA YUE LING
MAN CHI FUNG	MAO PEI TIK	NG CHUN TING
NG CHUN YIN JACKY	NG MAN FAN	NG MING NGA
NG TAK SHING	NG WING YAN	NGAN YEE LAM
POON CHUN HEI	POON FU WAI	SHUM SIN YING STELLA
SIT WAN YEE	SIT YI LAM KATHY	SUNG FONG WING
SZE KA LEEI	SZE-TO KA YI	TAM WING YU
TANG PAK HUNG	TO KA YI	TSE CHEONG WANG
TSE MAN TSUN	TSE TSZ LOK	WAN MEI SHEUNG
WONG HOI SUN	WONG KA HEI	WONG KA WING
WONG LIK HANG	WONG WAI SUM	WONG YUET SANG VINCENT
YEUNG SIN YU	YIP HO MAN	YU MING HIN
ZHAO YUE		

#### CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (1)

##### PFM DIVISION

LAU CHI KWONG

##### RESIGNATION (16)

CHAN TSZ HONG	CHENG WING PUI	DIEC TSZ YEUNG BILLY
FUNG HAU YIN	FUNG LAI LIN CARROLL	FUNG SUEN MING
HAU KA WEI	IAN STUART LAIDLAW	LAW WAI LEONG
LEUNG HOI KIT	LIU CHUN SING	LUI KA YUN LINDA MARIA
WONG KA KEUNG	WU HONG FAAT ALPHA	WU WAI MING
YIK CHUN ON		

### Council Members Reaching Out

14 April 2022	IVSC Members' Advisory Forum Meeting	Sr KK Chiu
28 April 2022	Green Building Award 2021 Virtual Award Presentation Ceremony organised by Hong Kong Green Building Council	Sr KK Chiu Sr Edwin Tang





Building Surveying Division  
Sr Arthur Cheung BSD Council Chairman

## APC

### Final Assessment Interview

Following the downward trend in epidemic activity and the Government's relaxation of its recent social distancing measures, the DEC further coordinated with the interview venue to schedule the final assessment day. Please stay tuned for further announcements.

In the meantime, the DEC will start holding the Final Assessment through a virtual platform on 7 May 2022.

### New Assessors Nominations

#### WE NEED YOU!

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

## Review/Update Divisional Publications

The working groups under the leadership of Vice Chairman Sr Nathan Lee held their inaugural meeting on 22 March to review the Guide, prepare a building maintenance manual, and develop a new guide on designs for maintenance.

## Meeting with the GPD on Possible Amendments to Cap 545

On 6 April, BSD representatives, including several fellow members, joined a Zoom meeting initiated by the GPD on the possible amendments to the current Cap 545. The discussion was fruitful and constructive. Everyone looks forward to seeing the new amendment balance the acceleration of the redevelopment process and protect minority owners' interests.

## Career Talk to HKU Surveying Students

On 12 April, I conducted a sharing session with HKU's surveying students on the building surveying profession and my career. I hope all found it interesting and will elect to become building surveyors in the future!

## Research Project: Building Inspection for Post-1980 Residential and Composite Buildings

The BSD research panel has prepared a questionnaire for the above research subject and issued it to all BSD and PFMD members on 25 April. To ensure the success of the study, the BSD needs your valuable feedback. Please provide us with it by completing the questionnaire by the stated deadline.

### Task Force on Flat Inspections for 2nd-Hand Transactions

The task force held a meeting on 15 March to review the strategy and formulate an associated action plan that aims to promote building surveying services to society. The services would ideally benefit both parties in a transaction and help protect the health and safety of the built environment.

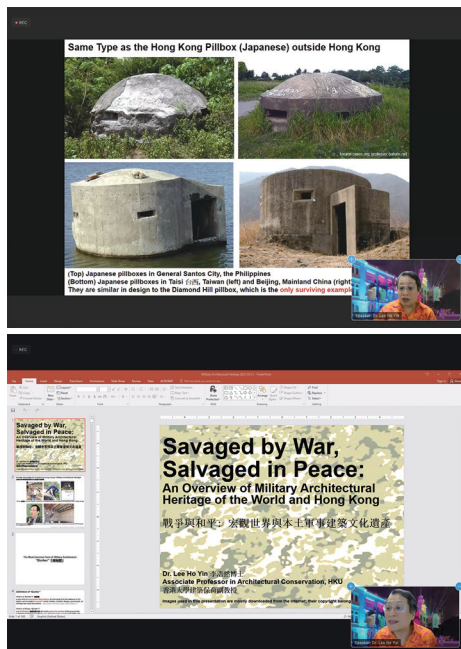
### CPD Events

It was the BSD's honour to have Dr Lee Ho-yin share with members the story of military architectural heritage around the world and in Hong Kong on 21 March during a two-hour CPD. The topic was very interesting, as many

people don't even know the existence of such structures in the city. But the audience learned where to find these sites, the history (including their urban legends) behind each, and how they could be utilised today.

If you missed Dr Lee's amazing CPD, there is a second chance to see it. Please keep an eye out on the BSD's updates.

Again, thanks, Dr Lee!



### BS Conference 2022

BSD Council member Sr Jeffrey Kwok will convene the BS Conference 2022. He also leads the OC for the event, whose date, theme, topic, and format will be announced in due course. Thanks, Jeffrey and the OC!

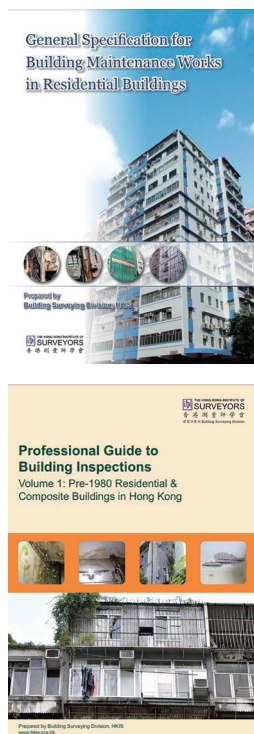
### Feedback on Hong Kong Customs Combats Unfair Trade Practices by Consultant Company Providing Building Surveying Services

In response to a government press release on 12 April, the BSD provided written feedback to Hong Kong Customs on 21 April to express its concerns over the news.

### Free Publications for BSD Members & Probationers

BSD members and probationers are eligible to receive ONE FREE hard copy of each of the following BSD publications from the HKIS office by presenting their membership cards to the receptionist:

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





### General Practice Division

Sr Alnwick Chan GPD Council Chairman

The Working Group on the Cap 545 Review has updated the Compulsory Sale Overview (《強拍概覽》, hereafter the Overview) and will publish its 3rd Edition.

The HKIS Executive Committee endorsed the Overview on 28 April and the Working Group will launch the new edition during a press conference on or around 25 May 2022.

The Overview covers the basic framework and procedures of the current compulsory sale regime. The publication also covers many frequently asked questions raised by affected owners over the years. In addition to the full text brochure, the Working Group has prepared a concise version of the Overview in mini-booklet format.

Both publications are written in Chinese with an aim to help majority and minority owners understand the compulsory sale process and the compensation calculation framework under the Ordinance. Affected owners are also encouraged to seek valuation advice at the earliest opportunity to save time and costs.

The above publications will promote surveyors' role in the community and aim to widen their influence in the property industry.

Concurrently, the Working Group is finalising its policy recommendation paper in response to the Chief Executive's proposal to lower the compulsory threshold during her last policy address in October 2021.

The paper sets out, among other things, the HKIS's views on the current regime and its proposed changes to better protect minority owners' interests during a compulsory sale.

In forming the policy recommendation paper, the Working Group conducted stakeholder engagements with various parties including the Real Estate Developers Association of Hong Kong (REDA), Senior Citizen Home Safety Association, BSD building surveyors, and GPD general practice surveyors.

The Working Group identified a number of areas for improvement under the current regime based on its findings. To be able to offer constructive advice to the Government, it deliberated on a number of issues such as the reimbursement of professional fees, potential abuse of the litigation process, appointment of single joint experts, rights of adverse possessors, the appeal mechanism, and, most importantly, the roles of surveyors in Hong Kong's urban renewal.

The GPD plans to submit the policy recommendation paper to the DEVB in late June 2022.

Over the past four months the Working Group has worked tirelessly to update the Overview and formulate its policy recommendations to the Government.

