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Striking a balance in Central

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Striking a balance in Central



Parts of the Central district have showed signs of ageing, and the city's prime business hub faces a dilemma: How can the government, developers and landlords strike a delicate balance between preserving its heritage implementing sustainable development? President of the Hong Kong Institute of Surveyors Sr Vincent Ho, and Chairman of Planning & Development Division, Sr Dr Tony Leung, share their thoughts.

Wilson Lau

Attributed to the “holistic” urban planning approach adopted by the government, urban development has put more emphasis on preservation and revitalisation in recent years. Central is among Hong Kong earliest developed districts, and many buildings have historical value. It’s a good idea to preserve some historical structures as part of the collective memory of Hongkongers, says Chairman of TL Property, Sr Dr Tony Leung.

“Central is an area rich in history. Although redevelopment may be the solution for some areas, the main future development direction for Central should be ‘rehabilitation, revitalisation, preservation and redevelopment’,” he notes.

Ho thinks that redevelopment in some areas is necessary as there is need to completely change the function of some buildings to meet the demands of a transforming community. “This also applies to buildings that are in very poor condition, but they are becoming few.”

For ageing single buildings, the potential for redevelopment should be considered, Leung notes. “When it comes to buildings whose plot ratio has not been maximised, they can be redeveloped into taller buildings. It will help increase office space supply. For those whose plot ratio has been maximized, and plot size does not exceed say three-four thousand square feet, design can be challenging and the increase of office space after redevelopment may be limited. Therefore renovation is a better option. It is more efficient and more environmentally friendly as fewer discarded materials are created.”

Ho observes some ‘organic change’ in the function of some buildings in Central. “The changes have been driven by the community and landlords from the standpoints of the market and landlords, and taking into account

the returns on investment. This transformation is bottom-up,” Ho continues.

The organic change has had relatively limited impact on the community and helps enhance value of the land and beautify the areas, Ho says. “Rehabilitation, or renewal, has a wide definition. For instance, there can be adequate expansion of existing buildings, preserving part of the buildings’ current functions, while changing some parts in line with current market demand. If we can introduce this more holistic approach to the developed districts in Hong Kong, it will help reduce the substantial amount of material waste resulting from demolition. It also helps minimise the time when the sites are not in use due to construction because refurbishment and expansion takes less time.”

Both Ho and Leung conducted guided tours as part of HKIS’ “Touring Central with Surveyors” programme to help deepen public understanding of one of Hong Kong’s oldest districts.

Examples of upcoming revitalisation projects in Central include the Victoria Prison on Old Bailey Street and the Central Market. The updated enhancement plan by the Urban Renewal Authority (URA) proposes spending HK\$600 million on revitalising Central Market. The plan allocates around 10,000 square feet for leisure and recreational activities and approximately 100,000 square feet for commercial purposes. To upgrade the accessibility, there is a plan to open up the sides on both Jubilee Street Central and Queen Victoria Street and create additional entrances. This will help modernise the structure, Leung believes.

Other sites suitable for revitalisation are at 120 Wellington Street and 26 Graham Street. URA is working on redeveloping some of the dilapidated old structures and aims to preserve

the sections occupied by grocery vendors. This approach helps retain the unique features of the district. This project encompasses redevelopment, revitalisation and preservation, Leung says.

The constant traffic congestion in Central is worrisome, Leung notes, and hopefully the Central-Wanchai Bypass can help ease the situation. Although some have suggested canceling the tram service in the segment between Admiralty and Central, Leung thinks trams are an integral part of Hongkongers' heritage. "Hong Kong will not look the same without trams."

In line with global trends, many developers are trying to incorporate green building features when they redevelop a site. Leung believes that if the site is sufficiently big, redevelopment should be able to maximise the benefits of green buildings. "One of recent green buildings that has maximised its potential is Hysan Place in Causeway Bay," Leung says.

Ho thinks that when developers consider the green option, they should consider whether it will produce significant contributions towards sustainability. "It's not worth doing it for green buildings' sake... The ultimate goal is sustainability. We need to take holistic consideration," he adds, pointing out green building features should be tailored to individual buildings and they can be incorporated in the buildings' redevelopment or renovation.

In terms of community facilities, after the URA's renovation of Central Market, there will be a space for leisurely pursuits in the dense commercial area, Leung believes. "It'll be nice. At least office workers can take a stroll after lunch as the place is connected by footbridges with the other commercial high-rises in Central."

The square-mile core area of Central lacks community facilities and open space, Ho observes. "It'll be great if the renovated Central Market can add these elements. More important is the practical function. As there are residential buildings in the district, there should be consideration for facilities that complement a residential area, such as children's daycare centre, kindergarten, community centre, youth centre and recreational space."

The Central escalator has helped spur commercial activities in the neighbourhoods it passes through, both Ho and Leung think. For example, many single buildings have been refurbished into hip serviced apartment blocks and many eateries, pubs and entertainment venues have been opened, catering for high-spending professionals and hipsters. Government should consider extending the escalator further west to the Mid-levels of Sheung Wan. The area is densely populated and has interesting unique neighbourhoods. If the escalator is extended, it may help drive the transformation of these neighbourhoods. They can be developed into another SOHO, they believe.

Ho says the development cycle of Central is constant, and the redevelopment and revitalisation projects by URA and other private developers/owners are still in progress. "The cycle of large-scale transformation will be less frequent compared with the past. As redevelopment and acquisitions of old buildings have become a less viable option due to the escalating costs and the existing high density of the district, more will consider rehabilitation in the next 20 and 30 years."

