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High-Rise Health Issues

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SURVEYORS
香港測量師學會



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High-Rise Health Issues

Packed with skyscrapers, Hong Kong is notorious for being a high-density city, with some districts home to over 400,000 people per square kilometre. These extremely cramped living conditions have been identified as a major cause of illness among residents. Aggravating the potential health hazards of dense urban areas is poor management in many of the city's ageing apartment blocks. Buildings, it seems, are like people - without the proper care and attention, they become unhealthy. Property owners and facility management companies need to adopt measures to ensure healthy buildings that in turn, protect the well-being of their residents.

Wilson Lau



Aging apartment blocks stand side by side across parts of Kowloon
Source from Thinkstock

According to a University of Hong Kong (HKU) report in 2013, "The cramped living conditions [in many local residential buildings] make it easy to spread infectious diseases in public areas, such as entrance lobbies and lifts." The paper - Performance of Property Management Companies in High-rise Flats: A Pilot Study - focused on 41 private blocks of flats from Fortress Hill to Chai

Wan and was co-authored by Dr Ervi Liusman, who currently lectures at the Chinese University of Hong Kong (CUHK).

Since the outbreak of Severe Acute Respiratory Syndrome (SARS) in 2003, the performance of many property and facility management (PFM) companies has been under the spotlight, prompting them to step up their game. "These companies now have staff constantly clean the public areas, lifts, and lift buttons. More frequent cleaning is carried out when the government issues warnings against possible outbreaks of infectious diseases," says Dr Liusman. Indoor air pollution is another problem. "When it comes to air quality in public areas, PFM companies can impose bans on smoking in public areas and forbid incense burning outside units and stairwells. But this requires the cooperation of individual residents." Ventilation in old buildings is often inadequate and when people smoke or burn incense in common areas, such as stairways and corridors, the health of residents may be affected. "Poor ventilation in buildings is among the major reasons that many Hong Kong people suffer from allergies," she adds.

Restaurants on the lower floors of mixed-use buildings (where upper floors are residential) often install industrial exhaust systems that produce large amounts of greasy emissions that rise to affect the inhabitants of the upper-floors. "Because the building design cannot be altered, one possible way to mitigate the effect of the exhaust gas is to install a filtering system," says Dr Liusman.

Other potential health hazards in buildings are more physical in nature. Illegal structures, such as balconies and additional floors, exert pressure the original structures were not built to withstand. "Some people knock down the structural walls in their units. It may reduce necessary support for the structure and have an impact on the building's stability," says Wong Kit-loong, CEO and Executive Director of the Hong Kong Housing Society. There have been incidents in which illegal works have fallen off or buildings have collapsed because of unauthorised alterations.

All buildings in Hong Kong are built by registered construction companies in compliance with government standards and regulations. Once completed, residents can only move in after occupation permits have been issued by the



Buildings Department following a thorough inspection. Ideally, they're built to be structurally sound and able to ensure the safety for their inhabitants for at least 50 years. Currently, there is intense debate within the housing sector about the safety of buildings after that time. "In our experience, the key is adequate and sufficient repair and maintenance," Wong notes. "One of the most common safety issues in buildings is spalling concrete. This affects the structural safety of buildings."

As buildings age, the facilities and fixtures in public areas undergo wear and tear. Regular inspections to identify problems followed by repairs and refurbishment are necessary steps to ensure their structural integrity and the safety of the inhabitants. In terms of healthy building practices and the application of the Buildings Ordinance, the rules are the same for public and private residential buildings, says Wong. "They are all required to comply. For private developments, how well they do depends on the building management companies and the owners' corporations and their approach to repairs and maintenance. The maintenance of public housing estates is handled by organisations like the Housing Society. For us, residents' safety is first and foremost. But private PFM companies may have other priorities. Sometimes public space may be sacrificed or the quality of management is compromised owing to the high cost. Nevertheless, I believe strict compliance with regulations and safety standards should be the priority of qualified PFM companies and responsible owners' corporations."

According to Dr Liusman, the HKU study has shown that younger buildings are generally maintained and managed better than older buildings. "In some old buildings that had changed PFM companies shortly before our visits, we observed cracks in ceilings and concrete spalling. The PFM companies soon carried out repairs and maintenance. We also saw that sometimes the quality delivered by the same PFM company varied from one building to another. But it was because the older buildings [with poorer quality of management] had just been taken [over] by the PFM company."

To address the other problems in ageing buildings, including broken and dislodged windows and spalling concrete, the government has implemented the Mandatory Window Inspection Scheme (MWIS) and Mandatory Building Inspection Scheme (MBIS). "Residential buildings

over 10 years should [participate in] the MWIS. However, [this] depends on the owners because they need to pay. The government also requires buildings over 30 years to [participate in the] MBIS," adds Dr Liusman. "PFM companies are supposed to organise structure[al] survey[s] for buildings. But we did not see many buildings that had conducted the structur[al] survey during our site visits."

"For buildings over 40 years, the long-term solution is large-scale thorough renovation. If the PFM companies can achieve this, their performance improve[s]. But the final decision rests with the building owner corporations. The PFM companies can only recommend the renovation." Dr Liusman says the HKU study concluded that efforts by PFM companies have had an impact on building conditions.

In public housing estates, organisations such as the Hong Kong Housing Society ensure that the facilities for ageing buildings meet the current standards in areas such as water and electricity supply, space, lighting and ventilation. Modernisation and retrofitting are key, Wong explains. "For instance, some public housing blocks do not have lifts stopping [on] every floor. This can be inconvenient for elderly inhabitants. We have retrofitted lifts so that they serve every floor. We also enhance other areas, including strengthening the power supply and the security systems."

In an attempt to look after ageing residents of public estates, the Housing Society has added some facilities for them. For instance, elderly and healthcare centres are located within the estates. "This not only helps address their health issues, it also provides preventive measures," Wong notes.

Describing the Housing Society as a 'housing laboratory', Wong says it has developed projects catering to the needs of the elderly with varying levels of financial means. Among them is the new Tanner Hill retirement housing project, which mainly targets senior citizens who want higher living standards. Apart from fixtures and furnishings for the elderly, the development features a traditional Chinese medicine clinic established in collaboration with the Hong Kong Sanatorium and Hospital and a clubhouse with a swimming pool, recreational rooms and a business centre.

This article is published courtesy of Classified Post.

多層住宅樓宇的健康問題

香港高樓大廈林立，城市密度偏高，個別地區的居住密度更高逾每平方公里400,000人，一直為人詬病。居住環境狹窄不堪，是居民患病的主因。市區人口稠密，不少舊樓管理不善，令樓宇健康更加岌岌可危。建築物就好比人體，如果照顧不周，健康就會大打折扣。業主和設施管理公司應採取措施，致力確保樓宇健康，從而保障居民安居樂業。

Wilson Lau

香港大學 2013 年的研究報告指出：「[本港不少住宅樓宇]居住環境狹窄，導致傳染病容易在大堂入口、升降機等公共地方傳播。」研究報告題為《多層住宅樓宇的物業管理公司表現評估：先導研究》(Performance of Property Management Companies in High-rise Flats: A Pilot Study)，由香港中文大學講師劉海慧博士等合著，研究對象為炮台山至柴灣一帶的 41 幢私人樓宇。

自 2003 年爆發嚴重急性呼吸系統綜合症 (SARS) 以來，不少物業及設施管理公司的表現一直備受關注，促使了這些公司提升管理質素。劉博士指：「現在，這些公司會安排員工定時清潔公共地方、升降機及升降機按鈕。每當政府發出有可能爆發傳染病的警告，員工就會更勤加清潔。」另一個問題是室內空氣污染。「在公共地方空氣質素的問題上，管理公司可將公共地方定為禁煙區，並禁止在單位外及樓梯間燃燒香燭，但這些措施都有賴居民合作。」舊樓往往缺乏足夠的通風設備，一旦有人在樓梯及走廊等公共地方吸煙或燒香，便可能影響居民健康。「樓宇通風不足，是導致不少港人過敏的元兇之一。」

混合用途樓宇的上層用作住宅，而位於低層的餐廳一般設有工業排氣系統，運作時會釋放大量油煙，影響樓上居民。劉博士指：「由於樓宇設計不能更改，其中一個可行辦法是安裝過濾系統，以減輕廢氣影響。」

樓宇內還潛伏著其他較實在的健康危機。違法僭建的露台及樓層等構築物，會造成超出樓宇本身結構所能承受的壓力。香港房屋協會 (房協) 行政總裁兼執行董事黃傑龍指：「一些住戶拆除了單位內的結構牆，可能導致樓宇結構失去必要的支撐，影響樓宇穩固度。」過往，某些違規建築或樓宇因未經授權更改結構而倒塌的意外屢次發生。

目前，香港所有樓宇都由註冊建築公司按照政府標準及規定建成。竣工後，樓宇須經屋宇署仔細檢驗並發出佔用許可證方可入伙。如無意外，樓宇結構建得穩固，起碼能安全住上 50 年。現時，房屋業界正就樓齡逾 50 年的樓宇的安全問題爭論不休。黃傑龍提到：「根據業界經驗，關鍵在於妥善的維修和保養。其中一項常見的樓宇安全問題是混凝土剝落，這會影響樓宇結構安全。」

隨著樓齡增加，公共設施及設備亦會耗損。為確保樓宇結構完整及用戶安全，必須定期檢查樓宇並找出問題，然後進行維修翻新。黃傑龍表示，樓宇健康措施和《建築物條例》對公屋和私樓是一視同仁的。「公屋和私樓都必須遵守規定。以私樓而言，情況好壞視乎大廈管理公司和業主立案法團採取的維修保養措施；而公屋則由房協等機構負責保養。我們認為，住戶的安全永遠是首要考慮，但私營管理公司卻可能會先考慮其他因素。有些公司可能會因成本高昂而放棄管理公共空間，或在管理質素方面有所取捨。話雖如此，我相信，合資格的管理公司和盡責的業主立案法團都會嚴格遵守有關規定及安全標準。」

劉博士指，港大的研究顯示，樓齡較輕的樓宇的保養和管理一般較舊樓妥善。「我們到訪一些舊樓時，發現天花板出現裂痕，混凝土亦有剝落。這些舊樓才剛換了管理公司，有關公司很快便安排維修和保養。我們亦發現，同一家管理公司對不同樓宇的管理質素雖有參差，但管理公司才接管那些舊樓不久，[管理質素難免未如人意]。」

政府已推行強制驗窗計劃及強制驗樓計劃，解決舊樓窗戶破損、鬆脫，以及混凝土剝落等種種問題。劉博士補充：「樓齡超過 10 年的住宅樓宇需參與強制驗窗計劃，但 [這] 取決於負責出資的業主。政府亦規定樓齡超過 30 年的樓宇須 [參與] 強制驗樓計劃。物業管理公司有責任為樓宇進行結構勘测。但我們到場觀察時，發現不少樓宇都沒有經過勘测。」

「對於樓齡超過 40 年的樓宇，長遠的解決方法是大規模地全面翻新。管理公司若能做到這點，管理質素便會好轉。不過，樓宇的業主立案法團擁有最終決定權，管理公司只能提出翻新建議。」劉博士提到港大的研究結論，指管理公司的努力已為樓宇狀況帶來改變。公屋方面，房協等機構負責確保舊樓的設施符合水電供應、空間、照明、通風等各方面的現行標準。黃傑龍解釋，現代化與翻新工程是非常重要的。「舉例來說，一些公屋並非每層都有升降機，對於長者來說十分不便。我們已翻新這些樓宇的升降機，讓升降機可到達各層，亦改善了供電及安全系統等等。」

為照顧於公屋居住的長者，房協在屋邨內增設了長者護理中心等長者設施。黃傑龍提到：「此舉不但有助解決長者健康問題，亦能防範於未然。」

黃傑龍認為，房協的功能猶如「房屋實驗室」，房協現正多管齊下，提供各種經濟援助，照顧長者需要。其中，新推出的丹拿山長者房屋項目主要為追求更佳生活質素的長者而設。項目除了為長者提供配套設備及傢俱，更會與養和醫院合辦中醫診所，並會興建設有泳池、康樂室及商務中心的會所。

本文由《Classified Post》撰文。





Sr Vincent Ho

Over the past 30 years, Hong Kong has enjoyed a boom in property development. However, some aged buildings have been poorly maintained. The city's sustainable urban development depends on lengthening the life spans of its buildings, maintaining their facilities, and revitalising older buildings to satisfy the needs of their inhabitants. This issue's cover story looks at the health of Hong Kong's buildings and why comprehensive facility and property management strategies not only keep them in good shape, but also help promote their inhabitants' healthy living.

Sr TT Cheung (Tat-tong) is our featured High Flyer Surveyor in this issue. A well-known quantity surveyor, TT had committed to the institute service at a very young age and is a past President. He has accumulated extensive professional experience in quantity surveying, property development, expert witness to contract dispute cases and expert in dispute resolution works, while staying in the surveying field. He is also committed to community service. No matter the area, Sr Cheung excels in it with his expertise. He inspires us to expand the scope of our expert services.

As part of the HKIS's brand enhancement programme, we have kicked off our Map-making Competition. The goal of the contest is to enhance our youth's understanding of Central and for them to express their visions of Central through creative maps that highlight landmarks and public spaces in this commercial hub. A total of 14 teams formed by secondary school students entered the contest. A historical area, Central embodies significant changes during different periods and features many buildings with innovative designs. Through this competition, we hope to inspire the youth of Hong Kong to imagine its ideal modern cityscape and deepen their understanding of the obstacles to, as well as the opportunities in, urban development.



Also launched in August was our community event named "Touring Central with Surveyors". On August 20, along with representatives of our six divisions, I led a guided tour of Hong Kong's first developed urban hub for a group of local reporters. We hoped that media coverage of the event would entice citizens to sign up for future guided tours led by surveyors, who will enlighten them on Central's history and share their knowledge of its landmarks. In addition, the surveyors will also highlight issues such as ageing buildings, road networks, and land development modes. We hope that the public will become more engaged in informed discussions on urban development.





The end of August is an exciting time for us because the annual JUPAS (Joint University Programme Admissions System) releases its results. It means a lot to us to see high-quality students enrolled in degree programmes in surveying and other related areas. We attach great importance to the nurturing of the next generation of surveyors. However, university education is only the starting point of the students' future careers. Their transformation into all-around professionals requires more than just textbooks. To build the professional knowledge of our six divisions, graduates need comprehensive practical work experience, as we think that some are not fully equipped with the necessary professional knowledge and skills for the "real world". Students should capitalise on their university studies to deepen their professional knowledge by carrying out specific profession-oriented research as early as possible. Universities should also enhance their curricula so that as soon as their graduates join the workforce, they can immediately contribute to their employers.