Enhancement of the Ordinance can potentially change the trajectory and pace of Hong Kong's urban renewal, which is in line with the Government's highly-prioritised goal of expediting the supply of new housing in Hong Kong.

For that, I wish to express my utmost gratitude to all Working Group members for devoting their expertise, time, and connections to help Hong Kong realise a brighter future. Apart from myself, members of the working group are as follows:

1. Sr Alnwick CHAN
2. Sr Leo CHEUNG
3. Sr Dorothy CHOW
4. Sr Ken CHUNG
5. Sr Anne LAM
6. Sr Alvin LEUNG
7. Sr Paul LI
8. Sr Joel TEH

Last, I encourage GPD members to keep up the good work in providing independent and professional advice in compulsory sale cases as they help shape a better built environment for Hong Kong.

### CPD Event: Pillboxes on Hong Kong Island during the World War II Era

On 29 March, Sr Prof Lawrence WC Lai of HKU's Department of Real Estate & Construction delivered an online CPD on the conservation of surviving World War II pillboxes on Hong Kong Island.

The seminar covered the features, importance, and issues that have arisen when attempting to conserve Hong Kong Island's surviving pillboxes. It also provided various angles on how surveyors can help with conservation planning and the management of these built military heritage structures.

Sr Prof Lai also prepared a plan for a public beach walkway and rehabilitation of Pillbox 14 on Brick Hill. He illustrated other case studies to elaborate on a surveyor's role in the preservation process.

The event occurred via Zoom and was well-attended. The GPD looks forward to arranging a field trip to some pillboxes with Sr Prof Lai.



1. Pillbox Near the American Club Hong Kong/Palm Villa
2. Pillbox in Chung Hom Kok (West) Bay

### CPD Event: M+, a Journey from Competition to Completion

Gavin Erasmus, Director of Farrells, and Erica Choi, Project Director of Farrells, delivered a CPD regarding their M+ journey from competition to completion stage on 26 April.

The speakers shared with members their valuable experiences from the West Kowloon Cultural District to M+, from site constraints to opportunities, from mock-up to realisation, from exposed concrete to building envelope, and from containing to showcasing art. The speakers provided the audience with a new perspective for appreciating the architectural design of M+, which itself is a work of art.

The event happened via Zoom and attracted over 120 attendees. The GPD looks forward to arranging a site visit to M+ led by an architect from Farrells.





Land Surveying Division  
Sr Paul Tsui LSD Council Chairman

## Updated Areas of Specialisation

If you are a frequent visitor to the LSD's webpage, ([www.hkis.org.hk/en/division\\_lsd.html](http://www.hkis.org.hk/en/division_lsd.html)), you may find that its section, Areas of Specialisation, has changed significantly. This change was sparked by a discussion during a Council meeting last year. Most Council members agreed that the areas of specialisation before this change were outdated and, hence, a task force was commissioned to update them. Task force members included Sr Kenny Chan, Sr YC Chan, Sr Ricky Lai, and me, who was also the convenor. Besides, Sr Yvonne Kong and Sr Jacqueline Kwok have contributed valuable website content. I take this chance to thank all of them for their efforts in making this happen.

When the LSD started work on the areas of specialisation, members found that they were directly related to the Competence Areas in the *Rules and Guide to APC of LSD* (hereafter *Rules and Guide*). The LSD Education Committee (LSDEC) unanimously agreed to revise the *Rules and Guide* with the updated areas of specialisation. As the LSDEC informed me, the revisions are making good progress right now.

I think members would agree that land surveyors are professionals who dare to embrace various technologies to their greatest extents to make their work more efficient and accurate. As part of their undergraduate training, they have already studied the use of Earth observation satellite imagery to conduct mapping, as well as the use of oblique photogrammetry, which is the core technique of today's drone mapping to carry out 3D measurements. The land surveyor's scope of expertise and service have expanded along with technological advances.

A good example of this is his/her increasingly crucial role in spatial data management and analysis with advances in GIS technologies amidst surveyors' traditional role in spatial data collection. So there is a substantial need to regularly update the Areas of Specialisation. This can also attract more students to choose land surveying as their undergraduate major because it shows that land surveying is a contemporary, trendy, and promising profession.

Aside from the Areas of Specialisation changes, the LSD added one new area, BIM, in which land surveyors, especially those working in the engineering survey field, have become increasingly involved. Moreover, the integration of GIS and BIM technologies, which complement each other, becomes critical to the whole project's lifecycle of construction digitalisation. Besides, the LSD changed the area of GIS to GeolT in order to include a broader spectrum of emerging technologies that are closely related to GIS such as IoT, GeoAI, Big Data Analytics, etc. It also highlighted its importance to smart city applications. To mapping and cartography, it added "digital" to reflect the importance of cartography in modern digital, especially web, mapping.

Finally, the webpage contents have been updated with more concise and non-technical descriptions of the areas of specialisation with real world application examples. The LSD hopes that these measures will give students and their parents a better understanding of the expertise of land surveyors and what they can do.

### CPD Highlights

**Technological driver for the land surveying industry during the transition of bearing and distance to 3D spatial data**



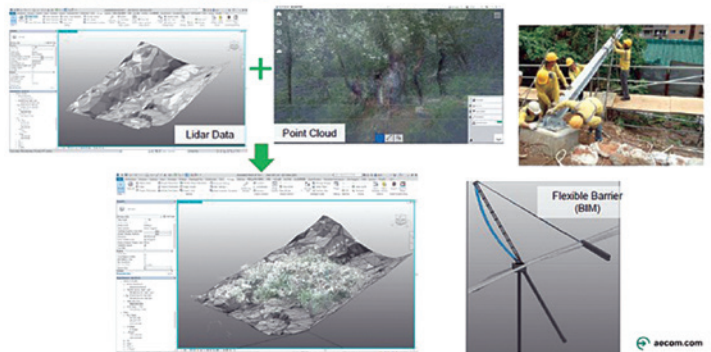
Upper Left: CPD Speaker Sr Yvonne CHEU

LSD Council member Sr Yvonne CHEU presented a CPD on the evolving role and contributions of land surveyors during the current digital transition to around 400 HKIS members.

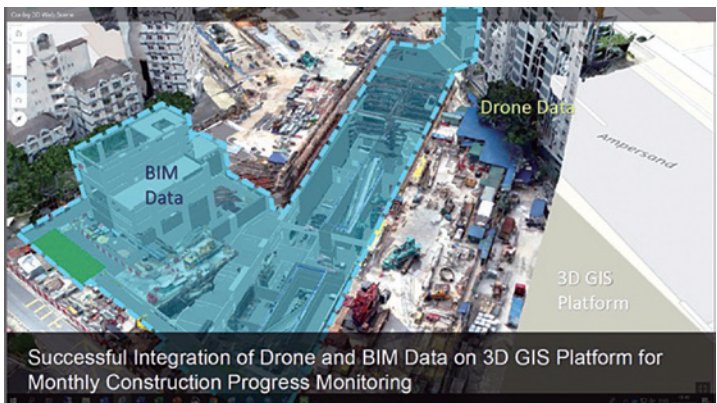
During her talk, Yvonne reviewed traditional land surveying methodologies and showcased a list of successfully implemented projects using cutting-edge surveying technologies. She also highlighted the importance of an innovative mindset to better utilise the capabilities of new technologies and 3D spatial data. Yvonne summarised her presentation with her views on the future role of professional land surveyors.

During the Q&A session chaired by Sr Ricky Cheung, Yvonne shared her stories in convincing stakeholders to embrace new technologies and solutions. She further encouraged youngsters to make more attempts and be prepared for change. “Someday, you will realise the efforts you made in Project A have significantly helped you in Project B,” she concluded.

#### 3D Laser Scanning x BIM



#### AI + GIS



#### Take Away

1

- Data Capture**
- Data source, e.g. crowd source
  - Latest technologies of data capturing

2

- Data Analysis**
- Data format
  - Data accuracy
  - Data availability

3

- Skill / Knowledge**
- Land surveying principle
  - Technology development trend (local and international)

4

- Technologies**
- IoT
  - Information Technology
  - e.g. Cloud technology, blockchain, VR/AR

## ANNOUNCEMENT

### LSD APC Part I Written Assessment (18 June 2022)

Date : 18 June 2022 (Saturday)  
Time : 10:00 am to 12:00 noon  
Venue : To be confirmed.