The article is published courtesy of Classified Post

發展中環：保育建設兩不誤

中環是香港的商業樞紐，而隨著區內一些樓宇日漸老化，該區正面臨兩難局面：在保育具文化、歷史價值的城市與建築元素與推行可持續發展之間，政府、發展商及業主該如何取得巧妙平衡？下文將由香港測量師學會會長何鉅業測量師及規劃及發展組主席梁家棟博士測量師分享他們的看法。

置業行董事長梁家棟博士測量師說，政府近年的城市規劃模式已逐步走向多元化，市區發展工作也更著重保育及活化。中環是本港最早開發的地區之一，許多樓宇具有歷史價值，城市發展的同時，可否也適當地保存一些具「歷史」價值的建築，成為港人的共同回憶。

「中環歷史悠久，雖然部分地區較適合重建，但是中環未來的發展方向應著重『復修、活化、保存及重建』。」

何鉅業認為，部分用地的確需要重建，從而徹底改變一些樓宇的功能，以配合該區轉型所需。「這也適用狀況欠佳的舊樓，可是這類樓宇已越來越少。」

梁家棟表示，老化的單幢樓宇有重建潛力，這點亦值得考慮。「一些未用盡地積比率的樓宇可改建加高，有助增加寫字樓的供應；至於已經用盡地積比率的樓宇，若用地面積不超過3000至4000平方呎，設計上會有困難，重建所能增加的寫字樓空間亦有限。因此，這類樓宇較適合翻新。翻新樓宇所產生的建築廢料較少，有效率又較環保。」

何鉅業察覺到中環一些樓宇的功能有所轉變。「這些改變由社區及業主帶起，從業主與市場角度出發，並以投資回報為考慮因素，是由下而上的轉變。」

他認為這些變化對社區影響相對有限，並有助提升土地價值、美化景觀。「復修或重建的定義很廣。舉例而言，現有的樓宇可充分擴建而保留某些功能，同時因應目前市場需求作部分改變。這個取向較能兼顧全局，若能在發展成熟的地區推行，將有助大幅減少拆除樓宇所產生的廢料，縮短翻新及擴建需時，從而盡量減少土地閒置的時間。」

何鉅業及梁家棟為「測量師帶你行街 GUIDE」導賞團擔任導遊，讓公眾深入認識這個舊區。」

中環奧卑利街的域多利監獄及中環街市將進行翻新。市區重建局的最新改善計劃將投入六億港元活化中環街市，將一萬平方呎左右的土地用作休閒娛樂活動，另外約十萬平方呎則作商業用途。市建局計劃開通中環租庇利街及域多利皇后街兩旁，增建入口，以便出入。梁家棟認為此舉有助使建築結構更現代化。

其他適合活化的地點有威靈頓街120號及嘉咸街26號。市區重建局致力於改建舊樓之餘，亦著重保留雜貨店聚集的地段。此舉有助保留該區的獨有特色。梁家棟說，這個項目涵蓋重建、活化及保育工作。

梁家棟指出，中環的交通經常擁擠不堪，希望中環灣仔繞道有助舒緩情況。雖然有人建議取消金鐘至中環段的電車服務，但他認為電車是港人文化遺產中不可或缺的部分。「一旦沒了電車，就不像香港了。」

因應全球趨勢所至，許多發展商於重建時會嘗試納入綠色建築特色。梁家棟認為，若然土地夠大，重建工程應能充分發揮綠色建築的優點。「銅鑼灣的希慎廣場就是綠色建築，充分發揮了綠色建築的特色。」

何鉅業認為，發展商考慮納入綠色建築特色時，應思考這對可持續發展是否大有助益。「若只是為建而建便不值得……加入綠色建築元素的宗旨始終是可持續發展。我們考慮時不能顧此失彼。」他補充，綠色建築特色須配合個別樓宇，亦可用於重建或翻新的樓宇。

在社區設施方面，梁家棟相信市區重建局翻新中環街市後，將會在稠密的商業區設置休閒活動空間。「這非常好，區內有行人天橋，與中環其他商業大樓相連，起碼能讓上班族在午飯後散步。」

何鉅業發現，中環核心區缺乏社區設備及開放空間。「中環街市翻新後若能加入這些元素，那再好不過了，不過更重要的是實際功能。由於區內有住宅樓宇，設施方面亦應加以配合，例如托兒所、幼稚園、社區中心、青年中心，以及休閒娛樂空間。」

兩人認為，中環自動扶手電梯有助促進沿途的商業活動。舉例來說，區內許多單幢樓宇已改建成酒店式公寓，亦開設了許多餐廳、酒吧及娛樂場所，為高消費的專業人士及青年人提供美食佳餚。政府應考慮擴建扶手電梯，往西面延伸至上環半山區，該區人口密度高，亦有一些獨特有趣的街區。扶手電梯若能延伸到區內，可能有助該區轉型，發展成另一個蘇豪區。

何鉅業說，中環發展循環不斷，市區重建局及其他私人發展商/業主的改建及活化項目仍在進行中。「大規模的轉型將不如過去頻繁。由於成本不斷上升，加上該區目前人口密度高，要重建及收購舊樓不易。未來20年至30年，各方會傾向考慮復修樓宇。」

本文由《Classified Post》撰文。





Sr Vincent Ho

Central is the focus of this issue's cover story. Thanks to the HKIS's "Touring Central with Surveyors" programme, public awareness of the business hub has increased. Through this exercise, we learned about the public's expectations of the district's sustainable development. Some of its thoughts were inspired by the surveyors who volunteered to conduct the group tours. We hope the cover story can be a reference point for the government, which should take into consideration the suggestions given as it also works on the sustainable development of other neighbourhoods.

High-Flyer Sr Raymond Chan, a seasoned surveyor, has diversified into other specialties. His nickname is 'Raymond Sir' because he has trained many surveyors while working as a lecturer at the Hong Kong Polytechnic University (PolyU). Sr Chan is also an astute businessman who founded his private practice at a young age. During his presidency of the HKIS, he was known as a vocal advocate for the surveying industry and helped raise its profile. This high-flyer profile offers a glimpse of the transformation and diversification of a surveyor's career and should inspire the younger generation to emulate Sr Chan, who identified and established a market niche in a fast-evolving society and subsequently helped change the industry's business landscape.

October's "Discussion Forum on Public and Private Housing Policy" followed the "Land Supply Forum" held in July. These two topics

are intricately linked. During the later forum, heavyweights of the property sector shared their insights. They included Stanley Wong Yuen-fai, Chairman of Subsidised Housing Committee, Hong Kong Housing Authority; Shih Wing-ching, Founder of Centaline Group; and Sr Professor Eddie Hui, Department of Building and Real Estate, PolyU. This forum provided a great platform for idea exchanges and 360-degree brainstorming by the HKIS members in attendance. They suggested more innovative thinking and new modes of housing supply to balance the demand from the grassroots and a need to drive activities in the housing market. By integrating these ideas, the HKIS's Housing Policy Panel will be able to offer more concrete suggestions to the government.

The debut joint conference of the Australian Institute of Quantity Surveying and the HKIS's Quantity Surveying Division was held in November. The conference was well attended by local and overseas surveyors. We were inspired by the suggestion made during the conference that Hong Kong surveyors should take up opportunities abroad due to changing economic patterns. The conference helped broaden our international horizons and we encourage the other divisions to organise similar events.