Recently the Census and Statistics Department released the findings of its research on sub-divided flats, which shed more light on the magnitude of the issue and its details. For instance, the total number of households living in sub-divided flats has increased to 90,000. The study also generated more detailed demographics of the households living in the SDUs. It found that not just low-income families lived in these units. There were also many young people who had just started working living in them because of their convenient locations. Because there is social demand for sub-divided flats, we need to adopt a more holistic approach to the issue. For instance, should the government tolerate those units so long as they meet the basic safety and hygienic standards? We also need to reconsider transitional housing options. The government needs to step up communication with professionals like the HKIS for solutions. Although the HKIS had submitted its recommendations on the issue, it can now look at it afresh with the latest statistics and findings.

President
Sr Vincent Ho

近

三十年來，香港房地產蓬勃發展，部分舊樓卻連年失修。香港的持續發展有賴延長樓宇壽命、保養樓宇設施，亦要翻新舊樓，以迎合住戶需求。

今期的封面故事以香港的樓宇健康為題，探討完善的設施及物業管理策略如何有助保養樓宇，改善住戶的生活環境。

今期的傑出人物張達棠測量師 (TT) 是著名的工料測量師，早年已致力服務本會，曾出任會長一職。張達棠測量師在工料測量專業及物業發展方面經驗豐富，近年他專注於擔任工程合約糾紛專家證人工作，對解決工程合約爭議甚有心得。他亦致力貢獻社會，在各方面均出類拔萃，啟發業界努力拓展專業服務的領域。

為配合香港測量師學會的品牌提升計劃，我們舉辦了地圖製作比賽，加深年輕一代對中環的認識，表達他們對中環發展的願景。比賽共有 14 隊中學生隊伍參與，參賽者在地圖上發揮創意，為這個商業樞紐繪出各種地標及公共空間。中環歷史悠久，隨著時代發展而改頭換面，設計新穎的樓宇四處林立。學會希望通過是次比賽，激發香港年輕一代的想像力，鼓勵他們建構理想中的都市景觀，藉此瞭解都市發展過程中的困難及機遇。

八月份，學會亦舉辦了名為「測量師帶你行街 GUIDE」的社區活動。八月二十日，本人聯同學會六個界別的主席及代表，帶領傳媒遊走新舊建築並存的中區。學會希望藉由媒體報道該次活動，吸引市民報名參加之後的導賞團，由測量師向市民介紹中環的歷史和地標建築。測量師亦會帶領公眾思考貼身的問題，包括：樓宇老化、道路網絡、土地發展及規劃等話題。學會希望加深公眾對城市發展問題的認識，從而積極討論相關議題。

八月底是一年一度的香港大學聯合招生辦法（簡稱 JUPAS）放榜日。眼見不少高材生入讀測量及其他相關科目的學位課程，對本會意義重大。本會十分重視培養下一代測量師。不過，大學只是學生建立事業的起點。要成為學富五車的專家，不能單靠課本內的知識。畢業生需要豐富的實踐經驗，才能學習到本會轄下六個界別的專業知識。依我所見，部分學生缺乏應付「真實工作」所需的專業知識及技能。學生應運用大學所學，盡早從事相關專業的研究，提升專業知識水平。大學亦應提升課程質素，讓畢業生迅速適應職場需求。

近日，政府統計處公佈對「劏房」的研究結果，進一步披露了「劏房」問題的嚴重性及相關資料。舉例而言，「劏房」單位的總數已增加至九萬戶。研究亦分析了各類「劏房」住戶，指出入住的不只是低收入家庭，因其位置方便，亦吸引了眾多職場新人。鑒於社會對「劏房」確有需求，我們需要從更宏觀的角度研究相關問題。例如，如果「劏房」單位符合基本的安全及衛生標準，政府應否容忍它們繼續存在？此外，我們亦要重新考慮提供過渡性的住屋選擇。政府需要與香港測量師學會等各方專家多加溝通，尋求解決方法。香港測量師學會早前已就「劏房」問題遞交建議，亦會根據最新的統計數據及研究結果繼續審視這個議題。

會長
何鉅業測量師

NATURAL-BORN LEADER

Sr T T Cheung has been described as a visionary due to his talent for identifying emerging opportunities ahead of others and leading the profession in its drive to achieve goals that have had a far-reaching impact not only on the profession in Hong Kong but also overseas.

Wilson Lau



“Success means never feeling tired,”

Cheung could be described as a natural leader. Since early childhood he has taken up many leadership roles. He was class representative at primary school, a college prefect and house captain at secondary school, the resident hall students' association chairman and student senator at university and then the leader of local and international professional associations. "Leadership qualities can be cultivated from childhood. In life, we need to compete with others for survival and to stand out," notes Cheung, who was HKIS President from 2004-2005.

His dedication to the surveying sector has motivated him to expand the local profession, particularly quantity surveying, taking it out of Hong Kong and winning global recognition. Cheung was Chairman of the Pacific Association of Quantity Surveyors from 2001-2003 and is Chairman-elect of the International Cost Engineering Council for 2016-2018. In the 1990s, he was pivotal in introducing international practices to the mainland quantity surveying profession.

The traits of a leader include vision, mission and charisma, says Cheung. "A leader's vision should be identified with by others. Driven by his mission, he sets a clear plan of action to realise his vision."

On top of these traits is perseverance. While President of HKIS, Cheung created the Property and Facility Management Division because he agreed with the vision of some pioneer surveyors on the potential of this specialised field opened to surveyors. "The creation of a new division at HKIS requires a referendum because it involves amendment to the constitution. Our proposal was not passed on the first attempt," Cheung recalls.

It took considerable lobbying in the second attempt. "I led the preparation work and with much effort, eventually we got the new division established. It has been more than 10 years since and the division has been doing well. Although I was not the only one working on its establishment, as president I led it. I motivated the others with my vision, mission and charisma. This has had a long-lasting impact on the industry. It is not just an additional division at HKIS. It has helped those outside the sector recognise that surveyors can deliver high-quality property and facility management services."

Cheung is also among the field's leading lights, helping the local profession gain national and international exposure and tapping business opportunities. Under the Closer Economic Partnership Arrangement between the mainland and Hong Kong, some local professional service providers can deliver their services across the border. On behalf of HKIS, Cheung negotiated with government officials and their mainland counterparts. "Because it concerned national-level policy issues, initially it was a challenge and involved numerous meetings in Beijing. We encountered resistance from our mainland counterparts. It's tough for us to get the mutual recognition from them. Eventually the HKIS Quantity Surveying Division, which I represented, signed a mutual recognition agreement with the China Engineering Cost Association (CECA), the national body representing the cost profession in China, in 2005 in Beijing. This was accomplished partly because of my deep personal relationship with CECA," he adds. "Our relationship has been built on great mutual trust. We always have cordial discussions and I have helped them with many improvements."

Back in the early 1990s, there was no concept of quantity surveying on the mainland because engineers led the estimation of building costs. Cheung was among the individuals who helped set up meaningful exchanges between CECA leaders and scholars from Hong Kong Polytechnic University, he notes. "We helped them set up advanced research on practices of international quantity surveying. HKIS can take some credit for helping shape the current professional cost engineering practices in China."

Cheung has been involved with CECA for 20 years. "I've been one of the three specially-invited national-level committee members (who are not mainland Chinese) for 12 years. I've helped bridge the Chinese association with

HIGH FLYER SURVEYOR

international ones and bring Chinese regulations in line with international standards,” he notes. As the Pacific Association of Quantity Surveyors Vice-chairman, Cheung led a delegation to the mainland in 1999. “At that time, Chinese officials wanted to align domestic practices with international ones. These visits facilitated exchanges that had far-reaching impact.”

Cheung’s effort and vision came to fruition in 2005 when the first batch of 200 members of the HKIS Quantity Surveying Division received mutual recognition on the mainland, which allowed them to practice there. “We were the first profession to achieve this amongst architects, engineers and other surveying disciplines” he adds.

“The impact on Hong Kong’s quantity surveying field has been profound. This recognition equals professional mainland qualifications. It means HKIS Quantity Surveying members can handle projects on the mainland upon registration. These days, over 50 per cent of the existing projects in the portfolios of most Hong Kong quantity surveying firms are in China.”

In the international arena, Cheung has helped raise the profile of Hong Kong surveyors. He was the PAQS Chairman from 2001 to 2003 and introduced significant changes to the association. He helped the association set up a research committee to build on its international profile. He advocated reforms requiring those who attend the annual meeting to only be current leaders of member associations, so that it would not turn into a ‘social club’. “This has helped ensure that the meeting will have meaningful exchanges on the latest important developments in different regions,” he notes. “I also attached great importance to nurturing young surveyors and cultivating their global perspective, hence the ‘Young Quantity Surveyors Group’ was established. I also helped form the Council of Advisors to tap into the expertise and vast experience of past council members. I have remained the convenor of this council.”

Cheung’s international contributions to the profession will peak when he is elected Chairman of ICEC for 2016 to 2018. He will be the first Chinese to assume that position. He has been the association’s Asia-Pacific Director for eight years. ICEC has over 40 member countries and regions representing more than 120,000

project cost management professions over the world. It is recognised by other international associations such as PAQS and the International Federation of Surveyors (FIG). Cheung says he aims to strengthen the association by capitalising on its global platform.

The right attitude in life is what has driven Cheung throughout his successful career and he advises young professionals to adopt the same. “We should have passion for what we do. Diligence is key. The world is fair because everyone has 24 hours a day and we need professionalism and motivation for a lifetime of learning.” Cheung began studying law when he was 47 and now he has a Juris Doctor degree in addition to his first class honour BSc degree in QS from HKU and MSc degrees in UCL and other professional qualifications.

Coming from a grassroots background, Cheung’s studies, local & overseas, were supported by multiple scholarships, bursaries, grants and loans. “That’s given me a passion for community services. To show my gratitude for the support I received in my younger days, I am willing to pay back society by taking up public offices and contributing to charities,” notes Cheung, who sits on many government committees such as the Housing Authority, the Hospital Authority, the ICAC, Construction Industry Council, Construction Workers Registration Authority, Licensing Appeals Board, Appeal Board Panel (Town Planning), just to mention a few..

He has also been involved with the Duchess of Kent Children’s Hospital for over 20 years and is Vice-chair on the board of the Society for the Relief of Disabled Children. Since 2008, Cheung has co-organised the “Kids on the Block” puppet show with the Hong Kong Society for Rehabilitation. The show teaches primary school children about the harmonious integration of the disabled into society. Around 200 performances are held at schools each year and over 300,000 students have seen the show since 1995.

Cheung has been recently appointed by the Housing Authority as chairman of the Review Committee on quantity assurance issues relating to fresh water supply of public housing estates. Cheung seems to have never ending energy. His motto is “Success means never feeling tired”

The article is published courtesy of Classified Post.

天生領袖

張達棠測量師為人高瞻遠矚，往往快人一步洞悉先機，帶領業界完成一個又一個的目標，對香港以至海外同業影響深遠。

Wilson Lau

張先生可謂天生的領袖人物，童年時已擔任不同的領袖角色：小學時當班長、中學時當風紀兼社長、大學時擔任宿舍會主席兼學生委員，其後更成為本地及國際專業團體的領袖。曾任 2004-2005 年度香港測量師學會會長的張先生說：「領導才能可從小培育。人生在世，物競天擇，適者生存，要脫穎而出，方能出類拔萃。」

張先生對測量業滿懷熱誠，因而驅使他積極拓展本地測量界，帶領本地工料測量技術衝出香港，贏得國際認同。張先生曾任 2001 至 2003 年度太平洋工料測量師協會主席，在九十年代更是把國際工料測量標準作業引進中國內地的關鍵人物。目前，他是 2016 至 2018 年度國際造價工程聯合會候選主席。

張先生認為領袖必須目光遠大、心懷使命，並具備個人魅力等特質。「身為領袖，其願景應足以引起他人共鳴，並須肩負起使命，制訂清晰的計劃實踐願景。」

除了這些特質外，領袖最重要是具備堅毅不屈的精神。張先生出任香港測量師學會會長時，贊同一些測量師的前瞻觀點，認為物業設施管理是有待測量師拓展的專業領域，因此創立了物業設施管理組。他憶述：「創立新組別的過程涉及修訂香港測量師學會章程，必須在會員大會投票通過，但議案在提交第一次投票時卻遭到否決。」

為了第二次表決，張先生費盡力氣四出游說。「我帶頭負責籌備工作，經過多番努力，終於順利創立物業設施管理組。該組別成立至今超過十年，一直表現良好。固然，順利成立物業設施管理組並非單憑我個人努力，但身為會長，我要帶領整個團隊，以自己的理想、使命和魅力感染隊員，鼓勵他們發揮幹勁。成立物業設施管理組對業界影響深遠，它不單是香港測量師學會的新組別，更讓業外人士認識到測量師也可提供優質的物業設施管理服務。」

張先生是業界先驅之一，帶領本地測量師進軍國內及國際市場，拓展商機。目前，在「內地與香港更緊密經貿關係安排」下，一些本地測量服務公司可提供跨境服務。回想當年，張先生代表香港測量師學會與兩地官員商討安排。「由於關乎國家政策，有關工作一開始便挑戰重重，須於北京舉行多次會議。礙於內地方面諸多制肘，要達成資格互認制度殊非容易。猶幸在 2005 年，我所代表的香港測量師學會工料測量組，終與中國建設工程造價管理協會在北京簽訂了互認協議。能夠成功簽訂協議，部份原因仰賴中國建設工程造價管理協會與我的深厚關係。」張先生續說：「我們的關係建基於互信，我們經常進行友好協商，而我也曾多次為該會的改進工作提供協助。」

早於九十年代初，內地的建築成本估價由工程師主導，因此全無工料測量的概念。當年，張先生有份促成中國建設工程造價管理協會理事成員與香港理工大學學者交流。他說：「當時，我們協助該會深入研究國際工料測量作業。如今，國內掌握了專業的工程造價方法，香港測量師學會可算是有點功勞。」