**Only Probationers who have been approved to enter the LSD APC scheme are eligible to apply for this Part I Written Assessment.**

Completed form (APC-3/LS) together with the application fee (i.e. a cheque of HK\$550 payable to "SURVEYORS SERVICES LTD.") must be returned to the HKIS **no later than 6:00 pm on 27 May 2022 (Friday)**. Late submission will not be accepted. Incomplete application form will not be entertained.

The syllabus and application form (APC-3/LS) for the LSD APC Part I Written Assessment could be downloaded from our HKIS website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ LSD at <https://tinyurl.com/y5lnga6d>)

After having submitted the duly completed application form, applicants should receive written notification from HKIS Secretariat by 9 June 2022. Applicants should approach the HKIS Secretariat as soon as possible if they do not receive the notification.

**Note: Typhoon & Rainstorm Arrangement**  
The Written Assessment will be postponed if typhoon signal No. 8 or above or the black rainstorm warning is in effect at 8:00 am on the day of the Assessment. Notice of postponement will be issued later.

### HKIS Souvenir

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



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



Available for sale at HKIS reception / HKIS Website

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

### HKIS Souvenir

### HKIS Car Badge

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

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



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



Planning & Development Division  
Sr Terence Wai PDD Council Chairman

## PDD Council Meeting

The PDD Council held its fourth meeting of the council year on 7 April. Owing to the impact of Covid-19, the meeting was conducted via Zoom.

The PDD Workshop for the HKIS's Beyond Your Campus Competition 2021-2022 has been deferred to 28 May 2022 due to the pandemic. Hopefully, by then, all students and teachers can join it in person.

In addition, the PDD Annual Dinner may be held during the third quarter of 2022, while the PDD Annual Conference will occur in October. Please stay tuned for further updates.

## PDD CPD Event

### Forum on Legislative Proposals to Streamline Development – Related Statutory Processes

On 13 April, the PDD was honoured to invite Ms Bernadette Linn, JP, the Permanent Secretary for Development (Planning and Lands), to brief members on the Government's latest thoughts on a range of legislative proposals to streamline development – related statutory processes. The ultimate aim is to expedite the supply of developable land and address the persistent demand for housing and other uses beneficial to Hong Kong's development.

There are five main directions, namely:

- Streamlining and shortening certain statutory time limits
- Avoiding repetitively executing procedures of a similar nature

- Providing an express mandate for Government departments to proceed with different procedures concurrently
- Rationalising obsolete or ambiguous arrangements
- Streamlining miscellaneous processes, so as to more effectively use public resources.

The event was very popular with over 350 registrations. On behalf of the PDD, I express my sincere thanks to Bernadette.



1

- CPD Event: Ms Bernadette Linn briefs members on the proposed amendments.



- Ms Bernadette Linn (Middle)
- Co-host Sr CK Lau, Chairman of the Land Policy Panel
- Moderator Sr Francis Lam, Chairman of the Housing Policy Panel
- Co-host Sr Victor Ng, Vice Chairman of the Planning & Development Division



## 再思市區重建：由油旺研究透視重建策略

Sr Terence Wai was invited by the Hong Kong Institute of Planners to be a panelist on a public webinar held on 16 April.

Urban decay is a perennial problem across Hong Kong and the number of ageing building blocks is dramatically increasing.

The Urban Renewal Authority (URA) commenced a study in 2017 with the aim to devise a district-based urban renewal plan for the Yau Ma Tei and Mong Kok Districts, as well as to explore new planning mechanisms to facilitate its implementation.

Three master urban renewal concept plans have been formulated to achieve the vision of restructuring the study area into a livable, sustainable, diverse, and vibrant metropolitan hub in Hong Kong.

In the Chief Executive's 2021 Policy Address, the Government confirmed the URA's speed-up of urban renewal in Yau Ma Tei and Mong Kok and commencement of district planning studies in Tsuen Wan and Sham Shui Po.

## Upcoming CPD Event

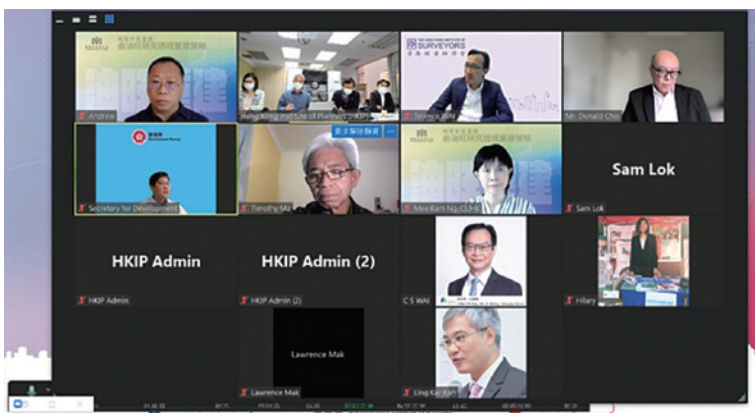
The PDD has organised two CPDs outlined below.

Date and Time	Event Name	Speaker
17 May 2022 7:00-8:30 pm	Disaster Management Series (1): Study of Coastal Hazards under Climate Change and Extreme Weather and the Formulation of Improvement Measures – A Feasibility Study	<b>Mr Alan TANG Kai Yau</b> Chief Engineer/Port Works Port Works Division Civil Engineering Office Civil Engineering and Development Department
24 May 2022 7:00-8:30 pm	Disaster Management Series (2): What Has Climate Change to Do with Me?	<b>Dr CHENG Cho Ming</b> Director of the Hong Kong Observatory

## Re-accreditation of HKU's Department of Urban Planning and Design's Bachelor of Arts in Urban Studies (BAUS) Programme

On 21 April, Sr Terence Wai, Sr Victor Ng, and Sr Junior Ho held a Zoom meeting with representatives (department head, programme director, teaching staff, students and graduates) of HKU's BAUS Programme concerning its re-accreditation.

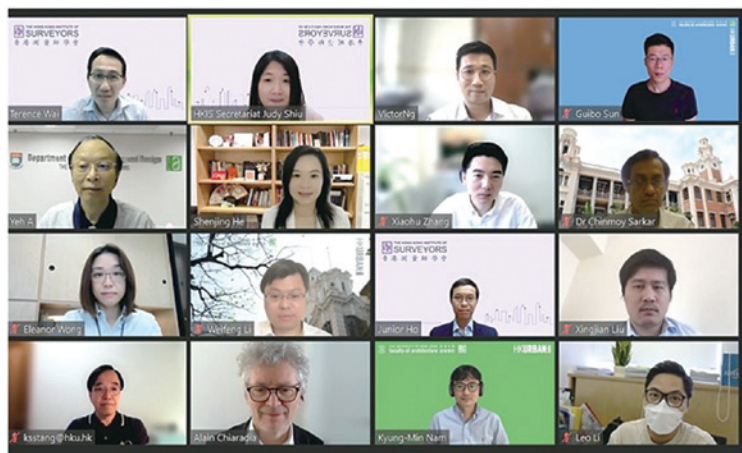
A summary report will be submitted to the Board of Education for approval and then to the General Council for endorsement.