The HKIS's Annual Dinner was officiated by Chief Executive CY Leung, a past president of the Institute. The dinner served as a festive, yet relaxed, occasion for surveyors and representatives



from other professional associations to enhance their mutual understanding and exchange insights. It also helped bring everyone closer together, which is conducive to our continued collaboration in driving future housing developments and other contributions to society.

The Young Surveyors Group held its annual dinner, which provided a night of energetic and fun activities for the representatives of other professional associations, as well as surveying students of local universities. We sincerely thank YSG and the support from the chairs of the other divisions.

A new Agreement on Trade in Services (the "Agreement") signed under framework of CEPA to basically achieve liberation of trade in services between the Mainland and Hong Kong has been signed on 27 November between the HKSAR and Ministry of Commerce.

The Agreement further enhances the liberalisation in both breadth and depth, including extending the implementation of the majority of Guangdong pilot liberalisation measures to the whole Mainland; reducing the restrictive measures in the negative list; and adding 28 liberalisation measures in the positive lists for cross-border services as well as cultural and telecommunications services.

Members are invited to look and take opportunities to attend their services over the new permissible area.

President
Sr Vincent Ho

本期封面故事以中環為題。香港測量師學會舉辦「測量師帶你行街 GUIDE」導賞團，加深公眾對這個商業樞紐的認識，有賴於一眾擔任義務導遊的測量師從旁啟發，我們亦從中了解到公眾對中環的可持續發展的期望。我們希望本期封面故事能夠讓政府從不同角度看城市發展的模式，思考各區的可持續發展的方向。

今期傑出人物陳旭明測量師經驗豐富，博學多聞，任教香港理工大學時作育不少英才，人稱「Raymond Sir」。他亦是位精明商人，年紀輕輕便自立門戶，創辦他的測量師行。在任香港測量師學會會長期間，他為業界發聲，提升行業形象，因而廣為人知。今期「傑出人物」專欄介紹了測量師業的轉變歷程和多姿多采的一面，新生代可借鏡一番，在日新月異的社會中，佔得市場一席之地，進而改變業界的商業環境。

繼7月舉辦「土地供應論壇」後，本會於10月再辦「房屋政策論壇」，兩者主題一脈相承，由地產界的重量級人物分享見解，包括香港房屋委員會資助房屋小組委員會主席黃遠輝先生、中原集團創辦人施永青先生，以及香港理工大學建築及房地產學系許智文教授測量師。該論壇提供一個理想的平台，讓出席的會員交流意見，集思廣益。會眾提出了不少創新的思維與房屋供應模式，既能回應基層市民需要，亦顧及到房屋市場的需求。香港測量師學會的房屋政策小組整理各方意見後，將能為政府提供更具體的建議。

11月，澳大利亞工料測量師學會與本會工料測量組舉行首次聯席會議，與會者包括本港及海外測量師，座無虛席。席間有建議指，由於經濟格局不斷變化，本港測量師應積極往海外發展，創造更多長遠發展空間。我建議學會其他專業組別亦不妨舉辦類似活動，以助拓闊國際視野。

香港測量師學會的週年晚宴由前會長兼香港特別行政區行政長官梁振英擔任主禮嘉賓。席間氣氛熱鬧輕鬆，各測量師會員與其他專業團體代表互相交流，交換意見。週年晚宴是一個難得溝通平台，有助各同業建立更密切的合作關係，推動未來房屋發展，從多方面貢獻社會。

香港測量師學會青年組亦於11月份舉辦了週年晚宴，為一眾專業團體青年代表以及大學測量系的學生帶來各種精彩活動。我們謹此感謝青年組及各專業組別主席的支持。

11月27日，香港特別行政區與內地商務部共同簽訂《內地與香港關於建立更緊密經貿關係的安排》（CEPA）框架下的《服務貿易協議》，基本達成兩地之間的服务貿易自由。

《服務貿易協議》進一步開放自由貿易的範圍及程度，包括將大部分在廣東試行的開放措施推廣至內地全境、減少負面清單中的限制性措施，以及在跨境服務、文化及電訊服務的正面清單中增加28項開放措施。會員不妨多加了解，把握機遇，在這些新領域上提供相關的專業服務。

會長
何鉅業測量師



Private practice pioneer

Sr Raymond Chan Yuk-ming, managing director of Raymond Chan Surveyors Limited (RCSL) and a past president of HKIS, is one of the pioneers of private practices in building surveying consultancy in Hong Kong. He has been credited with shaping the local market for building surveyors, whose expertise are now highly sought after, thanks to the urgent needs of ageing buildings for repair and maintenance, facility enhancement and alteration.

Wilson Lau



“Utilize professional knowledge to serve our society”

Many in the surveying field agree that Chan helped lay the foundation for the building surveyor market in Hong Kong in the 1980s, and it took off from there. After he set up his own practice, the local building surveying consultancy sector began to take shape quickly. Fast expansion ensued, driven by the rising demand for maintenance and facility enhancement, and today many property owners and developers also hire building surveyors.

When Chan started working in the early 1980s, there were very few professionally trained building surveyors in the private practice. Most either worked for the government, such as in the Buildings Ordinance Office, or private developers. “There were very few consulting firms specialising in building surveying consultancy. This market sector was almost non-existent,” he recalls. “In those days, most maintenance projects were managed by architects.”

This led Chan to identify a market niche and opened RCSL, the first locally owned consultancy practice focusing solely on building surveying services. Chan believes that building surveyors have competitive edge in overseeing maintenance and alteration projects because of their training in dealing with existing buildings. “Traditionally, the training for building surveyors has a lot of weight on maintenance and alteration projects.”

Chan's vision, over three decades ago, has proven to be correct: building maintenance projects in Hong Kong are now led by building surveyors predominantly. Professionally trained in General Practice Surveying in the Hong Kong Polytechnic, Chan first started to work in valuation and found more interest in Building Surveying area. “Then I decided to pursue my qualification on building surveying while working. Because professionals can choose to enrich their specialised knowledge in terms of breadth or depth, I opted to broaden the scope of my skills and knowledge. Over the years, I have also obtained other professional qualifications based on relevant professional knowledge and proven experience,” he explains.