張先生與中國建設工程造價管理協會往來廿載，他說：「該會特別邀請了三位（非內地人）擔任全國特邀理事，我是其中之一，至今已有一十二個年頭。期間，我致力協助中國建設工程造價管理協會與國際協會交流，提升內地的相關規例至國際水平。」於 1999 年擔任太平洋工料測量師協會副主席期間，張先生率領代表團到訪內地。「當時，中國當局希望國內的測量技術與國際水平看齊，而多次的訪問會談正可促進兩地交流，影響深遠。」

張先生多年來的努力終於 2005 年取得成果。當年，香港測量師學會工料測量組首批 200 名會員取得內地的互認資格，獲准於內地執業。「工料測量師是首個獲得內地執業許可的專業，比建築師、工程師和其他測量組別快，」張先生補充說。

「這深深影響了香港整個工料測量界。有了這項認可資格，就等同具備內地的專業資格，意味香港測量師學會工料測量組成員經註冊後可負責處理內地的工程。如今，觀乎香港多家具規模的工料測量公司，有過半數工程均來自內地。」

此外，張先生亦把香港測量師在國際舞台提升知名度。他於 2001 年至 2003 年出任太平洋工料測量師協會主席期間，為協會引進了多項重大革新措施，既協助成立研究委員會以建立協會的國際聲望，又提倡改革，只准屬下協會領導層參與年度會議，以免年會淪為「社交俱樂部」。「此舉有助確保會議內容更為充實，就近期不同區域的重大發展交流意見。」他指出：「此外，我亦非常著重培育年輕一代的測量師，望能培養他們的國際視野，因此成立了『工料測量青年組』，並協助成立顧問委員會，讓新一代測量師借鑑前委員會成員的專業知識和寶貴經驗。目前，我仍是顧問委員會的召集人。」

張先生將於 2016 至 2018 年度成為國際造價工程聯合會主席，將會是第一位華人擔當此重要職位。相信他在國際社會上對業界的貢獻將可再創高峰。張先生曾出任國際造價工程聯合會亞太區理事八年，國際造價工程聯合會目前擁有逾 40 個成員國/地區，代表全球逾十二萬工料測量從業人員，並獲太平洋工料測量師協會及國際測量師聯合會等國際組織認可。張先生矢志借助國際造價工程聯合會的國際平台，進一步加強聯合會的實力。

有感正確的人生態度是開創事業成就的動力，張先生建議年輕同業應立定正確的人生態度。「我們對工作要有熱誠，勤勉不懈自是不二法門。這個世界很公平，每個人每天都只有 24 小時。我們必須保持專業和上進態度，活到老，學到老。」張先生 47 歲開始修讀法律，不但擁有香港大學工料測量一級榮譽理學士學位、倫敦大學學院建築管理理碩士學位及其他專業資格，現時更取得法律博士學位。

張先生來自草根家庭，多年來全靠獲取獎學金、助學金、學費減免及貸款來完成在本地及海外學業。「這些歷練使我熱心投入社會服務。很感激社會在我年少時給予幫助，沒有這些幫助我便沒有今天。因此我很樂意擔任公職事務，支持慈善活動，回饋社會。」張先生現為多個政府委員會的委員，包括房屋委員會、醫院管理局、廉政公署、建造業議會、建造業工人註冊委員會、牌照上訴委員會、上訴委員會（城市規劃）等。

此外，張先生亦服務了大口環根德公爵夫人兒童醫院超過 20 年，現時為香港弱能兒童護助會副主席。張先生自 2008 年起，代表香港弱能兒童護助會與香港復康會合辦「街坊小子木偶劇場」，教導小學生何謂傷健共融的社會。「街坊小子木偶劇場」每年在本地中、小學演出約 200 場，自 1995 年至今已有逾 300,000 名學生觀賞表演。

張先生最近更獲房屋委員會委任，出任公共屋邨食水供應問題品質保證檢討委員會主席。即使身負多項重任，張先生仍似有無窮精力，他的座右銘是「成功永不言倦」。

本文由 Classified Post 撰文

北京的8月是个美好的月份，慢慢褪去了酷暑的炎热，悄悄迎来了初秋的凉爽，每天都有著蓝天白云陪伴，让北京舒适宜人了不少，也让北京有更多精彩的事情在这里发生。

北京新闻



8月24日，施工人员在天安门广场山水景观施工。作为抗战胜利70周年天安门花卉布置中的一景，呈现著“中国风”的自然山水花坛将于近日解开面纱。（来源：中新社）

纪念中国人民抗日战争暨世界反法西斯战争胜利70周年阅兵式

2015年9月3日，是中国第二个法定“中国人民抗日战争胜利纪念日”，也是首个决定放假的抗战胜利纪念日。中国政府决定开展纪念活动，其中，作为纪念中国人民抗日战争暨世界反法西斯战争胜利70周年纪念活动重要组成部分，阅兵将在天安门地区组织实施。本次抗战胜利日阅兵是新中国历史上第15次大阅兵，是进入21世纪以来第2次大阅兵，同时也是第一次在非国庆节举行的大阅兵。参阅部队从7大军区，海军、空军、第二炮兵、武警部队，解放军四总部直属单位抽组。阅兵装备方队展示的装备为国产现役主战装备，许多都是首次展示。同时，这次阅兵还邀请有关国家军队派代表和方队参加。



纪念抗战胜利70周年阅兵看点

兵编50个方(横)队，参阅总兵力超过1万人，已确认有10多个国家将派方队或代表应邀参加阅兵

六个首次突出纪念性、时代性、国际性

- 首次以纪念抗日战争暨世界反法西斯战争胜利为主题举行阅兵
- 首次邀请外国军队代表参加分列式
- 首次组织抗战老兵包括国民党老兵参阅
- 首次编组英模部队方队受阅
- 首次按作战体系编组装备方队
- 首次由将军担任领队

参阅武器装备具有三大特点

- 装备体系全，首次按作战体系编成6个模块，涉及作战各个军军、各个层次
- 新装备比例大，参阅新装备比例达到60%以上，大多为首次亮相
- 装备科技含量高，展示的武器装备科技含量高和信息化程度高

制图：任厚 资料来源：新华社

北京办事处9月份活动

今年夏季开始，我们北京区域已经连续两次为会员们组织了行业专业演讲，每次都邀请我们学会的资深会员以及行业内的专业人士为会员分享行业经验以及相关的专业知识，两次活动的举行受到了出席会议的一致好评。

而在即将到来的9月我们又要进行两场讲座，分别为9月7日举办的讲座，题目为《BIM：今天？以后！》，届时胡震洋先生、金欣先生和麦卓权先生三位专业人士为大家进行专业的分享。

以及将会在9月26日组织的《京国贸三期B阶段工地参观活动》，将由驻地工程师冯智勇先生带领参观工地现场，介绍项目背景，施工进度概况，参观主要结构构件的施工情况，介绍日常工地管理安排等。

此外，9月6日-8日香港测量师学会将组织代表团来北京与相关的内地协会和政府机关开会商讨，探讨专业资格注册及相关行业发展事宜。

Council Members Reaching Out

18 Aug 2015	中央政策組座談會 「科技創新與經濟發展」	Sr Vincent Ho
19 Aug 2015	「中國科協領導與香港科技團體代表座談暨午餐會」由京港學術交流中心主辦	Sr Stephen Lai
20 Aug 2015	「第30屆全國青少年科技創新大賽」開幕典禮由香港新一代文化協會舉辦	Sr Thomas Ho
24 Aug 2015	Opening Ceremony of the HKIA Cross-Strait Architectural Design Symposium & Awards Exhibition 2015	Sr Vincent Ho
26 Aug 2015	抗日戰爭勝利七十周年大型展覽開幕酒會	Sr Vincent Ho
27 Aug 2015	LSGI Welcoming Day Organised by the Hong Kong Polytechnic University	Sr Dr Conrad Tang

Visit by the Executive Secretary of the IPMSC's Standards Setting Committee

The Executive Secretary of the Standards Setting Committee of the International Property Measurement Standards Coalition (IPMSC), Mr Alexander Aronsohn, accompanied by Ms Mina Leung of RICS Asia, visited the HKIS on 4 August and was welcomed by the HKIS Senior Vice President, Sr Edward Au; Chairman of the General Practice Division, Sr Joseph Ho; and members of the Standing Committee on the Code of Measuring Practice, including Sr Dr Lawrence Poon (Chairman), Sr Ronald Chan, and Sr Lam Lit Yin.

There was dialogue and an exchange of views on the development of International Property Measurement Standards (IPMS) by the Standards Setting Committee, which is a group of 65 professional and non-for-profit organisations from around the world. The IPMS will ensure that property assets are measured in a consistent way, creating a more transparent marketplace, greater public trust, stronger investor confidence, and increased market stability. The IPMS for Office Buildings have been published and the IPMS for Residential Buildings are currently under consultation until 30 September 2015.

The Standing Committee on the Code of Measurement Practice will follow up on the study to see how the IPMS can be adopted by the HKIS.



From left: Ms Mina Leung, Sr Ronald Chan, Sr Dr Lawrence Poon, Mr Alexander Aronsohn, Sr Edward Au, Sr Joseph Ho, and Sr Lam Lit Yin

HKIS Extraordinary General Meeting

Proposed Amendments to the HKIS Constitution and Bye-Laws

Date: Friday, 9 October 2015
Time: 6:30 PM
Venue: Lecture Room,
 Surveyors Learning Centre
 Room 1207, 12/F, Wing On Centre
 111 Connaught Road Central
 Sheung Wan, Hong Kong

Agenda

1. Apologies for absence
2. Briefing and discussion on the proposed amendments to the Constitution and Bye-Laws
3. Voting on the Resolutions

A notice of the EGM and full details of the proposed amendments have been sent to all Corporate Members by post. For further enquiries, please contact 2526 3679 or e-mail egm@hkis.org.hk.

Congratulations to the following who were elected as HKIS Members on 23 July 2015

FELLOW (2)

LEE CHUN KIT
 LEE CHUN YU
 LEUNG KING FAI
 LEUNG TSZ KIN

GP DIVISION

CHAN CHAK WA JASON
 LAM CHUN CHIU RINGO

MEMBER (13)

LS DIVISION
 FAN KO KWAN

BS DIVISION

CHAN TING TING
 CHEUNG MAN WAH
 LIU WING FAI
 TSOI CHING PAI
 WONG KIN LEUNG

QS DIVISION
 HUI MAN WAI ANDY

RESIGNATION (6)

FAN MO SHAN PRISCILLA
 KO KIN MING
 LO FUNG PING
 WAN CHI YIN
 WONG KAM FAI RAYMUND
 WONG MAN YIN

GP DIVISION

HO KA YEE
 HO TSZ YUEN

The HKIS Dissertation / Thesis Award 2014 Executive Summary of Winning Papers

The Importance of Hong Kong Mortgage Corporation: Impacts of Mortgage Loans Securitisation on Banks' Capital Adequacy

Grand / Top Award (GPD)

Awardee: NIMAGA Mariam Gahousson

In recent years, the loans allocated to the real estate sector by banks have increased and many banks have financed a large number of long term loans by short term deposits. Eventually, concentration and liquidity risks resulted. Hence, the Hong Kong Mortgage Corporation (HKMC), which was modelled after the U.S. mortgage corporations Fannie Mae and Freddie Mac, was established in 1997 to enhance bank liquidity and capital adequacy.

However, since Fannie Mae and Freddie Mac helped introduce sub-prime mortgages to the U.S., which caused a devastating housing crisis there, this thesis intends to see if a similar devastating crisis could ever happen to the HKMC and Hong Kong's real estate sector (whose quantity of residential mortgage loans is similar to that of the U.S.).

With regard to such, I first investigated the impact of mortgage loan securitisation guaranteed by the HKMC on the capital adequacy ratios (CAR) of the three largest

banks in Hong Kong, namely HSBC, the Bank of China (HK) (BOCHK), and Hang Seng Bank, by performing simulations to observe the changes in each bank's CAR ("a percentage of the institution's capital base to the sum of the institution's risk-weighted amount for credit, market and operational risk") at different percentages of the mortgage loans securitised by the HKMC. Then, I studied the HKMC's effectiveness in securitising the mortgage loans of these three banks. All this aimed to answer the ultimate question of this paper – Is the HKMC doing enough to provide sufficient liquidity to Hong Kong's banks?

From the results, I discovered that a large number of mortgage loans being securitised by the HKMC only led to a small percentage increase in each bank's CAR level. Furthermore, the 215 million mortgage loans that the HKMC securitised in 2012 only occupied a small percentage of the mortgage-backed securities of HSBC, BOCHK, and Hang Seng with very high mortgage exposure in Hong Kong.

These results did not support the explanation that the high CAR levels of Hong Kong's three biggest banks were due to the mortgage loans securitisation backed by the HKMC. Therefore, it can be concluded that the HKMC did not do enough to provide liquidity to banks in Hong Kong.

A Study on Innovation Climate and Obstacles in Implementing Green Construction in Hong Kong Construction Companies

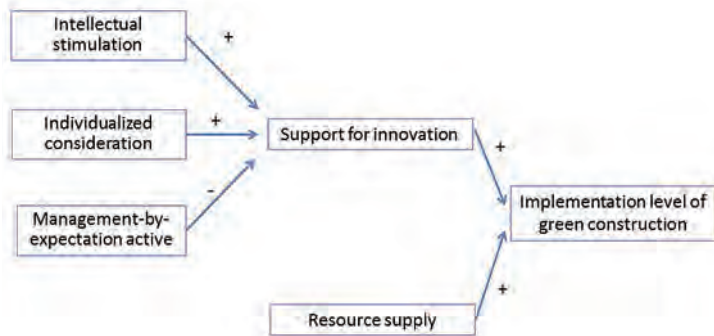
Top Award(BSD)

Awardee : Cheung Fuk Lan

Hong Kong's construction industry has started to implement more green practices during the construction stage in recent years. However, not many construction companies

have implemented them on a large scale. It is believed that a lack of resources and interest by the companies are the major reasons for the low green construction participation level. Therefore, the obstacles to green construction in regards to an innovative climate and leadership are examined in this study.

Green construction can be understood as practices that reduce pollution, while an innovative climate consists of resources and support from construction companies. Leadership, on the other hand, has three types, namely transformational, transactional, and passive-avoidant leadership.