The Speakers and Panelists at the Public Webinar

# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊



PDD, HKIS, and HKU BAUS Programme Representatives during the Zoom Meeting



PDD and HKIS Representatives with BAUS Students and Alumni during the Zoom Meeting

## Members Corner Needs Contributions from You!

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

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

### House rules:

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

\*For HKIS corporate members' submission only





Property & Facility Management Division  
Sr Charles Hung PFMD Council Chairman

## Dialogue with the Media on the PFM's Roles of Combatting Covid-19

Reported by Sr Jonathan Lee,  
PFMD Vice Chairman

Covid-19 on the frontlines, their assistance in implementing anti-epidemic measures (RAT/vaccination record checks; home quarantine measures; deep disinfections of common areas; repairs of defective drainage pipes; enhanced ventilation; application of advanced technologies such as touchless lift buttons, ultraviolet light disinfections, etc). For further details, please refer to the following extract from the HKET:

讀者來稿

### 物管成疫情探熱針

Omicron 變異株的出現，為世界各地帶來了重重一擊，香港也不能幸免。在疫情下，物業管理公司服務着各個物業及每個家庭，堅守在抗疫最前線。而物業管理業也是疫情下另一支探熱針，探一探物業管理工作量便可知疫情狀況。

猶記得自 2 月中下旬開始，工作量已經令各物業管理從業員喘不過氣，包括製作即時有關確診個案的通告、發放緊急資訊、安排及協調公眾地方的清潔及消毒等；更不幸的是，有不少從業員確診，差不多有百分之三十的員工不是確診，便是成為緊密接觸者而未能上班，導致需要安排大量替工支援，人手極之不足。

同時，很多住戶改為在家工作或進行網課。忽然之間，所有日常的工作、學習、娛樂及活動全部都在一個狹窄的房子內發生，管理處收到的求助及投訴也比疫情前增多超過一倍，尤其是噪音滋擾及冷氣滴水，跟進工作之多，可想而知；雖然大部分的求助個案都是單位與單位之間的事情，但管理處亦要擔起單位之間的協調角色。

#### 主動求變 減病毒擴散

大型商場管理早在第一、二波疫情已先後結合科技，引入清潔機械人、在電梯的扶手位置安裝紫外光消毒、免觸式按鈕、智能消毒服務、環保噴塗消毒等，配合大範圍消毒或深度清潔的需要。從業員亦使用工程科學，減少病毒在物業內擴散，包括計算及增加冷氣系統鮮風量，以加強空氣流通；檢查公眾排氣管、渠管狀況、在大廈沖廁水缸加氯化劑消毒、空調系統消毒等。

刻下，業界更主動應變，配合政府各項緊急防疫措施，如疫苗通行證、關閉表列處所、居家隔離等等。「執生」隨機應變，在逆境中積極進取，創出新局面的精神，正是香港人致勝之道，相信這信念充分在物業管理行業內體現。

在疫情下，物業管理從業員在每個物業亦扮演着重要的協調角色，聯繫着整個社區。由協助政府部門收取地區污水樣本、協助快速或核酸檢測、配合圍封大廈檢測工作，到分派防疫物資、關懷個別居家抗疫住戶及提供適切協助，物業管理從業員都參與其中，就算是最嚴峻的時刻，物業從業員亦走在最前線，與業戶共同面對。在此我特別想感謝每一位物業管理從業員緊守崗位，提供全面優質管理服務，與政府、社區、各業戶共同抗疫！期望疫情盡快過去，一同攜手建立一個更宜居安樂的城市。

■香港測量師學會物業設施管理組副主席李文光測量師



Distribution of Anti-epidemic Kits by PFM Staff

On 4 April, I attended a live interview with The Metro Finance Reporter (新城財經台) regarding the efficient and proper procedures of distributing the Rapid Antigen Testing (RAT) kits and the difficulties encountered, anti-epidemic measures in the PFM industry (ie, frequent disinfections and cleanings of common areas, body temperature checks, defective drainage pipe inspections, improved ventilation, etc), and updates on the licencing of the Property Management Services Authority's roughly 6,400 members. For more details, please refer to the following interview on YouTube: [https://youtu.be/TKeiZe2D\\_Ss](https://youtu.be/TKeiZe2D_Ss).

In addition, the PFMD published an article in the 12 April issue of the *Hong Kong Economic Times* (HKET) highlighting the great contributions of property and facility managers in combatting

### HKIS Voluntary Work at Shek Wai Kok Estate 行義抗疫 - 石圍角邨

**Reported by Sr Maxine Yao, PFMD Co-opted Member**

Sr Maxine Yao joined a volunteer activity co-organised by the Agency for Volunteer Services (AVS) and HKIS on 16 April to deliver care packages to the elderly living at Shek Wai Kok Estate.

All of the recipients were diagnosed with Covid-19 from February-March 2022. The HKIS noticed that the ventilation of their buildings was very good, so their residents might have been infected through social contact or airborne transmission.

The oldest recipient was in her 90s and all had recovered fully. Those with limited mobility did not know how long it would take to be vaccinated after they were infected. We explained the process to them and hoped they would be vaccinated in time.

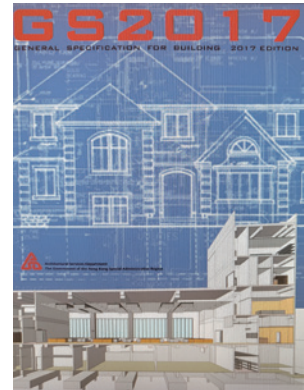
The visit was a meaningful event and participants gained valuable experience from it. Members are encouraged to join the voluntary works team in the future.

### General Specification for Building 2022 Edition (ArchSD)

**Reported by Sr Louis Lee, PFMD Council Member**

The Architectural Services Department (ArchSD) has been preparing General Specification for Buildings (GS) to help the property and

construction industries draft suitable construction contracts for Government projects since 2003. The latest version came out in 2017. In view of the rapid application of modular integrated construction (MiC), ArchSD recommends a new section for MiC, which forms the new 27th MiC section in GS.



ArchSD kindly arranged a briefing session for various Government departments and professional associations on 1 March to introduce the new section and the changes to other parts of GS. The PFMD joined this session.

Incorporating more green specifications, revising technical requirements, and updating international standards and codes are the major aims. Below are some of the salient changes related to the property and facility management fields.

- Clause 1.02: Included the NEC ECC terminology table.
- Clause 19.06: Added that the nominal flow rate of a shower shall be less than or equal to nine litres per minute.
- Clause 19.07: Added that the nominal flow rate shall be less than or equal to two litres per minute for non-mixing water taps and less than seven litres per minute for mixing water taps.
- Clause 21.9: The VOC content of the product shall be less than 5% by volume in paint and varnish removers.
- Clause 25.83 & 25.85: New clauses to landscape pruning types and extents have been added.
- Clause 16.85, 20.35: Added new clauses of green environmental requirements to curtain walls and glazings.

In the new MiC session, MiC is well-defined. The qualifications and responsibilities of key participating professionals are clearly stated. The 2022 version of GS is scheduled to be released during 3Q/2022 after consolidating

# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

comments from different parties. It will be adopted in ArchSD's tenders starting in 4Q/2022.

With regard to MiC, Sr Charles Hung, PFMD Chairman, will give a CPD talk on 17 June 2022. The details are below.

### CPD Event 2022070: MiC Project from a Surveyor's Point of View

Code	2022070
Event Name	MiC Project from a Surveyor's Point of View
Speaker	<p>Sr Charles Hung, Director of Ho &amp; Partners in charge of surveying works and PFMD Chairman</p> <p>Charles graduated from the UK Leicester Polytechnic and University of Reading in 1980 and 1985 with a BSc in Building Surveying (with commendation) and MSc in Project Management, respectively. He conducted research for his master's thesis on buildability concepts applied to the construction of the HSBC Headquarters in Central. Charles spent ten years working in various UK architectural, surveying, contractor, and development firms such as Vigers and Prudential Insurance, which are known to Hong Kongers. He was a senior project manager for a few notable projects such as a shopping precinct, Barks Walk, in Shakespeare's hometown of Stratford upon Avon; the hi-tech buildings at Frimley Business Park; supermarket/DIY stores (Texas, Waitrose, Presto, Payless/Halford), Prudential Headquarters on Minster Court in London, etc.</p> <p>Charles is an experienced professional who can really share his personal project management work experiences with members. He also spent five years at the Buildings Department and 18 years at the Housing Department. He is an excellent presenter who won the Best Presentation Award from the HKMA (2002) and the HKIS Building Surveyor Award competition (2021). Thus, he is capable of delivering an interesting talk.</p>
Event Date	2022-06-17

Event Time	7:00-8:30 pm
Registration Closing Date	2022-06-10
CPD Hour(s)	1.5
Divisional PQSL Hour(s)	1.5
Venue	By Zoom online media
Division/ Organiser	PFMD
Fee	HK\$150 for members; HK\$210 for non-members
Priority	First-come, first-served
Language	Cantonese supplemented by English
Details	<p>The talk will touch upon the important concepts of buildability being applied to the construction industry. The early application of buildability skills will improve the duration of construction, as well as the quality of the final product. MiC is a good example of the use of prefabrication techniques that can minimise site works with less labour/materials wastage. Buildings can be subdivided into various components that were factory-made in a controlled environment, so as to achieve better quality. This also improves construction speed on site, thereby reducing the overhead costs of construction.</p> <p>However, there are some site constraints (large storage areas) that may hinder the development of MiC and shortcomings such as water penetration risk, double wall construction, and many joints/gaps that may affect its overall appearance. The talk will also address the maintenance issues arising from MiC in terms of its durability, weathering, repairs, etc, while taking into account life cycle costs in the long run.</p> <p><b>Programme Rundown</b>  <b>7:00-7:10 pm:</b> Welcome and Opening Speech (by Moderator)  <b>7:10-8:15 pm:</b> Speech Conducted by the Speaker  <b>8:15-8:30 pm:</b> Q&amp;A Session</p>

Should you have any query, please e-mail us at [kittylai@hkis.org.hk](mailto:kittylai@hkis.org.hk) or contact Ms Kitty Lai at 2526 3679.