Carving out a niche business is challenging initially. “There was less direct competition. It's like basketball players in a soccer match and I was the only soccer player. Nevertheless, it's very important for me to inspire confidence in clients by demonstrating my competencies and professional knowledge... Competition intensified later as more building surveyors entered the market. But the market is big and is growing,” he adds, pointing out an interesting phenomenon – many well-established building surveying firms in Hong Kong were established by his classmates.

Meanwhile the market for building alteration and maintenance is expanding at good speed,

Chan thinks. “It is interesting to note that the total expenditure in building alteration and maintenance works is much bigger than the total expenditure on the construction of new buildings in Hong Kong.”

In the future, Building surveyors can also consider to expand its scope of services to include insurance damages valuation.

When Chan was the President of HKIS, he put a lot of effort into promoting the influence and public image of surveyors as a whole. His efforts have reaped benefits. “Public awareness of surveyors and what we do has heightened,” he notes. “Increased awareness of the profession is important. It’s beneficial for all because professionals help others. It’s a win-win situation. Burnished reputation leads to increased influence. We will be relied upon to make constructive, professionally founded suggestions for the overall enhancement of our society.”

Like many other prominent surveyors in Hong Kong, Chan has been dedicated to public services. “Through my participation in various public organisations, I utilise my professional knowledge to serve our society,” he notes. “For instance, if we set a good direction for land use at the Town Planning Board, it will benefit all in the society. I have learned a great deal from the others through my involvement in public services. I enjoy the exchange of ideas with other professionals like environmentalists, accountants, artists and social workers. I have learned to analyse issues from the others’ points of view. I have come to gain a better understanding of the challenges facing the government. Some of the strategies adopted by these organisations can be adapted and implemented at my company.”

Chan believes HKIS’s Planning and Development Division has great potential for

expansion. “Public knowledge of surveyors specialising in planning and development is limited, mainly because the government does not have corresponding positions. Project planning at private firms is usually done by the owners. Some assign surveyors or architects to coordinate the projects. I think if companies are keen on enhancing the quality of project planning, they should engage specialised planning and development surveyors to be in charge of the overall project planning and coordination.”

Chan thinks the overall quality of the younger generation of surveyors is good. “They have been well-trained, especially in terms of the scope of knowledge and the ability on creative thinking. Because of the rapid market development, coupled with the constant flow of large amount of information through social media and internet and technological innovations, surveyors need to put a lot of efforts in keeping up with new developments.”

While young surveyors’ scope of knowledge is wide, it often lack depth. He advises that, when young recruits start working, they should seize any opportunity for in-depth intensive on-the-job training. Meanwhile, changes in global economic development have given surveyors more opportunities and scope for their careers. “Surveyors specialising in construction, land and properties can consider developing their career in the financial sector, particularly in those investment funds focused on property-related projects,” Chan notes.

The article is published courtesy of Classified Post.

私人執業先驅

陳旭明測計師行有限公司董事總經理及香港測量師學會前會長陳旭明測量師，是本港建築測量顧問界私人執業先驅之一，為建築測量師建立本地市場。由於舊樓在保養維修、設施改善及改裝方面需要迫切，建築測量師現時炙手可熱。

Wilson Lau

測量界普遍認為，陳先生在 80 年代有助奠定本港建築測量市場的基礎，而一切以此為起點。他成立自己的公司後，本地建築測量顧問行業迅速成形。由於保養和設施改善的需求增加，行業急速擴展，目前許多業主及發展商都有聘用建築測量師。

陳先生在 80 年代初投身社會，當時私人執業的建築測量師極少，大部分人不是加入建築物條例執行處等政府部門，就是在私人發展商工作。他回憶說：「當時只有極少數的建築測量顧問公司，這個市場幾乎是不存在的。那時候的保養項目大多由建築師負責。」

於是陳先生看準這個小眾市場，創辦了首間專注提供建築測量服務的本土顧問公司——陳旭明測計師行有限公司。陳先生認為建築測量師在處理現有樓宇方面素有培訓，讓他們享有監督保養及改裝項目的優勢。「傳統上，建築測量師的培訓十分注重保養及改裝項目。」

陳先生三十多年前的看法是對的：香港現時樓宇保養項目主要由建築測量師負責。陳先生原來於香港理工學院修讀產業測量後，首先從事估值工作，但卻發現對建築測量的興趣更大。他解釋：「後來我一邊工作，一邊考取建築測量資格。專業人士可選擇擴闊或專修知識，於是我選擇擴闊技能和知識範疇。這些年來，我還憑藉相關專業知識和經驗考獲其他專業資格。」

開拓小眾業務初期考驗重重。他補充道：「直接競爭較小，情況就如足球比賽上的籃球員，而我是唯一的足球員。然而，我需要展示能力和專業知識，給予客戶信心……隨著越來越多建築測量師投入市場，競爭變得激烈，但市場規模很大，且在不斷增長。」陳先生提到一個有趣現象，就是本港很多著名建築測量行都是他的同學成立的。

與此同時，陳先生認為樓宇改裝及保養的市場發展迅速。「現況是本港樓宇改裝及保養工程的總開支遠遠多於新樓建築的總開支。」

建築測量師未來還可考慮將服務拓展至保險賠償估值。

陳先生出任香港測量師學會會長期間，致力提升測量師整體的影響力和形象，並取得成果。他指出：「公眾更了解測量師和我們的工作。對這個專業範疇加深認識是重要的，令所有人可以獲益，因為專業人士就是要讓人受惠，這是一個雙贏局面。聲譽提高了，影響力自然增加。我們將更受重用，提供實際、專業的建議，為整個社會帶來裨益。」

陳先生像許多本地知名測量師一樣參與公職。他說：「透過參與公營機構工作，我可以運用我的專業知識，為社會服務。舉例而言，如果我們在城市規劃委員會訂立良好的土地使用方針，社會各界均會受惠。我從公務中也獲益良多，我樂於與環境學家、會計師、藝術家、社工等專業人士交流，學會從他人角度分析問題，而且更明白政府面臨的挑戰。這些機構採取的策略中，某些亦會適用於我自己的公司。」

陳先生相信，香港測量師學會規劃及發展組甚有拓展潛力。「公眾對從事規劃及發展的測量師認識不多，主要因為政府沒有設立相應職位。私人公司的項目規劃工作一般由公司東主自己進行，有些公司則安排測量師或建築師統籌項目。我認為如果公司有意提升項目規劃的質素，他們應聘請規劃及發展測量師負責整體的項目的規劃及統籌工作。」