Simplified model showing the relationship between green construction, innovative climate, and leadership

Questionnaire surveys and interviews were administered for this investigation. The results showed that Group C contractors implemented higher levels of green construction than Group B contractors. Also, Group C contractors enjoyed a stronger innovative climate and transformational leadership, while Group B contractors demonstrated stronger management-by-exception management and weaker innovative styles.

In summary, support for innovation and resources are positively and directly associated with green construction, while certain types of leadership affect green construction indirectly by presenting an innovative climate, as shown below.

With these results, it is hoped that Hong Kong's construction companies can gain a better understanding of the obstacles to green construction and develop corresponding strategies to implement green construction more effectively.

香港測量師學會推出首次社區計劃

「測量師帶你行街 GUIDE」

“Touring Central with Surveyors”

為了讓公眾人士更了解測量師如何在土地、規劃及建築方面的專業建構香港，香港測量師學會以『測量專業建香港、認識蛻變創未來』為主題，首次推出連串社區計劃，包括以香港中區為切入點，推出「測量師帶你行街 GUIDE」公眾導賞團，以粵語進行的導賞團分別於 9 月和 10 月的周末及周日進行，歡迎公眾人士及學校團體報名參加。



於 8 月 20 日，學會特別為活動舉行啟動禮並安排預覽團予傳媒優先訪攝，會長何鉅業測量師與各組別主席及代表為該計劃主持啟動禮。

「測量師帶你行街 GUIDE」公眾導賞團

參觀路線：永安中心上行人天橋網 → 國際金融中心 → 中環街市 → 皇后大道中 → 中區扶手電梯雲咸街段 → 沿扶手電梯至堅道 (全程約 1.5 小時，路線可能略作更改)

日期：

9 月 13 日 (星期日)	2:30pm (已滿)
9 月 19 日 (星期六)	11am 及 2:30pm
10 月 3 日 (星期六)	2:30pm
10 月 11 日 (星期日)	2:30pm

報名方法：請填妥活動報名表格後電郵至 touringsr@hkis.org.hk
 - 個人最多可報 2 個名額
 - 團體最多可報 10 個名額

查詢電話：2526 3679 (香港測量師學會)
 報名表格可在學會網站下載：www.hkis.org.hk

活動 Facebook 專頁：
<https://www.facebook.com/HKISCommunityCampaign>



左起：規劃及發展組主席梁家棟博士測量師、建築測量組主席龔瑞麟測量師、物業設施管理組主席鄭錦華博士測量師、會長何鉅業測量師、工料測量組主席黃國良測量師、土地測量組義務司庫廖佩茜測量師及產業測量組主席何展才測量師，主持啟動禮。



Building Surveying Division
Sr Andrew Kung BSD Council Chairman

HKIS BSD & Eddie Lee Memorial Education Foundation Scholarship

Under the sponsorship of the Building Surveying Division, this scholarship is established for Form 6 secondary school students in Hong Kong with a view to motivating them and promoting building surveying as their choice of further study. The scholarship is also intended to commemorate the late Eddie Lee, a senior member of the BSD who passed away on 9 January 2011. To extend his dedication to training surveyors, the Eddie Lee Memorial Education Foundation was established under the auspices of the BSD.

This year's scholarship was inaugurated on 1 August 2015 after a briefing session cum career talk attended by students and teachers. More information on the scholarship can be found at: http://www.hkis.org.hk/bsd/zh/newsroom_event_details.php?id=3510. Interested students should return the nomination form, along with the required supporting documents, in person or by post, to the HKIS Office by 30 October 2015.



Building Safety Pioneer Programme (BSPP)

The Buildings Department is organising the 2nd BSPP 2015/16 to continue its momentum in promoting building safety to secondary school students. A joint talk by the HKIS, HKIA, & HKIE has been arranged for the Building Safety Pioneers (BSPs) on Saturday, 19 September 2015, from 9:30 AM to 12:30 PM at the Building Information Centre (BIC), 13/F, Pioneer Centre, 750 Nathan Road, Mongkok. Our Hon Treasurer, Sr Tang Chi Wang, will represent the HKIS at this event.

Some BS firms have kindly agreed to arrange tours for the BSPs to visit their offices in order to let them gain a better understanding of BS's work. I am glad to see an improvement in the quality of the students admitted into surveying programmes in recent years and am sure that they will support the continuous growth of the BS profession.

Waterproofing is a Common Part of a Building

In a 2014 court judgement, "Wing Ming Garment Factory, Ltd v Wing Ming Industrial Centre (IO)," the Court of First Instance reaffirmed that, "...the waterproofing membrane in the upper roof was a common part of the Building..." This reinforced the decision of the Court of First Instance, which upheld upon appeal the 2009 case of "Hong Leong Industrial Complex v HL Resources, Ltd" (4 HKC 463) back in 2010.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Consequently, it is now mandatory to find a way to resolve the problem arising from removal of the top layer roof finishing from a building before re-roofing it, since the owner of the roof may put forward an excessive/disproportional claim against the co-owners/the IO for lifting the roof finishing to perform the re-roofing. This would greatly affect the building surveyor's work in renovation and maintenance. A CPD is being organised to discuss the devil of the common parts, so please stay tuned for further details.

成立李樹城紀念教育基金獎學金除為了推廣建築測量及推動中六同學在大學選科時選擇這學科外，亦是為紀念資深會員李樹城建築測量師在培訓同業的範疇上作出的貢獻。這年度的獎學金已開始接受提名申請，並將於10月30日截止提名。

屋宇署正籌備「樓宇安全學生大使計劃 2015/2016」，本學會與香港建築師學會及香港工程師學會將於9月19日為學生大使舉辦聯合講座，一些測量同業亦願意讓學生大使參觀他們的辦公室，讓他們有機會了解測量師的工作。

在2014年一宗法庭判決中，原訟法庭重申天台防水層屬大廈公用部分，就此，在現存樓宇進行天台新防水工程之前，共同業主或業主立案法團先要解決移除天台地台飾面所引發的問題。就更多的討論，請留意我們持續專業發展項目及培訓的安排。

CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2015			
SEP 12	HKIS Annual Conference 2015	HKIS	JW Marriott Hong Kong
SEP 24	HKIS General Council Meeting	HKIS	Board Room, HKIS
SEP 24	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
OCT 17	BSD Annual Conference	HKIS	Crowne Plaza HK Kowloon East
OCT 22	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
NOV 10	HKIS Annual Dinner 2015	HKIS	Grand Hyatt Hong Kong
NOV 14	QSD & AIQS Joint Conference	HKIS & AIQS	VTC Auditorium of Hong Kong Design Institute
NOV 26	HKIS General Council Meeting	HKIS	Board Room, HKIS
NOV 26	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
DEC 11	HKIS Annual General Meeting	HKIS	SLC, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS Secretariat on 2526 3679. Board Room, HKIS = Board Room, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SLC, HKIS = Surveyors Learning Centre, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

建築測量組 Building Surveying Division

Building Surveyors Conference 2015

Building Surveying with no Boundary

Register NOW

Date: 17th October 2015 (Saturday)

Time: 9:00am - 5:00pm

Venue: Grand Ballroom I & II, 1/F,
Crowne Plaza Hong Kong
Kowloon East

About the Conference

The Building Surveyors Conference 2015 with the theme of "Building Surveying with no Boundary" aims to explore new opportunities and solutions by triggering discussion which is not limited to the building surveyors' core business, but also geographical boundaries. The Conference focuses on inviting speakers and experts from both inside and outside Building Surveying field to share their formula for success and generate a truly inter-disciplinary discussion to explore new perspectives on the multi-disciplinary factors that combine to make Hong Kong a leading world city.

Registration Fee

Early Bird Rate (HKIS Member)

HK\$1,200

Early Bird Rate (Non-member)

HK\$1,400

*(Early Bird Register on or before 31st August 2015)

Standard Rate (HKIS Member)

HK\$1,380

Standard Rate (Non-member)

HK\$1,680

Programme

Time	Programme / Topic	
08:00 – 08:55	Registration	
09:00 – 09:10	Welcome Speech Sr Vincent HO Kui Yip <i>President</i> <i>The Hong Kong Institute of Surveyors</i>	
09:10 – 09:40	Keynote Speech Sr HUI Siu Wai, JP <i>Director of Buildings</i> <i>Buildings Department, HKSAR Government</i>	
09:40 – 09:50	Group Photo and Certificate Presentation to Guest-of-Honor	
09:50 – 10:20	Professional to Become the Community Leader Sr Hon Tony TSE Wai Chuen, BBS <i>Legislative Council Member</i> <i>(Architectural, Surveying and Planning)</i> <i>HKSAR Government</i>	
10:20 – 10:50	Coffee Break	
10:50 – 11:20	The Different Mode of Project Management between Hong Kong and Mainland China Sr Dr LEUNG Tony Ka Tung* <i>Chairman</i> <i>TL Property Consultants International Ltd.</i>	
11:20 – 11:50	New Paradigms in Managing Healthcare Facilities Sr Dr Eric CHAN Kui Sing <i>Director of Corporate Affairs</i> <i>The Hong Kong Institute of Facility Management</i>	
11:50 – 12:20	Nostalgia for the Time Pursuing Building Surveying Studies Sr Prof James Kenneth PONG Kam Keung <i>Company Secretary</i> <i>Sundart Holdings Limited</i>	
12:20 – 12:40	Q&A Moderator Sr Robin LEUNG Chi Tim <i>Immediate Past Chairman, Building Surveying Division</i> <i>The Hong Kong Institute of Surveyors</i>	
12:40 – 12:45	Souvenir Presentation to Speakers	
12:45 – 12:50	Souvenir Presentation to Platinum and Gold Sponsors	

Time	Programme / Topic	
12:50 – 14:15	Lunch	
14:15 – 14:45	When Building Surveyors Work in Nepal Sr Wallace LAI Pak Wei <i>Director</i> <i>Fruit Design & Build Ltd</i>	
14:45 – 15:15	Apart from Core Business, What Else Building Surveyors Can Do? Sr Chris CHEUNG Chi Keung <i>Mall Operation Director</i> <i>Sun Fook Kong Group</i>	
15:15 – 15:45	Coffee Break	
15:45 – 16:15	Cultivation of Meta-geometric Abilities in Professional Institute Sr Dr Lesly LAM Lik Shan <i>Chairman of Real Estate Research Committee</i> <i>Y.Elites</i>	
16:15 – 16:35	Q&A Moderator Sr Daniel CHANG Wai Ip <i>Vice Chairman, Building Surveying Division</i> <i>The Hong Kong Institute of Surveyors</i>	
16:35 – 16:40	Souvenir Presentation to Speakers	
16:40 – 16:50	Closing Remarks Sr Andrew KUNG Sui Lun <i>Chairman, Building Surveying Division</i> <i>The Hong Kong Institute of Surveyors</i>	
16:50	End of Conference	

* The speech will be conducted in Cantonese

Enquiries

Conference Secretariat
Ms Sharon LI / Ms Tiffany WONG
Tel: +852 3159 2937 / +852 3159 2932
Email: sharon.li@creativegp.com /
tiffany.wong@creativegp.com

HKIS Building Surveyors Conference 2015

Building Surveying with no Boundary

Date: 17th October 2015 (Saturday)
Time: 9:00am - 5:00pm
Venue: Grand Ballroom I & II, 1/F, Crowne Plaza Hong Kong Kowloon East

To: Conference Secretariat – Creative Consulting Group Inc. Limited
Attention: Ms Sharon LI / Ms Tiffany WONG Fax: 2372 0490
Event Code: CPD/BSD/2015090

REGISTRATION FORM

Surname: _____ Other Names: _____

Company: _____

Position: _____

Postal Address: _____

Tel: _____ Fax: _____

Email: _____ (For sending confirmation only)

Registration Fee

*Early Bird Registration (HKIS Member) (HK\$1,200/head)

HKIS membership no: _____

*Early Bird Registration (Non-member) (HK\$1,400/head)

*Registration on or before 31st August 2015

Standard Registration (HKIS Member)(HK\$1,380/head)

HKIS membership no: _____

Standard Registration (Non-member)(HK\$1,680/head)

Payment Methods

1. By Cheque

I enclose a cheque / bank draft payable to “Surveyors Services Ltd”.

Cheque no. _____ Amount _____

Addressed to: Conference Secretariat – Creative Consulting Group Inc. Limited
Room 1106-08, C.C.Wu Building, 302-308 Hennessy Road, Wanchai, HK
Attention : Ms Sharon LI / Ms Tiffany WONG

2. By Credit Card

Please charge my **HKIS & Shanghai Commercial Bank Limited** Co-brand (**Master Card / Visa Card**)

Please charge my **American Express** Credit Card as follows:

Payment Instruction for HKIS Event Ref.: [_____]

To: Credit Card Service Department

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

Cardholder Name: _____ HKIS No.: _____

Card No.: | | | | | | | | | | | | | | | | | | | | | |

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Conference Secretariat
Ms Sharon LI / Ms Tiffany WONG
Tel: +852 3159 2937 / +852 3159 2932
E-mail: sharon.li@creativegp.com / tiffany.wong@creativegp.com

Remarks

- Official language is in English.
- The organiser reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes two coffee breaks and a lunch.



General Practice Division
Sr Joseph Ho GPD Council Chairman

Promotion of Non-financial Asset Management: Hong Kong Town Planning and Development Seminar in Changsha, Hunan Province, the PRC

GPD Chairman Sr Joseph Ho was invited to and represented the Institute at a seminar titled, "香港城市規劃及建設經驗分享研討會," in Changsha, Hunan Province. It was organised by the Hong Kong Economic and Trade Office in Wuhan in the morning of 29 July. About 100 official representatives from various construction and development departments and 14 cities / autonomous prefecture of the Hunan Provincial People's Government were in attendance. Subsequent to the opening speeches by the Hon Raymond Tam, the Secretary for Constitution and Mainland Affairs, the HKSAR Government, and 張劍飛副省長, Vice-Governor of the Government of Hunan Province, Sr Joseph Ho, one of three guest speakers, presented the core services of the HKIS's various divisions and our members' capacity to provide non-financial asset management services to the public (非金融類資產管理及測量師的專業服務範圍). The promotion of these services is part of the HKIS's campaign over the past two years in Hong Kong and Shanghai. Bearing in mind that Asset Management I and II are GPD APC areas of experience to GPD probationers. The attendees had a positive reaction to the seminar and presentation.