**Quantity Surveying Division**  
Sr Sunny Choi QSD Council Chairman

## HKIS Beyond Your Campus Competition 2021-2022 QSD Online Workshop for Students on 26 March 2022

To allow students to appreciate the importance of transport infrastructure and the roles of quantity surveyors in urban development, the QSD organised an online workshop on the Trunk Road T2 and Cha Kwo Ling Tunnel project on 26 March.

Trunk Road T2 and Cha Kwo Ling Tunnel comprise 3.4 km of a dual, two-lane trunk road, 3.1 km of which is tunnel. The project constitutes the middle section of Route 6, an important component of Hong Kong's strategic transport network linking West Kowloon and Tseung Kwan O.

A total of 49 secondary school students joined this workshop. Sr Johnson Cheung represented the QSD to give an opening briefing and vote of thanks to the event organiser. Representatives of the project team – Ms Suki Kwok (Engineer, Civil Engineering and Development Department), Ir Celia Choy (Senior Resident Engineer), Ir Lighting Chan (Resident Engineer), Mr Alex Or (Resident Senior Surveying Officer), and Mr Martin Ma (Assistant Resident Engineer) – shared details of the project including the sub-sea tunneling method by tunnel boring machines and the advanced land surveying technologies and innovative geotechnical monitoring devices for the improved reliability and efficiency of the tunneling process. Mr Kenneth Lam (Senior Quantity Surveyor) shared the roles of quantity surveyors in the construction industry, particularly for infrastructure works.

Please visit the Trunk Road T2 and Cha KWTO Ling project website ([www.trunkroadt2.hk](http://www.trunkroadt2.hk)) to learn more about the project and the benefits to the community after its completion.



## QSD APC Parts I and II Online Workshops

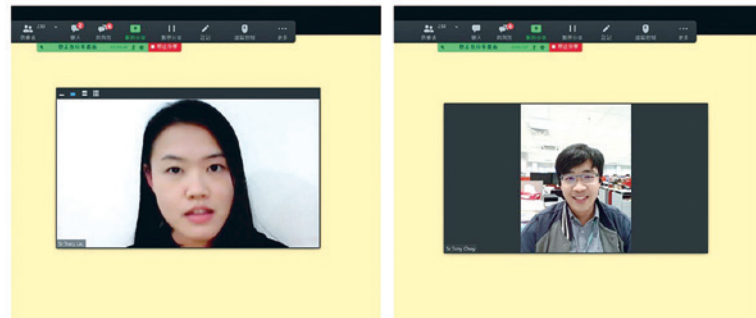
### APC Part I Workshop

APC is a critical step for QSD probationers and associates who want to become professional QSs. The QSD held its APC Part I Workshop on 2 April. Sr Jim Chark, Chairman of the QSD Training Sub-committee, introduced the APC training requirements and different routes to admission into the QSD. He and Sr Poleon Chan shared the key strategies for tackling the multiple choice, short question, and measurement sections in Part I by reviewing some questions extracted from past papers.

Two young QSs, Sr Tony Choy and Sr Tracy Lau, were invited to share their experiences in preparing for APC Part I. Sr Steven Tang, Chairman of the HKIS Divisional Education Committee, shared tips for writing the diary and logbook.

1. 0.25 mark for each correct transfer figure from taking off column to bill column.  
 2. 0.25 mark for correct description and correct unit.  
 3. 1 mark for description of "Provisional" to reinforcement.

FENCE WALL			Formwork to		
A	Excavating from existing ground level	59 m <sup>3</sup>	H	Sides of footing	60 m <sup>2</sup>
B	Backfilling selected excavated material and deposit in layers and consolidate to make up levels	23 m <sup>3</sup>	J	Sides of column	28 m <sup>2</sup>
C	Load and remove surplus excavated material from site	36 m <sup>3</sup>	K	Sides of fence wall	199 m <sup>2</sup>
D	Concrete grade 20/20 to 75mm thick binding	5 m <sup>3</sup>	<u>Deformed high yield steel bar reinforcement</u> <u>(ALL PROVISIONAL)</u>		
<u>Reinforced concrete Grade 350/20 in</u>					
E	Footing	30 m <sup>3</sup>	L	10mm Diameter bars: links and binders	1,354 kg
F	Column	4 m <sup>3</sup>	M	12mm Ditto	2,031 kg
G	200mm Fence wall	20 m <sup>3</sup>	N	16mm Diameter bars	2,708 kg
			P	20mm Ditto	7,446 kg
<u>(END OF ALL PROVISIONAL)</u>					



### APC Part II Workshop

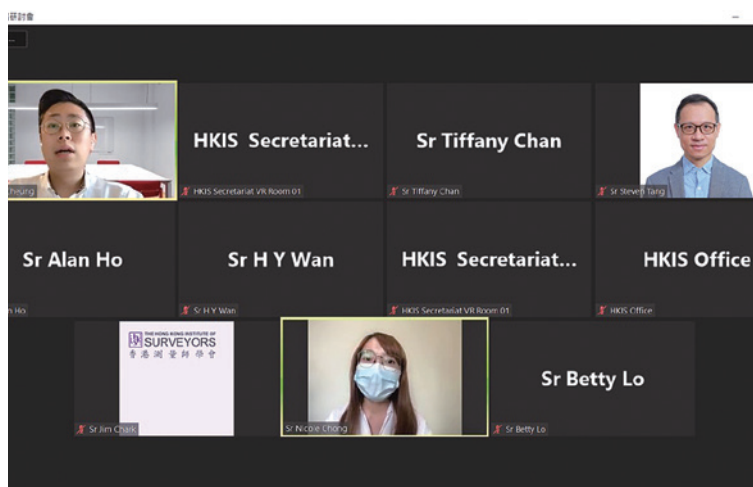
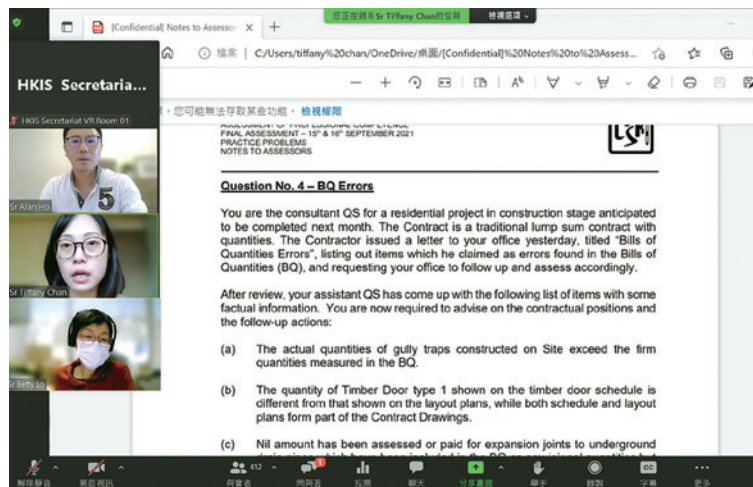
The APC Part II workshop was held on 9 April. Five experienced APC assessors – Sr Steven Tang, Sr HY Wan, Sr Tiffany Chan, Sr Betty Lo, and Sr Alan Ho – shared critical thinking skills in analysing the APC questions with extracted examples from past papers. They also shared tips on how to prepare for the final interview.

Sr Andy Cheung and Sr Nicole Chong, two young QSs, shared how they prepared for the APC and passed it. Sr Steven Tang reminded the participants to note the key points mentioned in the workshop and answer questions professionally.