陳先生認為整體而言新一代的測量師質素良好。「他們受過優質培訓，在知識範疇和創新思維方面尤其如是。基於市場急速發展，社交媒體及網上又不斷傳播大量資訊，加上科技日新月異，測量師需要加倍努力追上發展步伐。」

年輕測量師雖然具備廣泛基礎知識，但往往欠缺深度。陳先生建議初出茅廬的年輕人須抓緊機會接受深度的在職訓練。此外，全球經濟發展轉變亦給予測量師更多事業機遇和空間。他表示：「從事建築、土地及物業的測量師可考慮向金融事業發展，特別是那些與物業項目相關的投資基金。」

本文由《Classified Post》撰文。



绚丽的秋天已经悄然的走开，寒冷的冬天正在向我们缓缓的走来。11月6日北京迎来了今年的第一场雪，正式拉开了冬季的序幕。

北京新闻

北京“瘦身”在行动 2017年市行政副中心将显成效

今年以来，北京动真格有序疏解非首都功能，推进京津冀协同发展各项任务取得新进展。通州新城86个重大基础设施项目实现开工29个，北环环隧实现竣工，东关大道下月通车，北关大道跨通惠河桥桥面铺装完工，南环环隧近期开工。目前，在通州区建设市行政副中心已经明确，土地拆迁、腾退已经完成，到2017年将取得明显成效。

北京办事处活动

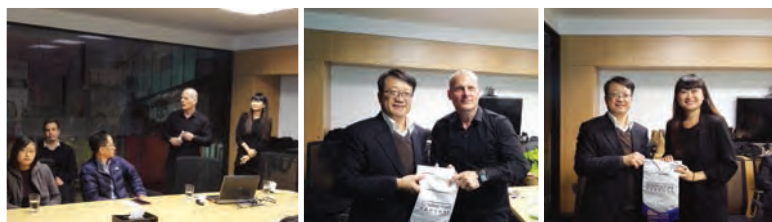
在10月22日举办的讲座顺利结束，主讲人CHRISTIAN TAEUBERT为大家演讲《满足感》为题目的专业讲座，和大家分享未来商业和综合体项目相关知识。德吉是SPARK思邦的董事，现就职于SPARK思邦北京办公室。他于2005年将事业发展中心迁至北京，并于2007年开始他在SPARK思邦的工作。至今，他负责了多个著名项目，包括北京来福士广场、宁波来福士广场、京棉新城和万科旧宫。

演讲者通过未来商业的发展趋势虚拟购物及以往实际案例为大家详细的演讲了商业的发展模式及科学的改建和构造。



活动当天，现场非常安静，大家都聚精会神的听CHRISTIAN TAEUBERT为大家分享自己的案例经验以及商业方面的专业知识，大家都觉得受益匪浅。

在活动结束后，北京议会主席胡煜琳测量师还代表学会向当天的主讲者及主讲者的翻译颁发了纪念品和锦旗表示感谢，最后组织大家合影留念。



讲座结束后，学会邀请当天的主讲人及出席讲座的人员一起共进晚餐，到场的会员都表示未来在时间允许的情况下会多多参加学会举办的各种讲座，与业界同行多多交流认识。晚餐中一片融洽的气氛，大家都如同朋友般友好的交流。当天的活动在欢声笑语中愉快的结束，此次活动圆满完成。



Housing Forum

The **HKIS Housing Policy Panel** organised a half-day discussion forum on housing policy on 31 October. Attended by over 100 members, the Forum reviewed existing housing policies, the current situation, and proposed suggestions for Hong Kong's housing demand and supply. Guest speakers included **Mr Stanley WONG**, **Mr Shih Wing Ching**, and **Sr Prof Eddie Hui**, who reviewed both the private and public housing demand and supply situation. The forum focused on flat supply and the demand situation after the launch of the Long Term Housing Strategy (LTHS), the problems Hong Kong faces, and the need to adjust the LTHS/existing policy. The HKIS Housing Policy Panel was convened by **Sr Chan Chong Kit** and comprised several senior members: **Sr Edward AU**, **Sr Dr Tony LEUNG**, **Sr WONG Bay**, **Sr Tony CHAN**, and **Sr Raymond KAM**. To follow up on this forum, the Housing Policy Panel will summarise the views and suggestions collated during the discussion for submission to the Transport and Housing Bureau.



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1. The HKIS President delivers the welcome speech
2. Guest Speaker Mr Stanley WONG
3. Guest Speaker Mr Shih Wing Ching
4. Guest Speaker Sr Prof Eddie HUI
5. Panel Discussion with Guest Speakers
6. Over 100 members from different sectors attend the Discussion Forum
7. Sr Donald Cheung raises a question during the Q&A session
8. Housing Policy Panel Members and Guest Speakers: Mr Stanley WONG (second left), Mr Shih Wing Ching (third left), and Sr Prof Eddie HUI (third right)

2015年內地與香港建築論壇 「一帶一路 合作共贏」



由國家住房和城鄉建設部、寧夏回族自治區人民政府及香港特別行政區政府發展局合辦的「2015 內地與香港建築論壇」，已於 11 月 1 日至 3 日於寧夏回族自治區銀川市銀川國際交中心酒店舉行。論壇於 1997 年起每年舉辦，香港測量師學會、香港規劃師學會及香港園境師學會獲委任為是次論壇籌備委員會的聯合主席，並由香港測量師學會負責團員的報名事宜及聯絡工作。是次論壇港方參加人數達 166 人；內地出席論壇的人數約 150 人，而學會亦因此組織了約 20 名組別代表參與。



團員於 11 月 1 日中午甫抵銀川河東機場，便由大會安排的專車接載分別參觀科技園或葡萄園，讓團員了解銀川的科技及葡萄產業的發展。



2 日早上，學會會長何鉅業測量師應邀分別與寧夏回族自治區人民政府及國家住房和城鄉建設部的官員作禮節性會面。其餘出席者包括發展局局長陳茂波、常任秘書長（工務）韓志強、各政府部門首長、以及各專業團體的代表等。



論壇於 11 月 2 日正式開幕，開幕式分別由國家住房和城鄉建設部副部長易軍、發展局局長陳茂波、寧夏回族自治區人民政府副主席白雪山、以及香港籌備委員會聯合主席香港測量師學會會長何鉅業測量師致辭。及後，各嘉賓及團員一同前往拍攝團體大合照留念。