- 1 Sr Joseph Ho gives his presentation on the stage.
- 2 Sr Joseph Ho joins the Q&A session of the seminar. From left to right: Mr Jimmy Leung of the HKIP, Mr KC Tam of the HKIA, and Sr Joseph Ho.

Promotion of Intellectual Property (IP) Valuation

As reported in the last issue of Surveyors Times, the HKIS reached an agreement with the Trade Development Council (TDC) to occupy a promotion booth for HKIS GP surveying companies that provide IP valuations in Hong Kong and want to advertise their services during the upcoming BIP Asia Forum from 3-4 December 2015. Seven GP surveying companies (SME to international) surveying companies listed on the HKIS company list expressed their interests and agreed to take up a session at the promotion booth during the Forum period and share the costs incurred. Sr Joseph Ho and the HKIS Secretariat are working closely with the representatives of these seven surveying companies on the logistics behind the use of the promotion booth, the basic house rules of which are that the booth must be managed by HKIS GP members and should only be used to promote HKIS and IP valuation services.

GPD Council Members on Map Making Competition

As part of the year-round Brand Enhancement Programme in 2015, a map making competition was opened for application by secondary students in July. Fourteen groups of applications were received and a briefing session-cum-guided tour was held on 8 August. The aim of the competition was to let teenagers interactively learn more about the surveying profession and the contribution of surveyors to Hong Kong's real estate development.

Sr Veronica Lee, Sr Jason Chan, and Sr Elsa Ng, as GPD representatives in the working group, attended the briefing session-cum-guided tour as helpers to assist the attendees alongside the representatives from the other divisions. During the walk from the HKIS headquarters to Central and the Mid-Levels via the Central-Mid-Levels-Escalator, we introduced the details of the competition, our requirements, and what GP surveyors have contributed to the property development cycle.

After the tour, the three members and some representatives from the other divisions relaxed with drinks at a local wine shop to exchange ideas and share their experiences.



3 From Left Sr Jason Chan, Sr Veronica Lee and Sr Elsa Ng

4 Cheers!

5 Map Making Competition Workshop - Group Photo

Report of the CPD Panel: How to Conduct Valuations/Appraisals in the US

Sr Joseph Ho has been discussing with the senior management of the Appraisal Institute (AI) about arranging a CPD event to introduce the appraisal practice of real property in the US for some time. The AI suggested holding the CPD when its delegation visits Hong Kong on 21 August 2015. The President of the AI, Mr M Lance Coyle, led the delegation to visit the HKIS on 21 August and to give a speech on how to conduct valuations/appraisals in the US. At the CPD event, Mr Coyle initially introduced the structure of AI and gave a briefing on the valuation industry and its litigation valuation practice of real estate in the US. About 70 members and non-members attended the event. The AI delegation also comprised Mr Jim Amarin, Vice President and the 2017 President; Mr Frederick H Grubbe, Chief Executive Officer; and Mr Steven Basart, AI Director of China.



6 From left Mr Steven Basart, Sr Joseph Ho, Mr M Lance Coyle, Mr Frederick H Grubbe, Mr Jim Amarin, Sr Donald Cheung and Sr Elsa Ng.

7 Mr M Lance Coyle gave his speech on the stage.

8-9 Sr Joseph Ho and Mr M Lance Coyle exchanged souvenirs.



Land Surveying Division
Sr Dr Lesly Lam LSD Council Chairman

LSGI Welcoming Day 2015

Prof Wenzhong SHI, Chair Professor and Head of the Department of Land Surveying and Geo-Informatics, The Hong Kong Polytechnic University, invited the HKIS to join the forthcoming LSGI Welcoming Day on 27 August. Similar to previous years, LSGI freshmen attended the Welcoming Day and shared their visions for the future with our Vice Chairman, Dr Conrad TANG. It was a very important opportunity for students to better understand the industry's professional institutions and professional and industrial information. We aim to build on the students' interest in this profession and eventually guide them into their careers after graduation.

Studies on the Hong Kong Cadastral Survey System Performance Using a Multi-Criteria Structured Assessment Model

The project aims to check how well the Hong Kong cadastral survey system fits the purposes of Hong Kong society. By comparing service providers and other land stakeholders' opinions on the system's performance, the established model intends to share people's understandings of the cadastral survey system and shed light on areas that need improvement. This project is coordinated by the HKIS's Land Surveying Division and supported by The Hong Kong Polytechnic University. As such, we want to appeal to all members to participate in this online questionnaire survey.

Questionnaire on A Multi-Criteria Performance Assessment Model for Hong Kong Cadastral Survey System

latest update: <July 17 2015>

* Required

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By default, your judgments will be anonymously processed and presented in groups.

土地測量師

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

隨著高新科技發展，土地測量師使用多項尖端技術提供專業服務包括：地籍測量、工程測量、大地測量、地形測量和數碼製圖、土地資訊管理、攝影測量及遙感、水文測量、地下管線測量及地圖繪製。所有土地發展從規劃、工程設計到建設實施、及至竣工、檢定、完成數據庫、日後使用管理，都需要土地測量師提供的地理、空間資訊服務。

地籍測量 - 釐定地界 - 分界地役	地圖繪製 - 專項、平面、 立體地圖編製	工程測量 - 路、橋、建築 - 精確定位與監 測	大地測量 - 地面及空間坐 標控制 - 精密定位	水文測量 - 水流、水面測 - 水能、航運及 海軍工程的 測量 - 礁石、沉船、浮 標定位
攝影測量及遙感 - 空中照片、攝 - 感、衛星圖像 - 空間量度、地 - 貌紀錄及監測	地形測量和數碼製圖 - 地形、地貌的 - 數碼平面及立 - 體模型製作	土地資訊管理 - 空間數據庫 - 地理人文資源 - 數據分析	地下管線測量 - 地下網絡 - 數據管理	

如欲索取資料，請向香港測量師學會查詢
電話：(852) 2526 3079 電郵：info@hkis.org.hk 北京辦事處 電話：86 (10) 8219 1099 電郵：info-ops@hkis.org.hk

第九屆京港澳測繪地理資訊技術交流會

一、會議主題

大資料時代的智慧城市建設與發展

二、會議簡介

京港澳測繪技術交流會自 1999 年開始，在京港澳三方的共同努力下，已成功舉辦了八屆。為促進北京、香港和澳門三地測繪地理資訊技術的應用與發展，加強相互間學術交流、提升技術水準、增進三地測繪同行的友誼與合作發揮了積極作用。

隨著測繪地理資訊技術的快速發展，經京港澳三方協商，今年的會議名稱為“第九屆京港澳測繪地理資訊技術交流會”。三地專家學者將共聚一堂，共同發表論文，深入交流，分享經驗。本次會議還將出版論文集。誠摯邀請廣大測繪地理資訊科技工作者踴躍投稿並參加會議。

三、會議組織

主辦單位：

北京測繪學會 / 北京市測繪設計研究院

協辦單位：

香港測量師學會 / 香港工程測量師學會 / 香港理工大學 / 澳門特別行政區政府地圖繪製暨地籍局

四、會議日期及地點

日期：2015 年 11 月 5 日—7 日（11 月 5 日報到）

地點：北京

五、研討內容

- 1、大地測量基準與衛星導航定位技術
- 2、大資料在智慧城市中的應用
- 3、雲技術在測繪中的應用

- 4、攝影測量與遙感技術應用研究
- 5、地下管線探測技術與管理
- 6、工程測量技術發展與應用
- 7、位置服務技術研究
- 8、測繪地理資訊技術在智慧城市建設與運行、規劃建設、土地管理中的應用
- 9、空間資訊基礎設施的建設與管理
- 10、三維鐳射掃描技術的發展與應用
- 11、移動測量技術的發展與應用
- 12、無人機技術的應用等

土地測量組理事會希望會員踴躍參與，詳情可向學會秘書處或各理事會成員查詢！

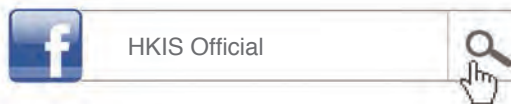
LSD Contact Points

If you have any view on the work of the Council, please feel free to send it to the Hon Secretary at lsd@hkis.org.hk or to me at lesly.lam@gmail.com. We shall keep you in close contact with the Council and seek your views and support for a better LSD.

We are on FACEBOOK now!
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Report on SEASC 2015

13th South East Asian Survey Congress

The 13th South East Asian Survey Congress was held in Singapore from 28-31 July. It was hosted by the ASEAN Federation of Land Surveying and Geomatics and the Singapore Institute of Surveyors and Valuers. It provided a platform for governments, industry, and academia to discuss the opportunities in and challenges of geospatial data creation, maintenance, and management. The theme of the Congress this year was “Expanding the Geospatial Future”. Over 80 papers on the topics of satellite navigation, laser scanning, imaging, 3D GIS, cadastres, building information modelling, mobile mapping, and monitoring systems were delivered by surveyors and geospatial experts. The programme also featured three plenary sessions on geospatial visionaries, enablers, pioneers, regulators, and solution providers.

- 1 SEASC Opening Ceremony
- 2 Opening Address by Mr Loi Kwe Yong, President, Land Surveying, Singapore Institute of Surveyors and Valuers
- 3 Opening Address by Mr Pengiran Matusin Matasan, President, ASEAN Federation of Land Surveying and Geomatics
- 4 Keynote address by Ms Indraneel Rajah, Senior Minister of State, Ministry of Law and Ministry of Education

The Congress attracted over 400 participants from the Southeast Asia Region and various countries. A HKIS Delegation including Sr Simon Kwok (HKIS Immediate Past President), Sr Dr Conrad Tang (LSD Vice Chairman), and Sr Alberich Yu (LSD Council Member) attended the Congress.



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- 5 HKIS delegation
- 6 Sr Simon Kwok, HKIS Immediate Past President, talks at the Seminar on Vertical Reference Frames



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Sr Simon Kwok delivered a presentation on the *Modernisation of Height Systems in Hong Kong* at the pre-Congress technical seminar on vertical reference frames, which was organised by the International Association of Geodesy (IAG), International Federation of Surveyors (FIG), UN Global Geospatial Information Management for Asia and the Pacific (UN-GGIM-AP), International Committee on GNSS (ICG), and the Singapore Land Authority. Sr Kwok discussed Hong Kong’s experience in modernising its vertical height system. He covered: (1) the comprehensive re-levelling of the benchmark network; (2) the re-adjustment of the levelling measurement with reference to the Hong Kong Principal Datum; (3) the densification of a network of points covering

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

the whole territory of Hong Kong with levelling, GNSS, and gravity observations; and (4) the creation of a geoid model for GNSS heighting.

Sr Dr Conrad Tang, Vice Chairman of the LSD, chaired the technical session on cadastral innovation. Sr Tang and his PhD student, Mr Zhang Haodong, delivered a talk on *A Structured Evaluation Model for Cadastral Survey Systems and its implementation* in Hong Kong.

The HKIS delegation visited the Singapore Land Authority (SLA) on 31 July. It was warmly received by Mr Soh Kheng Peng, Chief Surveyor of Singapore and the Director of the Land Survey Division of SLA. The HKIS and SLA exchanged the latest developments in Hong Kong and Singapore, in particular the role of land surveyors in land administration, reference frame and positioning infrastructure, 3D mapping and GIS, and the operation of a cadastre.



7 Sr Dr Conrad Tang, Vice Chairman of the LSD, chairs the technical session on Cadastral Innovation
8 Mr Zhang Haodong talks about A Structure Evaluation Model for Cadastral Survey Systems

Sr Yu attended the various technical sessions and equipment exhibition. He was impressed by the equipment and software for streamlining the point cloud data rapidly captured by the laser scanner to produce a 3D map, the intelligent automatic system for setting out and machine guidance, and the virtual design construction process (VDC) using BIM to review the works project and solve the design mismatch.



10 11



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10 From Right: Sr Simon Kwok, HKIS Immediate Past President; Mr Soh Kheng Peng, Chief Surveyor of Singapore and the Director of the Land Survey Division of the SLA
11-12 HKIS delegates meet counterparts from the Singapore Land Authority



9 SEASC equipment and products exhibition



Planning & Development Division

Sr Dr Tony Leung PDD Council Chairman

In February 2015, the HKIS Secretariat broadcasted the PDD Company Admission Criteria and provided an application form to all PDD Members. Up to now, it has received seven applications that were approved during its last council meeting on 7 July.

On 4 September, the PDD will hold its Division Annual Dinner at the World Trade Centre Club, 38/F, World Trade Centre, Causeway Bay. All members and their guests, along with HKIS General Council members, are welcome to join.

On 10 October, the PDD will hold its Division Annual Conference in the Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, from 9 AM to 1 PM. Its theme is "Green Building and Environmental Planning Design" and The Hon KS Wong, Secretary for the Environment, will be the keynote speaker. In addition, Ir Conrad Wong, Chairman, HKGBC; Ir Victor Cheung, Immediate Past President of the HKIEE; Sr Kenneth Chan, Past President of the HKIS; Mr Larry Poon, Wong Tung and Partners; and Ir Gary Chan, Swire Properties, will be the guest speakers. The conference should be very enlightening and fruitful. The guest speakers will give an overall view of green buildings and environmental planning designs so that participants can learn more about green/environmentally friendly buildings and their sustainability. All HKIS members, HKIS General Council members, and non-members are welcome to attend.