Question on Measurement

107





QSD APC Part II Workshop

## CPD: Contract and Claim Management Tactics under SOP, 20 April 2022

Security of payment (SOP) is a term used by the construction industry to describe the need for secure and professional payment arrangements. The idea is that parties should receive money to which they are legitimately entitled due to the works they completed and services provided. The recent implementation of the SOP provisions in public works contracts, known as the Technical Circular (Works) No 6/2021 issued on 5 October 2021, represented a step forward towards SOP development in Hong Kong. It is possible that SOP will change contract and payment practices and QSs are encouraged to familiarise themselves with and be prepared for it.

The QSD and HKICM jointly organised a seminar on Contract & Claims Management Tactics under SOP on 20 April. During this seminar, Sr Eric Ting shared some key points and made recommendations on contract and claims management under SOP from both the client and contractor's perspectives.





## 25th Pacific Association of Quantity Surveyors (PAQS) Annual Congress

The Singapore Institute of Surveyors and Valuers (SISV), in collaboration with the Pacific Association of Quantity Surveyors (PAQS), will host the 25th PAQS Annual Congress at Marina Bay Sands, Singapore, from 9-13 September 2022.

The main theme of the PAQS Congress 2022 is “Disruption and Transformation in the Built Environment”. It now requests abstracts for papers to be presented at the Congress; the deadline for the submission of which is 20 June 2022. Details can be found at <https://www.paqs2022.com/call-abstracts>.

In addition, the PAQS-Iwata Foundation is sponsoring an international essay competition for younger members from PAQS member countries. The topic is “Sustainable Solutions in Future-Proofing Our Buildings and Infrastructure”. Entries for the competition are now being accepted and will close on 11 July 2022. Members aged 40 and under are highly encouraged to enter this competition.

IWATA Competition 2022 Brochure



For more details on the PAQS Congress 2022, please visit its website: <https://www.paqs2022.com>.



## ANNOUNCEMENT

### Notice for Application for QSD APC Part I and Part II Assessments 2022

The schedule of QSD APC Part I & Part II Written Assessments 2022 is as follows:

Type of Assessment	Part I Written Assessment	Part II Written Assessment
Exam Date	15 August 2022 (Mon)	27 & 28 September 2022 (Tue-Wed)
Application deadline	6:00 pm, 30 June 2022 (Thursday)	
Venue	Kowloon Bay International Trade & Exhibition Centre (KITEC)	

Application form for the APC Assessment (**APC6/QS**) could be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ QSD) ([https://hkis.org.hk/en/professional\\_apc.html?division=QSD&S=5](https://hkis.org.hk/en/professional_apc.html?division=QSD&S=5)). Candidates who wish to sit for the APC Written Assessment(s) 2022 should submit the completed application form together with **a CD-ROM containing the scanned copy** of the period of experience recorded in Diary and Log Book (comprising Analysis of Diary Sheets and Additional Analysis of Diary Sheets) to HKIS Secretariat by **no later than 6:00 pm, Thursday, 30 June 2022**. Late submission will not be accepted.

A label shall be affixed to the CD-ROM and shall include the candidate's full name, HKIS membership number and the type of assessment. The name of the electronic files should include HKIS membership number and the candidate's full name in capital letter. The Institute may request the candidates to submit the original (hard copy) of the Diary and Log Book (comprising Analysis of Diary Sheets and Additional Analysis of Diary Sheets) if considers necessary.



### Young Surveyors Group

Sr Sunny Wong YSG Committee Chairman

The fifth wave of the pandemic is waning, but the general public, especially the elderly, still needs appropriate care from the community. In response to their needs and to help combat Covid-19, YSG and the HKIS Community & Charity Services Committee have joined the 義務工作發展局 (AVS) to launch the 「行義抗疫 Let's Do It」 Volunteer Project.

On 16 April, the HKIS formed a team of 25 volunteers to deliver care packs and food to those elderly who lacked support. A total of 47 elderly households were served on this day. I deliver my heartfelt thanks to those volunteers who joined the service. It is more blessed to give than to receive. May I wish all of you good health and continued safety and see you at upcoming YSG events!



## Recruitment of Paddlers

Here starts the HKIS Dragon Boat Team's training! In past dragon boat festivals, the Team participated in a number of competitions and achieved excellent results against competitors from other professional institutes.

The Team owes its success to the hard work of all members, especially the senior members who doubled as coaches. The Team constantly seeks new members. With a new schedule during the pandemic, it will hold trainings starting in May 2022 to fully prepare for future competitions.

Dragon boating is an excellent form of exercise that can not only build up muscle, but also improve the body's coordination. Moreover, teamwork is the key to success. Joining the Team's trainings is a golden opportunity for surveyors of different backgrounds to meet and establish lifelong friendships.

Every HKIS member is welcome to join the Team's events and competitions. With your support and participation, the Team will strive for better results continuously. So please come and be part of us! For those who are interested, please contact Ms Iris Mak or Mr Thomas Wu for more details.



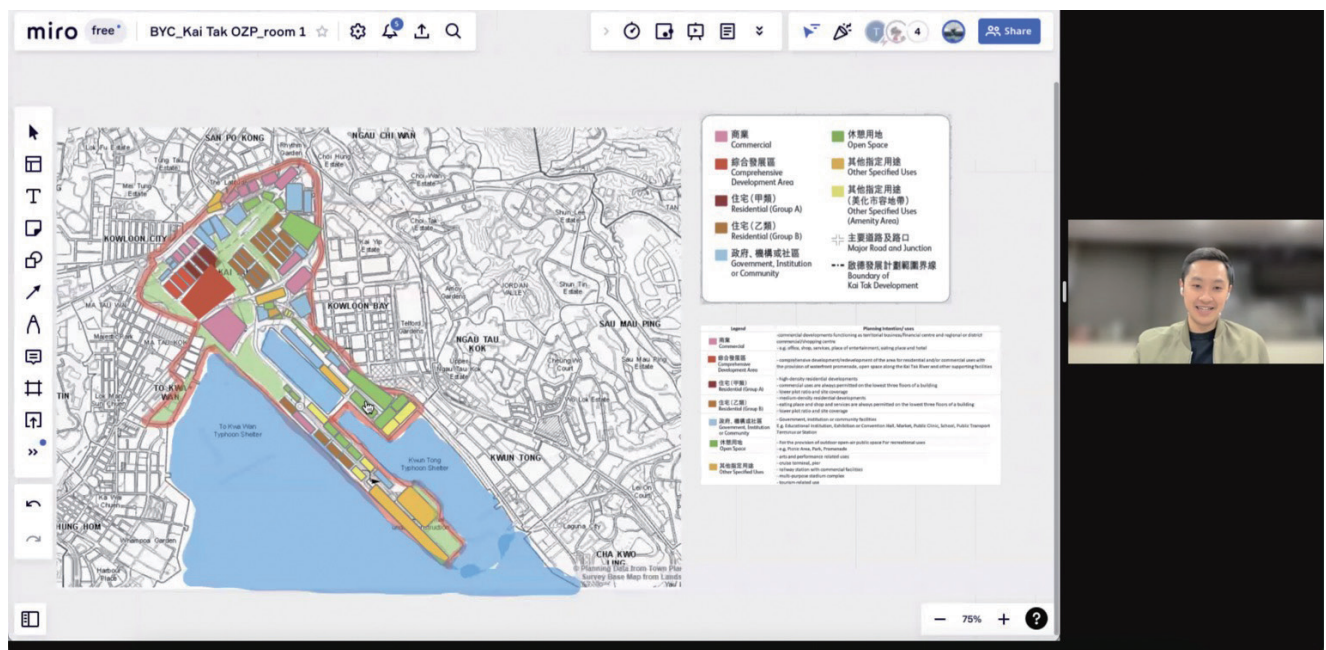
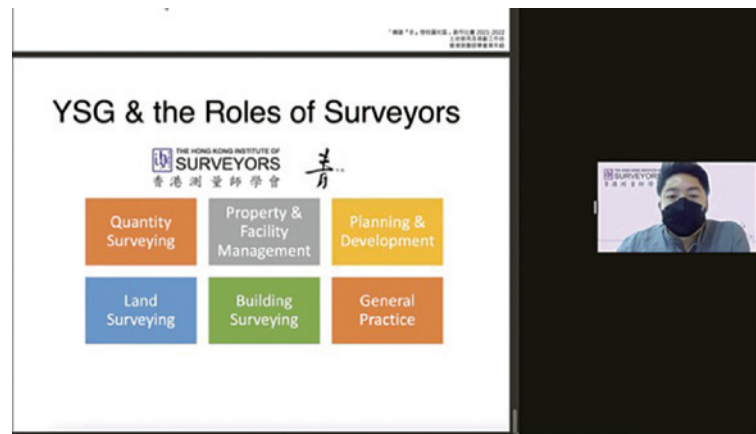
# Workshop on Land Use Planning for the “Beyond Your Campus” Competition

To stimulate creativity and enhance young people’s understanding of various surveyors’ scopes of work, YSG’s young surveyors conducted a workshop on land use planning on 23 April. YSG was pleased to have Sr Ivan Hui of the PDD and BSD come share his knowledge of and experiences in Hong Kong’s urban planning system and land use zoning.