論壇分為三節進行，每一環節均邀得資深學者、官員或專業人士分享城市設計、建築設計及工程質量管理的經驗，利用「一帶一路」的機遇拓展業務，共同「走向世界」。



學會推薦了豐展設計及營造有限公司董事黎伯偉測量師為香港嘉賓講者之一，向與會者分享尼泊爾援外項目的經驗。早前，該公司獲國家商務部國際經濟合作局委託，擔任了《援尼泊爾國家武警學院項目》的施工監理工作。



第三節論壇的互動討論環節後，隨即進行了論壇的閉幕式，並由國家住房和城乡建设部計劃財務與外事司副司長李禮平、及發展局常任秘書長（工務）韓志強代表作總結。他們均表示，期望藉著此次「論壇」交流所得到的寶貴經驗，促進本港與內地建築專業的互動交流，也可使各與會者深入地分享建設優質城市、「走向世界」的經驗。



11月3日早上，大會安排團員了參觀寧夏中阿國際會堂及銀川規劃展示館，及後團員乘機回港，結束為期3天的論壇及市內考察活動。



1. 寧夏中阿國際會堂
2. 銀川規劃展示館
3. 參觀銀川規劃展示館

而部份團員亦繼續行程，參加寧夏考察項目，先後參觀中華回鄉文化園、中華黃河聖壇、西夏王陵、青銅峽 108 塔及寧夏博物館，並於 5 日回港。



4. 中華回鄉文化園
5. 中華黃河聖壇

6. 西夏王陵
7. 青銅峽 108 塔

2015 Mainland and Hong Kong Construction Industry Forum “Belt and Road and Going Global”

Jointly organised by the Ministry of Housing and Urban-Rural Development, the Ningxia Hui Autonomous Region People's Government, and the Development Bureau, the Forum was held from 1-3 November in Yinchuan, Ningxia Hui Autonomous Region. The Forum was first held in 1997. This year, the HKIS, HKIP, and HKILA were appointed co-chairs of the Organising Committee, while the HKIS was also responsible for the delegates' registration and liaisons. The Forum was well attended by 166 delegates from Hong Kong and around 150 participants from the Mainland. The HKIS also nominated about 20 members to join the committee.

HKIS Annual Dinner 2015

The HKIS Annual Dinner was successfully held on Friday, 10 November, at the Grand Ballroom, Grand Hyatt Hong Kong. We were delighted to have The Honourable Leung Chun-ying, GBM, GBS, JP, Chief Executive of the Hong Kong Special Administrative Region, as our Guest of Honour.

The ceremony started with a welcome speech by the President, Sr Vincent HO, who gave a brief summary of the activity highlights of the Institute during this council year. After that, the Vice President and Chairman of the Annual Dinner Organising Committee, Sr Thomas Ho, gave a speech to thank the Guest of Honour, all sponsors, guests from Hong Kong and overseas, members of the Organising Committee, the Dinner Secretariat, HKIS colleagues and members. The Guest of Honour then delivered an opening speech. Led by the President, Sr Ho, the current Executive Committee members, the Board Chairmen, and the Past Presidents toasted about 600 guests.

During the dinner, we invited Ms Michelle Siu Hoi Yan, Green Leaf artist of Arts with the Disabled Association Hong Kong, to sing two memorable songs, "You Raise Me Up", and "I Dreamed a Dream". Participants were hugely impressed with Michelle's magnificent performance and beautiful voice. Another key performance was by our own band, the surveyors band (S!R). All VIPs, guests, and members enjoyed its songs and were entertained by its lively performance and passion for music.



The dinner was well attended by member firms. Prominent guests at the Head Tables included, but were not limited to Professor Anthony Cheung Bing-leung, GBS, JP, Secretary for Transport and Housing Bureau; Mr Paul Chan Mo Po, MH, JP, Secretary for Development, Development Bureau; Sr Tony Tse, BBS, Legislative Councillor; Ms Bernadette LINN, JP, Director of Lands; Mr HUI Siu-wai, JP, Director of Buildings; Mr LEUNG Koon-kee, JP, Director of Architectural Services; Mr Lau Ping Cheung, Founder and Chairman of The Hong Kong Coalition of Professional Services; Mr Chan Fan, JP, Director of the Electrical and Mechanical Services Department; Mr Tang Pin Kwong, JP, Commissioner of the Rating & Valuation Department; Mr Daniel Chung Kun Wah, JP, Director of Civil Engineering and Development; Mr Li Lu, Director-General, Department of Educational, Scientific and Technological Affairs, Liaison Office of the Central People's Government in the HKSAR; and Sr KAN Fook Yee, GBS, HKIS Founding President.

For the newspaper supplement and dinner publication, please visit the HKIS website (www.hkis.org.hk).

The Organising Committee Chairman, Sr Thomas Ho, sincerely thanked the following members of the Organising Committee for their contributions to the Annual Dinner.

Sr Cheung Yan-kwai, Eddy	Building Surveying Division
Sr Andrew Lam	Building Surveying Division
Sr Bessie Liu	Land Surveying Division
Sr Eddie Wong	Land Surveying Division
Sr Veronica Lee	General Practice Division
Sr Elsa Ng	General Practice Division
Sr Victor Ng	Planning and Development Division
Ms Sophia Lee	Property and Facility Management Division
Ms Carman Wong	Property and Facility Management Division
Sr Christina Wong	Quantity Surveying Division
Sr Tzena Wong	Quantity Surveying Division
Ms Kirsten Lam	Young Surveyors Group
Ms Alice Ko	Young Surveyors Group
Sr Angela So	Master of Ceremony
Sr Colin Wong	Master of Ceremony

For more event photos, please refer to the below link:
<https://goo.gl/vdYcwZ>



ANNOUNCEMENT

Random Draw for Mandatory CPD Checking 2015



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

The Board of Professional Development will make a random selection of members for checking compliance under the witness of Sr Ho Kwok-kwan, Thomas, Vice-President of HKIS on 23 December 2015 (Wednesday) at the HKIS Secretariat. The selected members will be required to submit a CPD record for the relevant 3-year period (i.e. from 1 January 2013 to 31 December 2015) to demonstrate compliance.