在 2015 年 2 月，香港測量師學會秘書處向所有規劃及發展組會員公佈規劃及發展專業服務公司的入冊標準連同申請表格。直至目前為止，我們已收到 7 份申請，並於 2015 年 7 月 7 日的規劃及發展組理事會會議通過。

在 2015 年 9 月 4 日，我們的周年晚宴將於銅鑼灣世貿中心會舉行，歡迎所有會員及其嘉賓和香港測量師學會理事會委員參加。

在 2015 年 10 月 10 日，我們將於早上 9 時至下午 1 時在測量師研習中心舉行周年會議，今年的主題是「綠色建築與環境規劃設計」。我們非常榮幸邀請到環境局局長黃錦星先生為主講嘉賓、香港綠色建築議會主席黃天祥工程師、香港工程師學會前任會長張志剛工程師、香港測量師學會前會長陳佐堅測量師、王董建築師事務所潘志暉先生及太古地產陳永康工程師為其他演講嘉賓。這次的周年會議將會十分有啟發性及富有成效的，所有演講嘉賓將給予綠色建築與環境規劃設計一個總體觀點，參加者將學習更多關於綠色 / 環保建築物及其可持續性。歡迎所有香港測量師學會會員、香港測量師學會理事會委員及非會員參加。

2015 PDD Annual Conference

Green Building and Environmental Planning Design

香港測量師學會



About the Conference

Date : 10 October 2015 (Saturday)

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

Time : 9:00 am to 1:00 pm
(Registration : 8:30 am)



Registration Fee

Member of HKIS : **HK\$400**

Non-Member / Walk-in participants : **HK\$500**

Probationer: **HK\$200**

CPD Hours : **3.5**

Please complete the CPD reservation Form
http://www.hkis.org.hk/en/pdf/Standard_Reservation_Form.pdf
and return together with the payment to the
HKIS office. (Event Code: PDD/CPD/2015126)



Conference Programme

08:30 – 09:00	Registration	11:00 – 11:30	Sr Kenneth Chan Past President, HKIS Topic: Top Performers in BEAM Plus Assessment Q&A
09:00 – 09:10	Welcome Speech Sr Dr Tony Leung Chairman, Planning and Development Division	11:30 – 12:00	Mr Larry Poon Wong Tung & Partners Limited and Convenor of HKGBC Steering Committee for BEAM Plus Neighbourhood Study Topic: Beam Plus: Why bother exploring the neighbourhood? Q&A
09:10 – 09:15	Souvenir presentation to speakers and group photos	12:00 – 12:30	Ir Cary Chan Swire Properties Limited & Director of HKGBC Topic: The Challenge of Green Existing Buildings Q&A
09:15 – 09:45	The Hon K S Wong Secretary for Environment Keynote speech Q&A	12:30 – 12:35	Vote of Thanks Sr Professor James Pong Vice Chairman, Planning & Development Division
09:45 – 10:15	Ir Conrad Wong Chairman, HKGBC Topic: What is the true cost / value of green building? Q&A		End of Conference
10:15 – 10:45	Ir Victor Cheung Immediate Past President of HKIE Topic: An Integrated Approach to Green Building Design Q&A		
10:45 – 11:00	Tea Break		

* Q&A sessions - Moderator: Sr Professor James Pong, Vice Chairman, Planning & Development Division

For enquiries, please contact Ms Alice Lui at 2526 3679 or email to cpdreg@hkis.org.hk



Property & Facility Management Division
Sr Dr Edmond Cheng PFMD Council Chairman

The Quality Property and Facility Management Award 2016

The QPFMA is a biennial award that has been jointly organised by the HKIS PFMD and the Hong Kong Association of Property Management Companies (HKAPMC) since 2010. The QPFMA 2016 will be the fourth ceremony for the award that honours and stimulates greater public recognition of the outstanding projects in the property and facility management industry. All of the award-winning projects delivered contemplative performances in terms of comfort, safety, and security to their users and occupiers, whilst complying with the law and respecting the environment. A joint working group has been formed by the HKIS/HKAPMC to organise the details of the Award and members will be updated on its progress.

物業設施管理測量師在綠色城市所扮演的角色

香港地小人多，住屋擠迫，由住宅或工商業衍生的環境污染問題，亦相對其他經濟發達地區嚴重。作為對社會責任有承擔的物業設施管理測量師，須建立一套具可持續性的物業管理系統，融入廣為人知的環保 3R 原則，並定期進行評估及監察，確保日常業務如處理廢物、清潔、維修、裝修及翻新工程等運作，對環境的影響減至最低，也能減低對堆填區的壓力。須提醒管理層持續投放資源，承諾定期檢討環境因素及持續不斷作出改善，對環保議題出一分力，讓員工、顧客及公眾對其企業政策更有信心。

為推行有效的物業管理系統，測量師須先對企業運作的流程作出環境影響評估，並制定計劃方案及員工指引、訂立目標，以逐步實施減低對環境的影響。管理層除須定期作出內部檢討外，亦須委任外部專業機構作出審核，以評估其目標成效。企業亦可透過申請環境管理認證、以及參與環保獎項，例如 ISO14001、綠建築評等，以獲得專業肯定。

在過去的 30 年，香港市民產生的個人平均固體廢物量，由每天 0.97 公斤大增三成至 1.27 公斤，惟鄰近的台灣及南韓同期則錄得下降，故推行廢物管理及相關公眾教育實屬刻不容緩。貫徹「環保 3R」的原則，廢物處理應首先以減少使用 (Reduce) 為大前題，面對全球暖化，減少能源消耗及碳排放量變得日益重要。香港因缺乏土地及資源發展再生能源，故香港政府致力推動大廈節約能源的發展，務求各類型大廈均能減低能源消耗。為有效提高節約能源效益，物業管理人員可以透過能源審計及碳排放審計分析能源消耗情況，從而制定出針對性的節約能源計劃。若減少使用已是無可避免，第二步應考慮採用可重覆使用的設計 (Reuse)，例如可拆除及重新安裝的配件、可重覆使用的包裝及容器。最後，廢棄前亦應作第三層管理，透過源頭分類回收 (Recycle)、或安排於二手市場出售或交換，盡量減少棄置廢物，降低堆填區的壓力。一些具污染性的廢物，例如化學品、醫療廢物、廢油等，更需要安排專業回收商進行回收，以免引致環境污染及影響個人健康的問題。

與此同時，要提升香港市民的生活質素，政府及私人發展商的綠化、園境與樹木管理工作發揮著重要的作用。透過設計及栽種樹木、灌木、花草，塑造園林景色及植被，達致改善城市「水泥森林」的型態，以營造一個供人觀賞、休憩、工作及居住的舒適環境，並減少「熱島效應」及改善環境和生態，近年高空綠化也成為新趨勢，透過全面的綠化，園境與樹木管理措施，既能讓香港市容更加優美，也令香港締造一個理想的生活與休憩空間，長遠而言更能提升香港的國際形象。

室內空氣質素管理提醒物業持份者對室內空氣污染物的控制，香港政府推出的自願性室內空氣質素檢定計劃有助用戶知道室內空氣的質量，計劃有兩個級別，即卓越級和良好級，藉此鼓勵持份者追求室內空氣質素的最好水平，改善生活。

在建築設計和選料上，建議採用可持續物料，雖然起初成本較高，但當計算生命週期，反而較經濟，屋頂綠化能減低大廈的能源消耗；光催化物料可藉著光能和二氧化鈦清除空氣中的污染物，也有除菌殺菌的功效；木塑材料可廣泛用於外地台，公園長凳和兒童遊樂設施等。

為協助物業設施管理從業員有效推行綠色物業管理，香港測量師學會物業設施管理組已編制一本綠色物業管理實務手冊 (Green Property Management Practice)，內容涵蓋綠色物業管理概念、能源管理、節省用水管理、廢物管理、園林綠化管理、環保相關法規及環保應用設計。若從業員能廣泛地運用，長遠而言定能改善香港的環境和提昇港人的生活質素。



Looking for your next challenge?

正尋找新的發展機會?

NES Global Talent is a leading global specialist search consultancy that focuses on permanent, interim, retained or project solutions within the construction arena. We specialise in the provision of all levels of technical, managerial and supervisory personnel within Construction, Civil Engineering and Building Services.



Quantity Surveyor – Property Developer

工料測量師 - 房地產發展商

Hong Kong property developer seeks Quantity Surveyor. Reporting directly to the Project Director, the candidate will have extensive project management experience in addition to performing general QS duties. You will be participating in project planning, projects coordination, contract administration as well as handling payment, V.O., claims etc. This exciting role will give a candidate exposure to landmark new build developments and offer excellent career development.

Key Requirements | 主要條件

- ✓ Degree or above in Quantity Surveying
- ✓ At least 5 years' experience within the building construction sector
- ✓ MRICS/ HKIS or equivalent
- ✓ Fluent in spoken and written Cantonese and English

Quantity Surveying Manager – Civil Contractor

工料測量經理 - 土木工程承建商

Key Requirements | 主要條件

- ✓ Degree or above in Quantity Surveying with at least 10 years working experience, with some exposure to managing a team and estimating civil contracts
- ✓ MRICS/HKIS or Equivalent
- ✓ Fluent in written and Spoken English and Cantonese (Mandarin shall be an advantage)

Civil contractor is looking for an experienced Quantity Surveying Manager. The role shall report directly to the Managing Director.

The successful candidate shall be responsible for leading a team of Quantity Surveyors on challenging, large-scale projects throughout Hong Kong and Macau.

Senior Quantity Surveyor – International Consultancy

高級工料測量師 - 國際顧問公司

International cost consultancy are looking for an experienced Senior Quantity Surveyor to join a well-established team. The successful incumbent shall have exposure to one of the largest civil developments in Hong Kong and be working with a company that has a long-standing reputation of nurturing and developing their staff with internal and external placements and training.

Key Requirements | 主要條件

- ✓ Diploma or above in Quantity Surveying
- ✓ At least 8 years Quantity Surveying experience
- ✓ MRICS/ HKIS or Equivalent
- ✓ Fluent in written Cantonese and English



Contact Ms Desirae (Wing In) Ho for more information:

@ wingin.ho@nesglobaltalent.com ☎ +852 2526 4411



Quantity Surveying Division
Sr Paul Wong QSD Council Chairman

QSD Facebook Page

HKIS QSD is now on Facebook!
Like us and get first hand news!



Progress Report of the 2015 Year Plan

At the beginning of my term as Chairman of the QSD, I set some major tasks for it to accomplish this year. It has been over nine months since the start of my term and I am happy to announce that the QSD has achieved many of its goals. I want to present the updated 2015 Year Plan as follows:

1. Mainland Issues
 - The QSD recently concluded with CECA a second supplementary agreement for the third batch of qualification assessments for members of CECA and the HKIS under the Reciprocity Agreement. The execution of the same is scheduled for mid October.
 - The visit to our Foshan counterpart is scheduled for 6-7 November. A seminar will be arranged there during that time.
2. The HKIS and AIQS Joint Conference is scheduled for 14 November. More details can be found in the last part of this month's Chairman's Message.
3. Two new Practice Notes for Quantity Surveyors on the subjects of "procurement" and "pre-contract estimates and cost plans" have been prepared and uploaded to the HKIS website: http://www.hkis.org.hk/en/publication_sales.php. The hard copies of the same are being arranged.
4. The QSD attended the 19th Pacific Association of Quantity Surveyors Congress 2015 in Yokohama, Japan from 28 May to 1 June. A detailed report of this was included in the June issue's Chairman's Message.
5. The Independent Role of Cost Consultants in Infrastructure Projects and Security of Payment Legislation
 - Cost overruns in several major infrastructure projects have recently aroused much public concern. The QSD has raised the important role of independent cost consultants serving as a check and balance between independent design teams and cost control. It will continue to liaise with the Development Bureau (DevB) over the issue of independent cost consultants in infrastructure projects.
 - The QSD has actively worked on the issue of security of payment legislation. More details can be referred to in the June issue and this month's Chairman's Message.
6. The QSD has continuously followed up on the implementation of NEC with the DevB.
7. The QSD has conducted continuous QSD activities, some of which are listed as follows:
 - New Members Welcoming Party on 4 March (see the March issue's Chairman's Message).
 - HKIS Quantity Surveying Division Scholarship Presentation Ceremony on 1 April (see the April issue's Chairman's Message).
 - HKIS QSD Annual Dinner on 12 June (see the June issue's Chairman's Message).
8. The QSD will continue to monitor the MOU with South Africa and Ghana.
9. The QSD has organised CPD/PQSL events in diversified areas, including joint CPD events with other divisions and institutions. More details can be found in separate parts of this month's Chairman's Message.

Promotion of the Quantity Surveying Profession

As reported in the January and July issues' Chairman's Messages, the QSD always plays an active role in promoting the quantity surveying profession to the general public. Apart from delivering career talks at secondary schools, it has also published the following four articles in Classified Post.

1. "Interview with Sr Paul KL Wong, Chairman of the HKIS's Quantity Surveying" Division (6 May 2015)
[<http://www.cpjobs.com/hk/article/interview-with-sr-paul-kl-wong-the-chairman-the-quantity-surveying-division-the-hkis?s=news>]
2. "Surveyors – in Different Projects and Different Countries" by Sr Joseph Chong (21 May 2015)
[<http://www.cpjobs.com/hk/article/the-diversity-quantity-surveyors-%E2%80%93-different-projects-and-different-countries?s=news>]
3. "Five Myths about Quantity Surveyors" by Sr Eric Ting (6 July 2015)
[<http://www.cpjobs.com/hk/article/five-myths-about-quantity-surveyors?s=news>]
4. "The Role of Quantity Surveyors in Property Development" by Sr Annie Chu (18 August 2015)
[<http://www.cpjobs.com/hk/article/the-role-quantity-surveyors-property-development?s=news>]

Through these publications, I hope that the general public and students can learn more about quantity surveying.

Security of Payment Legislation

As reported in last month's Chairman's Message, the QSD has closely followed the Security of Payment Legislation (SOPL). Two forums for collecting members' comments were organised by the QSD and HKIS on 2 and 20 July, respectively. A Working Group led by our Vice Chairman, Sr Raymond Kam of the General Council, was also established in July to study and review the SOPL and a preliminary meeting was held with the DevB on 20 August. Working closely with the HKIA and HKIE, a report summarising the HKIS's opinions and comments on the SOPL will be submitted to the DevB. The opinions and comments will also be circulated among members.

During the aforesaid forums and meeting, some key items for discussion were:

1. Coverage of the SOPL: new building works, renovation and maintenance works, oral contracts, consultancy engagements, and supply contracts.
2. The impact of the SOPL on the prevailing contract administration of general building works (e.g. payment procedures, payment certification, pay when paid, pay when certified, conditional payment, nominated sub-contracts, etc.).
3. Adjudication: the conditions for commencing adjudication, the criteria for being an adjudicator, an adjudicator's default appointing body, and the time constraint in handling a case (e.g. quantum or EOT claim).

The consultation period for the proposed SOPL will expire on 31 August. The HKIS asked the DevB to extend the consultation period to 30 September and the DevB has agreed to take into account all comments it receives by 30 September. Members are encouraged to submit their comments directly to the DevB.

For further details of the consultation document, please click the following link:

http://www.devb.gov.hk/en/publications_and_press_releases/consultation_papers/sop/index.html

CPD Events in Hong Kong and Macau

This year, the CPD Sub-committee has completed 49 CPD events (including talks, site visits, and BIM workshops) in diversified areas. Amongst the completed CPD events, 17 were jointly organised with other divisions and institutions. To suit members' needs, the QSD has announced over ten more CPD events for members' registration.