Thirty students joined the workshop and were divided into five teams. Each team was allocated a plain zone within Kai Tak District in an online collaborative platform, which allowed team members to work together to colour different areas and plan various development uses for

them. The students were allowed to freely express their creative ideas for their zoning plans and present their thoughts during the discussion. Later on, Ivan further elaborated on the existing zoning plan in the Kai Tak District and explained its planning direction to the students.

Finally, YSG Chairman Sr Sunny Wong and other representatives briefly introduced YSG and the other divisions. Hopefully, this workshop gave the students an idea of the work surveyors do.





林家輝測量師

資深專業會員，產業測量組、規劃及發展組、物業設施管理組

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

## 倡議啟動北部都會區內濕地生態調查

特首在 2021 年施政報告提出北部都會區發展策略，當中包括廣闊的濕地 / 紅樹林 / 沼澤 / 泥灘 / 魚塘地帶（簡稱濕地生態區域），由白泥 / 米埔濕地 / 南生圍一直延伸至新田 / 馬草壟，可算是香港面積最大的一個濕地生態區域，其生態價值是世界公認，米埔及后海灣更是《拉姆薩爾公約》指定的國際重要濕地，每年為數萬隻季候鳥的長途遷徙飛行提供歇息和補給的中途站，其對整個亞太地區生態環境具有重要作用。

若然從香港的中長期城市發展需求來考慮，開發新界北部連接深圳 / 前海以至大灣區的策略是非常合理。整個北部都會區面積約 30,000 公頃，可提供大量土地給予未來的創科及科研產業、房屋



居住、商業購物、經濟辦公、旅運物流、社區服務、醫療衛生等用途，以致成就香港的第二經濟引擎。

一眾發展商受到北部都會區策略的鼓舞，立即把握商機，向城市規劃委員會申請將手上農地改為發展項目，卻引起社會關注該地區的濕地保育與建築發展之間如何取得合適的平衡。因此，我特此倡議政府馬上進行針對后海灣及新界北部所有濕地生態地域的詳細調查，調查清楚各處濕地的生態現況，從而制定有科學依據的研究結論，包括確定哪些濕地必須作為積極保育範圍、哪些已經被永久破壞、哪些緩衝區應該積極保育保留，以及如何適當地進行濕地旁邊土地開發，希望可以解決開發與保育之間的矛盾。






其實，城市規劃委員會也需要全面及詳細的濕地生態調查，作為其審批相關土地申請的客觀依據。







# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 3 MAY - 27 AUG 2022

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
3 May 2022	2022035	Building as Material Bank – a QS Perspective	Eugene Seah	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
4 May 2022	2022011J	QSD PQSL Measurement Series 2022 (2) – Principles of Building Measurement Part 1	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
5 May 2022	2022059	Growing Trend of Facility Management technology	Gary Yeung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
6 May 2022	2022046	Briefing Session on Electronic Submission Hub	Representative(s) from Buildings Department	BSD	2.0	✓	2.0	HK\$150 - members; HK\$180 - non-members
7 May 2022	2022017	Short Course (2) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
11 May 2022	2022049	Review in Change in Q.S. Practice	Mandy Ng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
13 May 2022	2022053	Smart Parking System for Smart Mobility in Hong Kong	Nelson Ng	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
16 May 2022	2022078	Sharing on planning and construction of community isolation facilities (CIFs) in Hong Kong 	Michael Li, Edward Wong	GPD	1.0	✓	1.0	HK\$100 - members; HK\$180 - non-members
17 May 2022	2022075	Disaster Management Series (1) - Study of Coastal Hazards under Climate Change and Extreme Weather and Formulation of Improvement Measures - Feasibility Study 	Alan K Y Tang	PDD	1.5	✓	1.5	Free of charge

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
18 May 2022	2022029	Variations to Contract	Calvin Law	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
19 May 2022	2022061	Expert Witness – Role of Authorized Land Surveyors in Adverse Possession Cases <b>(FULL)</b>	Joseph Wong	LSD	1.5	✓	1.5	Free of charge
20 May 2022	2022011K	QSD PQSL Measurement Series 2022 (3) – Principles of Building Measurement Part 2	Calvin Keung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
21 May 2022	2022066	GPD APC Structured Learning Programme 2022 <b>New</b>	Please refer to website	GPD	40.0	✓	40.0	For GPD Probationers only: HK\$3,200 for all lectures / HK\$720 – 1,040 per Subject / HK\$240 per 3-hour lecture, HK\$160 per 2-hour lecture; For non-GPD Probationers: HK\$400 per session (3 hours)
23 May 2022	2022048	Challenges & Solutions for the Deployment of EV Charging Stations at Modern Carparks	Vincent Chung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
23 May 2022	2022068	The Architectural Connection between Sun Yat-sen and Bruce Lee: History, Politics and Aesthetics of Chinese Renaissance Architecture 孫中山與李小龍的建築關係：中華復興建築背後的歷史、政治與美學 <b>New</b>	H Y Lee	BSD	2.0	✓	2.0	HK\$200 - members; HK\$250 - non-members
24 May 2022	2022076	Disaster Management Series (2) - 氣候變化與我何干？What has climate change to do with me? <b>New</b>	C M Cheng	PDD	1.5	✓	1.5	Free of charge
24 May 2022	2022069	How do the recent global and local events and changes in economic policies impact on real estate market outlook in Hong Kong and mainland China? <b>New</b>	Patrick Wong	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
25 May 2022	2022011L	QSD PQSL Measurement Series 2022 (4) – Principles of Building Services Measurement 	Shirley Wu	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
26 May 2022	2022077	Mastering the Application of Epidemic Prevention Facilities in Hong Kong 	Andy Yuen, Andy Lau, Anthony Huen, Kelvin Tang, Kenny Chan, Charles Lam	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
30 May 2022	2022064	人 • 空間 • 建築 • 探索 	Jeff Tung	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
31 May 2022	2022071	The Virtual World – Lands, Assets and Estates in Sandbox Metaverse 	Terry Yeung	GPD	1.5	✓	1.5	HK\$150 - members; HK\$250 - non-members
4 Jun 2022	2022018	Short Course (3) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members
4 Jun 2022	2022072	QSD PQSL - QSD APC Part II Workshop 2 	Experienced Assessors of QSD APC	QSD, YSG	-	✓	3.0	Free of charge - QSD associate members and probationers; HK\$200 - members; HK\$300 - non-members
6 Jun 2022	2022054	Estimating Embodied Carbon: The Next Evolution of Quantity Surveying	Andy Ang	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
8 Jun 2022	2022038	Experience Sharing Seminar in the General Application of Fire Safety Ordinances	Stephen S M Tse	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
8 Jun 2022	2022079	Digital Transformation for Facility & Property Management 	Darron Sun	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
11 Jun 2022	2022019	Short Course (4) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
15 Jun 2022	2022025	Overview and Experience Sharing on Quantity Surveying in Civil Engineering Works	Pak N Wan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
17 Jun 2022	2022065	Food and Plastic Waste Management in Multi-storey buildings 	William Y P Yu, Allan W H Wong	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	Free of charge - HKIS members
17 Jun 2022	2022070	MIC project from a Surveyor's point of view 	Charles Hung	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
20 Jun 2022	2022028	Sustainable Development on roofing systems	Kent Lam	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
24 Jun 2022	2022073	Cost Savings of Re-plumbing Building Works Using Stainless Steel Pipes 	Eric Cheng, T S Wong	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
2 Jul 2022	2022020	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division	To be determined by respective Division	HK\$320 - members; HK\$400 - non-members; FOC - full time degree student members
6 Jul 2022	2022040	Playground Design with Case Studies	Judie Au, Vicky Luk	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
9 Jul 2022	2022021	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division	FOC - members (with conditions, please refer to website); HK\$400 - non-members; FOC - full time degree student members	
19 Jul 2022	2022074	The Use of Artificial Intelligence (AI) and Drone for Building Inspection <b>New</b>	Harris Sun	BSD	1.5	✓	HK\$150 - members; HK\$180 - non-members	
13 Aug 2022	2022067	Innovative Projects in Macau & Hong Kong <b>New</b>	Allan W H Wong	YSG	3.0	To be determined by respective Division	HK\$340 - members; HK\$400 - non-members; FOC - full time degree student members	
23 Aug 2022	2022031	Control of Existing Buildings and Appeal Mechanism against the Building Authority's Orders	Anderson C B Chan	BSD	1.5	✓	HK\$150 - members; HK\$180 - non-members	
27 Aug 2022	2022022	Visit to The Pokfulam Farm "薄農林牧場" (Rescheduled from 19 February 2022)	Steven C K Chui, Nigel W H Ko	BSD	3.5	✓	HK\$300 - HKIS 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](https://www.hkis.org.hk/en/professional_cpd.html) or use the QR code provided.