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

Sr Hui Wah-lun, Daniel
 Chairman of the Board of Professional Development 2015
 30 November 2015

ANNOUNCEMENT

The Hong Kong Institute of Surveyors Annual General Meeting 2015

Date: Wednesday, 16 December 2015
 Time: 7:00 pm (Registration from 6:00 pm)
 Venue: Lecture Room, Surveyors Learning Centre
 Room 1207, 12/F, Wing On Centre
 111 Connaught Road Central, Sheung Wan,
 Hong Kong

The Notice and Agenda of the AGM have been sent to all Corporate Members by post. Details are also available from HKIS website at www.hkis.org.hk. For further enquiry, please contact the HKIS Secretariat at (852) 2526 3679 or email info@hkis.org.hk.

Election of Office Bearers to the General Council for the year 2015-2016

The Institute has received more than one nomination for the post of President. In accordance with the HKIS Bye-Laws, there shall be a voting by written ballot for the election of President by the Corporate Members present in person at the HKIS AGM on 16 December 2015. The following arrangements for the AGM shall be observed by Members:-

1. Registration will open from 6:00 pm;
2. Meeting will commence at 7:00 pm when a quorum is present: and
3. Voting will close at 8:30 pm sharp.

For a list of Nominations of Office Bearers and the election platforms of the Presidential candidates, please visit the HKIS website at www.hkis.org.hk.

ANNOUNCEMENT

DTZ Postgraduate Scholarship 2016 Entry

The DTZ Postgraduate Scholarship has been set up to encourage and sponsor talented qualified surveyors of the HKIS to pursue further studies overseas, and upon completion of studies to pursue his/her career in Hong Kong and contribute to the Hong Kong surveying profession. Over the past years, the Scholarships had been granted to Sr Winnie Yu, Sr Candy Cheung and Sr Walter Cheung. All of them are members of the General Practice Division.

Corporate members of HKIS are now invited to apply for the 2016 scholarship.

Deadline for application is 29 January 2016. For enquiry, please contact Ms Judy Shiu at 2526 3679.

HKIS NEWS

學會簡訊





Council Members Reaching Out

1-3 Nov	2015 Mainland and Hong Kong Construction Industry Forum	Sr Vincent Ho Sr Edward Au Sr Thomas Ho Sr Dick Kwok Sr Stephen Lai Sr Paul Wong Sr Raymond Kong Sr Keith Yim Sr Dr Conrad Tang Sr Alberich Tu Sr Dr Tony Leung Sr Andrew Kung Sr Edgar Li Sr Joseph Ho Sr Chan Chi Wah Sr Robin Leung Sr Elsa Ng Sr Daniel Hui Sr Chris Mook Sr Karen Leung
6 Nov	The 5 th Annual Dinner of the Greater China Institute of Property Management	Sr Edward Au
6-7 Nov	第九屆京港澳測繪技術交流會	Sr Vincent Ho Sr Dr Lesly Lam Sr Dr Conrad Tang Sr Alberich Yu
9 Nov	Gammon Graduation Ceremony 2015 organised by Gammon Construction, Ltd	Sr Rex Ying
14 Nov	The 21 st Congregation (Doctoral and Honorary Degrees Conferment) of the Hong Kong Polytechnic University	Sr Vincent Ho
16 Nov	Annual Dinner of the Association of Consulting Engineers of Hong Kong	Sr Vincent Ho
17 Nov	The 25 th Annual Dinner of the Hong Kong Association of Property Management Companies	Sr Edward Au
18 Nov	Joint Annual Dinner of the Hong Kong Institute of Housing and the Chartered Institute of Housing Asian Pacific Branch	Sr Edward Au
18 Nov	2015 Construction Industry Ambassador Appointment Ceremony of the Construction Industry Council	Sr Vincent Ho
21 Nov	The Hong Kong Institute of Architects Annual Dinner 2015	Sr Vincent Ho

21 Nov	Kickoff Ceremony of the Joint Professional Career Day 2015 organised by the Hong Kong Coalition of Professional Services	Sr Edward Au Sr Rex Chung
23 Nov	The Annual Cocktail Reception of the Law Society of Hong Kong	Sr Thomas Ho
27 Nov	The 27 th Anniversary Dinner of the Hong Kong Institute of Landscape Architects	Sr Vincent Ho

HKIS Extraordinary General Meeting on Proposed Amendments to the Constitution and Bye-Laws

At the reconvened Extraordinary General Meeting held on 9 November 2015, the resolutions on the proposed amendments to the HKIS Constitution and Bye-Laws were passed by the required three-fourths majority of the Corporate Members present in person or by proxy. A total number of 343 valid votes were cast including 330 valid votes by proxy.

The resolutions were proposed for the following reasons:-

- To reconcile the inconsistencies arising in connection with “admitted to membership” and “elected to membership”;
- To clearly and fully set out the provisions relating to the rights and privileges a Corporate Member can exercise during any period of suspension of membership and of his obligations; and
- To correspond with the conditions for reinstatement and re-admission of membership as prescribed by the General Council

For full details of the resolutions, the results of voting and a copy of the amended Constitution and Bye-Laws, please visit the HKIS website at www.hkis.org.hk.



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

The Impacts of Compulsory Land Sale Legislation on the Redevelopment Real Option Value of Residential Units

Second Award (PDD)

Awardee : Chan Yee Kiu Gloria

Urban decay is an inevitable outcome of city growth. Redevelopment is widely considered an effective means to alleviate urban blight and decayed lots by minimising the negative externalities they produce.

In densely-populated cities like Hong Kong, whose urban areas are occupied mainly by high-rise, multiple ownership buildings, urban redevelopment is hampered by the high transaction costs of title assembly. Institutional changes are often introduced by the government with an aim to lower such costs. One such change is to refine the rights of the owners of a multiple ownership building by granting its majority owners the right to apply for the compulsory sale of units owned by minority owners in favor of redeveloping the entire building. However, these institutional changes are usually implemented without a full understanding of their impacts.

This study makes use of the enactment of The Land (Compulsory Sale for Redevelopment) Ordinance (Cap.545) in June 1999 and the implementation of The Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice (Cap.545A) in April 2010 by the Hong Kong Government to study their impacts on the redevelopment real option value of multiple ownership buildings in general and those near private sector redevelopment projects in particular. Three hypotheses based on the real option theory were developed and tested with over 30,000 transaction records from 1991-2013.