As members tend to enjoy site visits, the CPD Sub-committee has completed seven of them this year. The QSD recently announced three more site visits:

1. Tower Crane Yard, Yuen Long (3 October)
2. Precast Products Factory in Huizhou (17 October)
3. Cathay Pacific City (24 October)

In order to help members learn more about BIM, the BIM Sub-committee completed four BIM training courses over eight consecutive Saturdays during July and August. Over the past few months, four BIM CPD talks were also completed. Due to the overwhelming response, the BIM CPD talk entitled "Will BIM Replace QS" has been organised again for 25 November. Members who missed the first BIM CPD talk on 29 June are encouraged to register for this one as soon as possible.



1 The 2nd CPD talk in Macau on 20 August 2015

For the benefit of our members who work in Macau, the Macau Sub-committee has started to organise CPD talks there, as reported in the May issue's Chairman's Message. The first CPD talk was held on 14 May. The second CPD talk entitled "The Technical and Contractual Matters of Bored Piling Works" was successfully held on 20 August.



2 ICES (Hong Kong Region) Macao Sub-committee Chairlady, Sr Katherine Chan; QSD Chairman, Sr Paul Wong; and QSD Macau Sub-committee Chairman, Sr George Chan present a souvenir to the speaker, Mr Wallace Yeung

The next two CPD talks in Macau are as follows:

1. Experience-Sharing in the Use and Price of Steel Sheet Piles in Hong Kong and Macau (14 Oct)
2. Experience-Sharing in the Use and Cost Control of Cutter Soil Mixing (19 Nov)

Again, I want to thank all members of the CPD Sub-committee, BIM Sub-committee, and Macau Sub-committee for their hard work this year. More importantly, I also want to thank all members for supporting the QSD-organised CPD events.

For more details on the QSD CPD events, please go to:

http://www.hkis.org.hk/qsd/en/professional_cpd.php.

2015 QSD Pre-qualification Structured Learning (PQSL) Series

I want to repeat my statement in the February issue's Chairman's Message, which stated that according to the HKIS QSD APC Rules and Guide, candidates must undertake a minimum of **15 HOURS** of Pre-Qualification Structured Learning (**PQSL**) **EVERY SIX MONTHS** (i.e., **NOT** a minimum of **30 HOURS EVERY YEAR**) between their entry to the APC and until they take any written APC Assessment. Candidates are reminded that fulfilling such a requirement is a precondition of admission into any written assessment under the QSD APC Scheme.

This year, the Training Sub-committee has completed 14 PQSL Talks and four APC Workshops.

The next two PQSL Talks are as follows:

1. Loss and Expenses (9 September)
2. Payment Valuation and Post-Contract Cost Monitoring (5 October)

Candidates who are scheduled to take any coming APC Assessment are encouraged to join them.

HKIS and AIQS Joint Conference: How QS will Succeed in Tomorrow's World

I announced in last month's Chairman's Message that Prof Anthony Cheung Bing Leung, GBS, JP, Secretary for Transport and Housing, Transport and Housing Bureau, will be the Guest of Honour at the coming HKIS and AIQS Joint Conference. I want to inform members that the Joint Conference Organising Committee has also secured five overseas and four local speakers to deliver talks on international costing, BIM, life cycle costing, risk management, BEAM, maintenance contracts, future roles of QS, dispute resolution, and security of payment.

The details of the conference are as follows:

Date: 14 November 2015 (Saturday)
Time: 9 AM to 5 PM
Venue: VTC Auditorium, HKDI and IVE (Lee Wai Lee), 3 King Ling Road, Tseung Kwan O (Tiu Keng Leng MTR Station A2 Exit)
Fee: Early Bird for Members or Non-members (on or before 30 September 2015): HK\$450
HKIS or AIQS Members: HK\$550
Non-members: HK\$700
[Buy 10 get 1 free on each purchase]

CPD/Divisional PQSL Hours: six hours

More details on the conference are available at:
http://www.hkis.org.hk/hkis/general/broadcast/hkis_aiqconf2015.pdf.

Members are encouraged to register for the conference as soon as possible (i.e., by 30 September) to take advantage of the attractive early bird rate.

HKIS and AIQS Joint Conference

How QS will succeed in Tomorrow's World

14th November 2015 (Saturday), 9:00-17:30

VTC Auditorium, Hong Kong Design Institute, Tseung Kwan O,
3 King Ling Road, Tseung Kwan O, N.T., Hong Kong

Register

REGISTRATION FEE

Early Bird* on or before 30 th Sept 2015 (HKIS or AIQS Member/Non-member)	HK\$450
HKIS or AIQS Member*	HK\$550
HKIS or AIQS Non-member*	HK\$700

*Group Purchase: Buy 10 get 1 free
*Lunch is not included

ABOUT

“How QS will succeed in Tomorrow's World” is the theme of HKIS and AIQS Joint Conference. Continuously learning new knowledge and absorbing others' experience are essential elements of success. Given that HKIS is the regional leader in the Surveying Industry with local professionals capable of providing services to international standards, sharing and acquiring both local and international experience and wisdom are valuable for Hong Kong to further her success. Planning for the future, HKIS has invited AIQS, a national professional organization, to jointly organize the conference this year to highlight the latest local and international developments and trends in quantity surveying and cost engineering, so as to simulate and explore new and future opportunities for the professional development of quantity surveying. Overseas and local experienced practitioners have been invited as speakers to share their precious knowledge, experience and insight with the attendees to strengthen their competency and facilitate industry development.



ENQUIRIES:

Conference Secretariat Ms Joanne Hui / Ms Sharon Li
Tel: +852 3159 2900 Fax: +852 23720490
Email: joanne.hui@creativegp.com / sharon.li@creativegp.com

**CPD/DIVISIONAL
PQSL HOUR: 6 HOURS**

Supporting Organizations:



How QS will succeed in Tomorrow's World

08:30 - 09:15

REGISTRATION

09:15 - 09:25

WELCOME SPEECH

SR VINCENT HO KUI YIP
PRESIDENT
THE HONG KONG INSTITUTE OF SURVEYORS



MR PETER CLACK
PRESIDENT
THE AUSTRALIAN INSTITUTE OF QUANTITY
SURVEYORS



09:25 - 09:55

OPENING KEYNOTE SPEECH

PROF ANTHONY CHEUNG BING LEUNG, GBS, JP
SECRETARY FOR TRANSPORT AND HOUSING
TRANSPORT AND HOUSING BUREAU, HKSARG



09:55 - 10:00

CERTIFICATE PRESENTATION AND GROUP PHOTO WITH GUEST-OF-HONOR

10:00 - 10:25

THE TRANSITION OF PARADIGMS OF THE
QUANTITY SURVEYING PROFESSION:
RELEVANCY, COMPETENCIES AND BEYOND

MS TAY WAN DING
QUANTITY SURVEYOR
RIDER LEVETT BUCKNALL LLP



10:25 - 10:45

COFFEE BREAK

10:45 - 11:10

INTRODUCTION TO THE STANDARD FORM
OF CONTRACT FOR MAINTENANCE AND
RENOVATION WORKS FOR USE IN HONG
KONG, FIRST EDITION 2013

SR TANG KI CHEUNG
DIRECTOR
K C TANG CONSULTANTS LTD.



11:10 - 11:35

QUANTITY SURVEYORS WITHOUT BORDERS
- PROVIDING COST ADVICE IN A GLOBAL
CONSTRUCTION MARKET

DR RICK BEST
CENTRE FOR COMPARATIVE CONSTRUCTION
RESEARCH
FACULTY OF SOCIETY AND DESIGN BOND
UNIVERSITY, GOLD COAST, AUSTRALIA



11:35 - 12:00

A BIGGER ROLE FOR THE QS?
- COST + ENVIRONMENTAL IMPACT

MR NIGEL HOWARD
PRINCIPAL
CLARITY ENVIRONMENT



12:00 - 12:20

Q & A

12:20 - 12:25

SOUVENIR PRESENTATION TO SPEAKERS AND MODERATOR

12:25 - 12:30

SOUVENIR PRESENTATION TO SPONSORS

12:25 - 14:00

LUNCH

14:00 - 14:25

RISK MANAGEMENT FOR THE PERFORMANCE IMPROVEMENT OF CAPITAL PROGRAMS

DR ALEXIA NALEWAIK
CHAIR OF INTERNATIONAL COST ENGINEERING COUNCIL
PRINCIPAL CONSULTANT
QS REQUIN CORPORATION



14:25 - 14:50

THE CHANGING LANDSCAPE OF CONSTRUCTION DISPUTE RESOLUTION IN HONG KONG: OPPORTUNITIES FOR QS?

DR IR CHRISTOPHER TO WING
EXECUTIVE DIRECTOR
CONSTRUCTION INDUSTRY COUNCIL



14:50 - 15:15

NEW REVISION FOR BEAM PLUS EXISTING BUILDING RATING TOOLS

MR SO KAI MING
2ND VICE CHAIRPERSON
BEAM SOCIETY LIMITED



15:15 - 15:30

Q & A

15:30 - 15:35

SOUVENIR PRESENTATION TO SPEAKERS AND MODERATOR

15:35 - 15:55

COFFEE BREAK

15:55 - 16:20

BIM EDUCATION IN IVE

MR JUSTIN CHIU CHEUK WAH
LECTURER
HONG KONG INSTITUTE OF VOCATIONAL EDUCATION



16:20 - 16:45

SECURITY OF PAYMENT ACT - WHO MAKES THE BEST ADJUDICATOR?

MR KHOO SZE BOON
EXECUTIVE DIRECTOR
LANGOON & SEAH SINGAPORE PTE LTD



16:45 - 17:00

Q & A

IN CO-AUTHORSHIP WITH

17:00 - 17:05

SOUVENIR PRESENTATION TO SPEAKERS AND MODERATOR

MR TEOH WOOI SIN
JOINT MANAGING DIRECTOR
ARCADIS PROJECT MANAGEMENT PTE LTD



17:05 - 17:20

CLOSING REMARKS

SR TSE SEK CHUEN
ORGANISING COMMITTEE CHAIRMAN
HKIS AND AIQS JOINT CONFERENCE



SR PAUL K. L. WONG
CHAIRMAN
HKIS QUANTITY SURVEYING DIVISION



MR PETER NG
PRESIDENT OF INTERNATIONAL CHAPTER
THE AUSTRALIAN INSTITUTE OF QUANTITY SURVEYORS



17:20

END OF CONFERENCE

HKIS and AIQS Joint Conference

How QS will succeed in Tomorrow's World

Date: 14th November 2015 (Saturday)
Time: 9:00-17:30
Venue: VTC Auditorium, Hong Kong Design Institute, Tseung Kwan O
3 King Ling Road, Tseung Kwan O, N.T., Hong Kong

To: Conference Secretariat – Creative Consulting Group Inc. Limited
Attn: Ms Joanne Hui/Ms Sharon Li Fax: +852 23720490
Event Code: QSD/CPD/2015100

REGISTRATION FORM

Registrant Details

Surname: _____ Other Names: _____
Company: _____
Position: _____
Postal Address: _____
Tel: _____ Fax: _____
Email: _____ (For sending confirmation only)

Registration Fee

- Early Bird* (HKIS or AIQS Member/ Non-member) (HK\$450/head) – Registration on or before 30th Sept 2015 (Wednesday)
- Standard* (HKIS or AIQS Member) (HK\$550/head)
- HKIS membership no.: _____
- AIQS membership no.: _____
- Standard* (Non-member) (HK\$700/head)

* Group Purchase: Buy 10 get 1 free

*Lunch is not included

Payment Method

1. By Cheque

- I enclose a cheque/bank draft payable to "Surveyors Services Ltd".

Cheque No. _____ Amount HK\$ _____

Addressed to: Conference Secretariat – Creative Consulting Group Inc. Limited
Room 1106 -08, C C Wu Building, 302-08 Hennessy Road, Wanchai, HK
Attention: Ms Joanne Hui/Ms Sharon Li

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Ms Joanne Hui/Ms Sharon Li
Tel: +852 3159 2900 Fax: +852 2372 0490
E-mail: joanne.hui@creativegp.com/sharon.li@creativegp.com

Remarks

- Official language is English.
- The organiser reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes two coffee breaks.
- Upon completion of the whole day Conference, a CPD Certificate/Divisional PQSL of 6 hours will be accredited for HKIS and AIQS Members and HKIS (QSD) Probationers and Associate Members respectively.
- All Coupon will not be valid for the Conference.



Young Surveyors Group

Sr Rex Ying YSG Committee Chairman

August is always one of the busiest months of the year for YSG, which made visits to the District Cooling System at Kai Tak Development on 1 August and the HKEx Data Centre, Hong Kong Exchanges & Clearing Limited, on 8 August. YSG helped organise a mapmaking briefing session and a mobile phone case-making workshop. In spite of this, two other major YSG events, its study tour and annual dinner, are coming up. Please pay attention to our Facebook page and the HKIS website for the latest updates.

Event Highlights

Social Dinner after the Qinghai-Tibet Railway Visit

Lizzy, Joanmi, YSG Committee Member Winnie, and I visited Qinghai and Tibet in July. We were part of a group comprised of architects, landscape architects, planners, and surveyors from the different divisions who met with representatives of different professions at a social dinner on 1 August to share our experiences of the visits. We also had the opportunity to view some beautiful pictures taken during the tour.

HKIS Mapmaking Competition

The HKIS Mapmaking Competition was launched on 8 August. The event aimed to enhance students' knowledge of the changes that have happened in Central, as well as the role of surveyors in Hong Kong's development. In addition, we also wanted to know what young people envisioned for the future development of this area. YSG supported the event by creating a model of Central and a simulating a video showing how to create a map for the district. Thanks go to our committee members for their help in creating all this, especially Chris Mook, Gigi Mok, Joanmi Li, Lizzy To, Ryan Wong and Winnie Mak.

My Mobile Garden Workshop

YSG successfully organised a "My Mobile Garden Workshop" on 22 August. Participants made their own mobile phone cases using dried flowers. There were plenty of dried flowers of different types and colours for them to choose. The flowers were placed on a silicon mold one by one before transparent glue was poured over it to form a shell. Each case took three hours to complete and another two days to dry and harden. The whole process was extremely interesting. Thanks go to Frank Poon and Karen Wong for organising this event.