## CPD REGISTRATION FORM

Event Date(s): \_\_\_\_\_ Event Code: \_\_\_\_\_

Event Name: \_\_\_\_\_

Registration Number (applicable for online registration): \_\_\_\_\_

### Member details

Surname: \_\_\_\_\_ Other names: \_\_\_\_\_

Grade of membership:  Fellow,  Member,  Associate Member,  Probationer,  Student,

Division:  BS,  GP,  LS,  PD,  PFM,  QS HKIS no.: \_\_\_\_\_

Postal address (only to be completed if the address is different from your membership record details):  
\_\_\_\_\_  
\_\_\_\_\_

Tel no.: \_\_\_\_\_ Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Payment method (The registration fee is non-refundable and non-transferrable)

I enclose a cheque payable to "Surveyors Services Ltd." Cheque no. \_\_\_\_\_ Amount HK\$ \_\_\_\_\_

Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)

Please charge my American Express Card

### Credit card payment instruction

Ref.: [      ]

#### To: Credit Card Service Department

I would like to pay the registration fee HK\$ \_\_\_\_\_ to **Surveyors Services Limited** by charging my Credit Card account as follows:

Cardholder Name: \_\_\_\_\_ HKIS No. \_\_\_\_\_

Card Number: 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 Expiry Date: \_\_\_\_\_ / \_\_\_\_\_

Cardholder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

For Bank Use Only

Approved by:

Date:

### Notes:

- 1 A separate registration form is required for each event/ application. Photocopies of the form are acceptable.
- 2 The registration form(s) should be returned by post/ by hand to the HKIS Secretariat.
- 3 Registration by fax, telephone and cash payment is not acceptable.
- 4 Incomplete or wrongly completed registration form(s) will not be processed.
- 5 The registration fee is non-refundable and non-transferrable.
- 6 A registration number will be generated for each application. The registration number is unique and non-transferrable. Members cannot proceed to payment if they do not apply for the CPD event and obtain the registration number through the HKIS website.
- 7 Payment can be made by cheque or by credit card (Shanghai Commercial Bank Ltd. / American Express). Cheques should be made payable to "SURVEYORS SERVICES LTD.". A separate cheque or credit card payment instruction form is required for each event/ application. You should write down the registration number on the back of your cheque. The HKIS Secretariat will update the payment status and your application will be confirmed when the HKIS Secretariat receives your payment.
- 8 Payment by PayPal is also acceptable. Please register under the HKIS website before the closing date for each event. **(Not applicable for site visit / social event / joint event with other organisation)**
- 9 If you do not settle the payment **within 7 days from the date the HKIS Secretariat has accepted your registration, your registration number will become invalid and your application will be rejected.** Your name will not be included in the registration list and you cannot attend the concerned CPD event.
- 10 An official receipt, which must be presented at the event, will be available for downloading from the "CPD Profile" under Members Corner when payment is received.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 For the number of seats or priority of allocation of seats, please refer to the individual event details.
- 13 If you have not received any reply from the HKIS Secretariat within 7 working days of the event, you may call the Secretariat at 2526 3679 to check the progress of your registration.
- 14 The HKIS reserves the right of final decision and interpretation in the case of any dispute.



## GASOLINE

## PETROCHINA CARD

From 1 January 2022, HKIS members can enjoy the private car discounts of **HK\$4.30 per litre for gasoline** and **HK\$9.20 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit [www.cheerwayco.com/pro](http://www.cheerwayco.com/pro).

## ESSO FLEET CARD

From 1 February 2022, HKIS members can enjoy the privileged private car discounts of **HK\$4.20 per litre for petrol** and **HK\$8.80 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

## SHELL CARD

From 1 September 2021, the discount is **HK\$3 per litre for gasoline** for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

## CALTEX STARCARD

From 11 April 2022, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$4.6 per litre for gasoline** and **HK\$9.3 per litre for diesel** purchase every day. Terms and conditions apply. For enquiries, please call **Grace Chow** of Ming Xing Investment at **3746 1822 / 9279 5187**.

## AFFINITY CARD

## HKIS American Express® Credit Cards

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

## Shanghai Commercial Bank HKIS Credit Cards

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

## OTHERS

## Up To 15% DRY CLEAN &amp; LAUNDRY

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

## 10% CHORAL CONCERT TICKET

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

## 22% 5G HEARING AID

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

For enquiry or appointment, please call **3905 0388** or visit [www.sounddelight.net](http://www.sounddelight.net).

## Up To 10% DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants (including **Di King Heen** and **La Scala**) to HKIS members. The offer will start on 2 January 2022 and last until 31 December 2022. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

## Up To 25% INSURANCE

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

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

## 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\$3,500 for male** and **HK\$4,420 for female**. Plan is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2023.

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

## Free subscription Magazine

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

## Free subscription Magazine

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

## 50% HEALTH CHECK PLAN

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

## 10% FOOTBALL SHIRT

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

## 10% DINING

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

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

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

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

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

## 15% WINE SHOPPING

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

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

## 15% WEIGHT REDUCTION PLAN

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

An advance booking is required. For more information, please call **2526 0888** or visit [www.mslhk.com](http://www.mslhk.com).

## 10% BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS affinity cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2022.

## 15% PROFESSIONAL COURSE

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

## Special Offer INSURANCE

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

## Up To 25% DINING

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

## 29% BOAT LICENSE COURSE

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

## 10% DRIVING COURSE

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

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

For more details about members' privileges, please refer to the HKIS website at [https://www.hkis.org.hk/en/members\\_corner\\_welfare.html](https://www.hkis.org.hk/en/members_corner_welfare.html).

# Looking for advertising opportunities? Try *Surveyors Times*!

## **What is Surveyors Times 測量師時代?**

*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.

## **Who can see my advertisement?**

*Surveyors Times* is circulated free to over 10,000 HKIS members with complimentary copies to government departments and professional bodies globally. The advertisement will be available in both the print and online version.

## **Special discount:**

We offer special discount for advertisement placement of 3 times/ 6 times / 9 times/ 12 times per year.

**Booking deadline:** 10th day of publication month

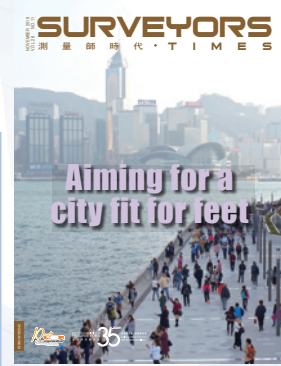
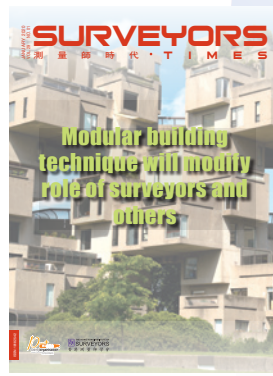
**Material deadline:** 15th day of publication month

**Publication date:** 30th day of each calendar month

For enquiries, please contact:

Tel: (+852) 2526 3679

Email: editor@hkis.org.hk



**Advertisement order form**



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會