Coming Soon

Seminars

YSG will be holding a seminar on the "Development of Small Hotels in Hong Kong" on 25 September. This CPD event will let participants understand the issues involved in developing small hotels in Hong Kong from the point of view of an experienced architect. The seminar will also provide an overview of the statutory procedures and technical issues regarding small hotel development projects in Hong Kong. The procedures and issues related to the statutory, transportation, parking, and technical aspects will be covered.

YSG Study Tour 2015

The YSG Study Tour 2015 (Qingdao) is full. Thanks go to all members for supporting it. For those who were left out, we are sorry that only a limited number of seats are available each year due to safety and financial considerations. Despite this, we will try to keep our Facebook page updated and report on the trip after it is completed to share our experiences with all members.

Qingdao is a major coastal city and economic centre in Northeast China. As mentioned, we plan to visit local planning and governmental development bodies, private developments, and even some scenic attractions to gain a better understanding of Qingdao's development. We will also meet our professional counterparts there.

YSG Annual Dinner 2015

The YSG Annual Dinner will be held on 14 November 2015 at 7 PM at House of Tang, Metro Park Hotel Kowloon, 75 Waterloo Road. The theme and details of the dinner have yet to be confirmed, but we have decided to keep the event relaxed and full of joy just like the cartoon annual. Seats are limited, so please check our Facebook page and HKIS website and reserve your seat immediately once the flyer is issued.

We Need You

For the continued success of YSG, it needs your support, ideas, advice, and active participation.

If you are interested in joining us or have any enquiry, kindly e-mail us at ysg@hkis.org.hk. You are also welcome to attend our monthly regular meetings. The YSG Committee has fixed the remaining 2015 meeting schedule as follows:

9 September, 14 October, 11 November
(AGM – to be confirmed)

Find us on Facebook at

<http://www.facebook.com/HKISYSG>
for our latest events and developments.

- 1 Visits the District Cooling System at Kai Tak Development
- 2-3 Visits the HKEx Data Centre, Hong Kong Exchanges & Clearing Limited
- 4-6 Social Dinner after the Qinghai-Tibet Railway Visit
- 7-8 HKIS Mapmaking Competition
- 9-10 My Mobile Garden Workshop





Sr Dr Lesly Lam
Sports and Recreation Committee Chairman

For those members who are interested in participating in various sports teams and interest groups managed by the Sports and Recreation Committee, please contact the Chairman or Donna YU at cpd@hkis.org.hk/2526 3679 to register.

The recruitment of players is always open to all qualified members, probationers, and student members. We look forward to seeing you.

Joint Professional Bowling Competition 2015

Team Captain: Tommy LAM

The Joint Professional Bowling Competition 2015 will be held on 27 September 2015. We welcome all interested members to join our bowling team. The team captain will try his best to lead the team to the prizes in the competitions.



Joint Professional Table Tennis Competition 2015

Team Captain: CY Jim

The Joint Professional Table Tennis Competition 2015 will be held on 3 September 2015. We welcome all interested members to come support our team. The captain will try his best to lead the team to the prizes in the competitions.

Joint Professional Darts Tournament 2015

Team Captains: Jason CHAN /
Sylvia LEUNG

It has been proposed that the 1st Joint Professional Darts Tournament 2015 with the other professional institutions will be held by the end of 2015. We aim to promote social connections with other professionals and create a positive attitude towards sporting competitions among the professions.

The mode of competition is as follows:

Team match (each team has a minimum of six and a maximum of ten players)

1st round => count-up: No.1-seeded team (1st) + 10 teams entering 2nd round (2 legs)

2nd round => elimination: 2nd vs 11th, 3rd vs 10th, 4th vs 9th, 5th vs 8th, 6th vs 7th (5 legs)

3rd round => elimination: 6 winners from the 2nd round (5 legs)

4th round => 3 winners from the 3rd round, loser = 1st runner-up (7 legs)

Final round => 7-10 legs

We'll hold internal competitions to select the best players to represent us and go for the glory. Please stay tuned.



HKIS CPD/PQSL EVENTS SUMMARY 1 SEP - 25 NOV 2015

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
01 Sep 2015	2015107	Review of the Application of Cost-Benefit Analysis	Ellen Lau	QSD	1.5	✓	1.5
02 Sep 2015	2015099H	BSD PQSL Series 2015 - Design Considerations for Conversion Works - Discussion on Past Papers of Practical Task	Junkers Lam	BSD	1.5	✓	1.5
07 Sep 2015	2015140	北京地區活動通知 - 「BIM：今天？以後！」專題講座及晚宴 New	胡震洋, 金欣, 麥卓權	HKIS	1.5	To be determined by respective Division	
08 Sep 2015	2015094	FSD's Statutory Plan Processing Mechanism and Criteria on Approval of Plans (FULL)	K M Wan	BSD	1.5	✓	1.5
09 Sep 2015	2015016N	QSD PQSL Series 2015 – Loss and Expenses	H Y Wan, Tony Kwok	QSD	-	✓	2.0
15 Sep 2015	2015116	Quality Property and Facility Management Award 2014 - Grand Award Experience Sharing	Representatives from Manhattan Hill, Citibank Plaza & Metroplaza	PFMD	1.5	✓	1.5
19 Sep 2015	2015144	Site Visit to MTR Metro Line 4 Depot Property Development - "Tiara" (港铁.天頌), in Shenzhen, PRC New	Felix Leung	HKIS	3	To be determined by respective Division	
19 Sep 2015	2015141	Forum - Proposed Security of Payment Legislation New	Paul Ho, Raymond Kam	QSD	3	✓	3
19 Sep 2015	2015139	廣州周大福金融中心工地參觀活動及四大自貿區發展系列講座 New	-	HKIS	6	To be determined by respective Division	
19 Sep 2015	2015135	上海虹橋天地參觀考察 New	-	HKIS	2	To be determined by respective Division	
21 Sep 2015	2015134	The Contracts (Rights of Third Parties) Ordinance: Beware, Statutory Third Party Rights are Coming Your Way New	Steven Yip, Samuel Cho	QSD	1.5	✓	1.5
24 Sep 2015	2015114	Legal Aspects of Building Management in Hong Kong	David Fenn	GPD	1.5	✓	1.5

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
25 Sep 2015	2015125	Development of Small Hotels in Hong Kong (FULL)	Anthony Chan	YSG	1.5		To be determined by respective Division
26 Sep 2015	2015137	北京地區活動通知 – 北京國貿三期B階段工地參觀活動 New	馮智勇	HKIS	2		To be determined by respective Division
02 Oct 2015	2015142	Fire Test and Assessment Reports New	Dominic W K Yu	YSG	1.5		To be determined by respective Division
03 Oct 2015	2015131	Visit to Tower Crane Yard (FULL)	Bosco Ku	QSD	3	✓	3
05 Oct 2015	2015016Q	QSD PQSL Series 2015 – Payment Valuation and Post-Contract Cost Monitoring	Antony Man	QSD	-	✓	2
06 Oct 2015	2015113	職業道德與道德責任	岑偉文	QSD	1.5	✓	1.5
07 Oct 2015	2015132	Current Issues in Construction Law New	Malcolm Chin, Preston Lee	GPD	1.5	✓	1.5
08 Oct 2015	2015117	Green Property Management Series II	Charles Hung, Mark Cameron, Vincent Cheng	PFMD	1.5	✓	1.5
10 Oct 2015	2015126	PDD Annual Conference 2015 : Green Building and Environmental Planning Design New	Pls. refer to the HKIS website for details	PDD	3.5	✓	3.5
14 Oct 2015	2015124	Experience Sharing to the Use and Price of Steel Sheet Piles in Hong Kong and Macau (CPD in Macau)	Falko Zueck	QSD	1.5	✓	1.5
15 Oct 2015	2015136A	Building Control: Application of Building (Planning) Regulations - Part 1 New	Terry Ng	BSD	1.5	✓	1.5
15-19 Oct 2015	2015106	YSG Study Tour 2015	YSG Representatives	YSG	10		To be determined by respective Division
17 Oct 2015	2015130	Visit to Precast Products Factory in Huizhou New	Lam Hoi	QSD	3	✓	3
19 Oct 2015	2015136B	Building Control: Application of Building (Planning) Regulations - Part 2 New	Terry Ng	BSD	1.5	✓	1.5
23 Oct 2015	2015102	The Blood and Tears of a QS in Thailand	K F Lo	QSD	1.5	✓	1.5



DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)
24 Oct 2015	2015109	Visit to Cathay Pacific City (Rescheduled from 15 Aug, 2015)	Representatives from Cathay Pacific City	QSD	1.5	✓	1.5
26 Oct 2015	2015136C	Building Control: Application of Building (Planning) Regulations – Part 3 New	Terry Ng	BSD	1.5	✓	1.5
27 Oct 2015	2015143	Currency Volatility: Risks for Real Estate Investors New	Ada Choi	GPD	1.5	✓	1.5
28 Oct 2015	2015136D	Building Control: Application of Building (Planning) Regulations – Part 4 New	Terry Ng	BSD	1.5	✓	1.5
29 Oct 2015	2015128	Writing Effective Reports with Proficiency New	Michele Ho	QSD	1.5	✓	1.5
30 Oct 2015	2015133	Security of Payment and Adjudication in Hong Kong New	Vincent Liu	QSD	1.5	✓	1.5
02 Nov 2015	2015138	Competition Ordinance – Final Chance for Preparation New	Steven Yip, Brian Liu	QSD	1.5	✓	1.5
14 Nov 2015	2015100	HKIS and AIQS Joint Conference - How QS will succeed in Tomorrow's World	Pls. refer to the HKIS website for details	QSD	6	✓	6
19 Nov 2015	2015129	Experience Sharing to the Use and Cost Control of Cutter Soil Mixing (CPD in Macau) New	Raymond Wong, Alex Chan	QSD	1.5	✓	1.5
25 Nov 2015	2015110	QSD BIM Series 2015 (9) - Will BIM replace QS? (to be delivered in Cantonese, same as 2015070 which was delivered in English)	Sunny Choi	QSD	1.5	✓	1.5

- (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 recognized 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.

Please use the STANDARD RESERVATION FORM overleaf for registration. For enquiries, please email cpdreg@hkis.org.hk or call the Secretariat on 2526 3679. For details of the CPD events, please refer to the HKIS Website at http://www.hkis.org.hk/en/professional_cpd.php

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



MEMBERS' PRIVILEGES

會員優惠

GASOLINE

CALTEX STARCARD

From 1 April 2015, HKIS members and also their family members, who have never applied Star Card OR StarCard holders who had no transaction record in the past six months, can enjoy an attractive discount of HK\$2.20 per litre in gasoline and HK\$4.20 per litre in diesel purchase everyday. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment on **2851 3297** or **2116 5407**.

ESSO FLEET CARD

From 1 August 2015, the discount for petrol offered to successful HKIS member applicants is HK\$2.10 per litre and the discount for diesel offered to successful HKIS member applicants is HK\$4.00 per litre. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 August 2015, the discount of petrol offered to successful HKIS member applicants is HK\$1.70 per litre for consumption exceeding 40 litres per monthly period; otherwise, the discount is HK\$1.40 per litre. Payment is first fully paid by cash or credit card at Esso Service Stations; rebate will be credited to customer's bank account. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 July 2014, the discount is HK\$1.70 per litre gasoline for all successful application of the Shell Card.

For enquiries please call Mr Alex Au of Kingsway Concept Ltd. on **2541 1828**.

OTHERS

15%^{OFF}

SAVING FROM HYATT.COM RATE

Enjoy 15% discount from our Hyatt.com rate by booking Grand Hyatt Hong Kong's newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter your unique corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS member card is required to be presented upon check-in. Offer lasts until 29 December 2015, subject to availability.

36%/34%^{OFF}

HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by Union Hospital at a privilege offer of HK\$3,080 for male and HK\$3,990 for female. Plan inclusive of physical examination and medical history; medical report with comment and two doctors consultations; 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/ ultrasound breast. Privilege lasts until 31 December 2015.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170**.

18%^{OFF}

DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 13 January 2015 and last until 14 December 2015. Reservations are required and your membership card must be presented when you arrive at the restaurant. For promotion details, please refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

15%^{OFF}

DOWN JACKET

Upon presenting original HKIS member cards, members will enjoy a 15% discount on all items provided at Chateau Chaleur in Central. For details of the shop, please refer to www.chateauchaleur.com.

UP TO 58%^{OFF}



HEALTH CHECK PLAN / VACCINATION

Health check packages are offered to all holders of HKIS membership cards by MediFast (Hong Kong) Limited. You can save up to 58% off on selected Health Check Plans, up to 55% off on selected Female Health Check Plans, up to 54% off on selected Male Health Check Plans, and up to 26% off on selected vaccinations. In addition, a Comprehensive Heart Disease Screening Check Plan costs only HK\$3,690; a Standard Gynaecological Health Check Plan HK\$440; pre-marital counselling (five sessions) HK\$3,900; and Home Sleep Testing Service HK\$2,800. A pre-booked appointment is required. Please call our hotline at **2272 8222** for advance booking or inquiry. Offer lasts until 30 July 2016.

10%^{OFF}

CHORAL CONCERT TICKETS

The Hong Kong Bach Choir is one of Hong Kong's longest-established and finest choirs. From a small group of 15 music lovers gathered for a single performance in 1969, the Choir has developed into a year-round, multi-national ensemble of more than 80 members. The HK 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 HKIS can enjoy a 10% on HK Bach Choir programmes by showing your membership card at URB TIX outlets. For more information, please visit <http://www.bachchoir.org.hk>

10%^{OFF}

BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (Excepted Sales Items) at Cosmos Books Ltd upon presentation of original HKIS member cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2015

20%^{OFF}

FOOTBALL SHIRT

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

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.



AVS義行義跑 義015

AVS Walk & Run for Volunteering 2015

2015年10月11日(星期日)
11 October 2015 (Sunday)



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Support Volunteering, Enroll NOW!

義行Charity WALK

將軍澳運動場 ▶ 海濱公園 | 上午10:00am
Tseung Kwan O Sports Ground > Waterfront Park

義跑Charity RUN

將軍澳運動場 ▶ 海濱長廊 ▶ 海濱公園
Tseung Kwan O Sports Ground > Waterfront Promenade > Waterfront Park

10公里賽 10km Race 上午8:30am

3公里賽 3km Race 上午8:45am

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