First, the author found that both Cap.545 and Cap.545A increased the redevelopment real option value (and, hence, the higher redevelopment potential) of multiple ownership buildings in Hong Kong. This was reflected in higher transaction prices for older housing units after controlling for the effects of other factors, such as when housing prices were volatile. In addition, the empirical data in this study suggested that the impact of Cap.545A was stronger than that of Cap.545.

Second, private sector redevelopment projects have had a negative impact on the redevelopment real option values of nearby buildings after the enactment of Cap.545. Before such an institutional change, the negative impact was insignificant. Also, the negative impact of a private redevelopment project on the redevelopment potential of nearby multiple ownership buildings has been an unintended consequence of the legislation.

Third, compared to public sector-led redevelopment projects, private sector redevelopment projects exerted a relatively weaker negative impact on the redevelopment real option value of nearby buildings after the enactment of Cap.545. Compared to the Urban Renewal Authority (URA), private sector developers are less powerful in title assembly (i.e., the transaction cost of assembling titles for redevelopment is lower for the URA). However, the negative externality of a URA-led redevelopment project is also stronger in terms of its ability to depress the redevelopment potential of nearby buildings.

In addition to a pure academic enquiry,

this study has potential policy and practical implications. First, Cap.545 and Cap.545A were intended to facilitate redevelopment by granting more rights to majority owners. However, it also created negative externalities around redevelopment projects. Policymakers should take this into account when implementing similar measures in the future. Second, owners of older buildings near potential redevelopment sites should consider assembling titles for redevelopment quickly, so as to redevelop their buildings before nearby projects commence or, if the timing is right, redevelop the two sites jointly.

Hong Kong Competition Ordinance – Impact on the Construction Industry Market Concentration & Entry Barriers Analysis

Second Award (QSD)

Awardee : Shen Lu

Hong Kong's first-ever cross-sector Competition Ordinance was passed in 2012. This Ordinance prohibits and deters undertakings from adopting anti-competitive conduct. Significant fines will be levied on any anticompetitive conduct when the Ordinance comes into force. In other jurisdictions, the construction industry has been a common target of competition regulations. In terms of tendering and bidding, a number of cartel conducts were found in the construction industry relating to price-fixing, market-sharing, and bid-rigging.

As indicated by the final market concentration levels for the Ten Mega Projects, the market for the MTRC's projects was less concentrated than that of the government. However, the CR4

still showed a loose oligopoly for the latter. To explain this oligopoly, many overseas studies suggested that the prequalification system adopted by the clients was one example. The prequalification stage invisibly sets another much higher entry barrier. In Hong Kong, 97% of the construction industry consists of small contractors with less than \$10 million annual gross value, which means most contractors would fail at the prequalification stage. For government projects, there has basically been no change to the list of approved contractors over the last five years and only ten percent of Group C contractors had market shares of over 50 percent by contract value. Thus, there is a two-tier market concentration level. As for the MTRC's projects, the top four contractors are all big players. While none has substantial market power, all can easily enter into certain collusive agreements.

As for the government listing mechanism, its requirements do not only depend on a contract's value as the sole threshold, but also take its nature, technical difficulty, and coverage into consideration. For this, reference could be made to the U.S. Government contracting method. There is no listing or prequalification stage involved and the law requires that at least 23% of all Federal prime contract dollars must be awarded to small contractors. If two or more small contractors are prepared to bid on and are capable of completing a project, its tendering process would be limited to small contractors. Such a policy was set because smaller contractors are disadvantaged in terms of resources, techniques, or capital. Therefore, this policy can somewhat level the playing field. In Hong Kong, almost all government prime contracts have values of over \$400 million, which means for most contracts, only confirmed Group C contractors can bid for them, while a smaller contractor cannot even consider entering a bid. Employing a similar policy to that in the U.S. may help rebalance the disadvantaged positions of smaller contractors in Hong Kong and contribute to their future survival.



恒生銀行
HANG SENG BANK

Manager, Collateral Appraisal

Corporate Real Estate

The Collateral Appraisal Department within Corporate Real Estate Division, as the professional real estate arm of the Bank, is responsible for the appraisal of various types of properties and provision of property/land related advisory service for supporting loan approval and other credit decisions.

We are currently seeking a high caliber professional to join our department as **Manager, Collateral Appraisal**.

Principal responsibilities

- Lead and manage a team of professional appraisers to provide independent and up-to-date appraisal services to business units for supporting approval of loans secured by properties
- Advise on valuation, property and land related matters for assisting business units in capturing property secured loans and other property/land related businesses
- Deliver professional property appraisal services to internal customers, keeping abreast of appraisal practices and standards of external surveying bodies and recommending changes to the Bank's practice as appropriate
- Provide a comprehensive range of professional property services in addition to property appraisals

Requirements

- University degree in Surveying, Real Estate related discipline, with a recognized professional qualification such as Member of the Hong Kong Institute of Surveyors ("MHKIS") or equivalent
- At least 3 - 7 years' post-qualification experience, minimum 3 years of which must be at a supervisory level
- Strong self-motivation and customer service orientation, with excellent leadership, communication and interpersonal skills
- Proficiency in both English and Chinese, knowledge of Putonghua will be an advantage
- Sound knowledge of PC application software such as MS Word, Excel, PowerPoint, Access and Chinese Word Processing

To apply, please read carefully the 'Note on Collection of Personal Data and Information' available in the careers page of our Hang Seng website : www.hangseng.com and send your resume via e-mail : rechts@hangseng.com for our processing. You can also visit our website for further details about career opportunities with the Bank. Applicants who are not contacted within one month may consider their applications unsuccessful.

Member HSBC Group



Building Surveying Division
Sr Andrew Kung BSD Council Chairman

Sharing with HKU Year 1 BSc Surveying Students

On 26 October, I joined a sharing session to promote the work of building surveyors to Year 1 students studying BSc in Surveying at HKU. I introduced the diverse skills of building surveyors and the professional services that they can provide to clients in Hong Kong, as well as the route to qualify as a building surveyor.

As expected, the questions asked by the students were mostly related to the future prospects for the BS profession and the construction industry market. It is hoped that through similar sharing sessions, we can attract more quality students to join the big family of the BS profession and support our continuous growth.



Mainland and HK Construction Industry Forum (2015年內地與香港建築論壇)

This is an annual event initiated by the Development Bureau. It was held from 1-3 Nov and the HKIS was the co-organiser together with the HKIP (Hong

Kong Institute of Planners) and HKILA (Hong Kong Institute of Landscape Architects).

The city selected to host the Forum was Yinchuan with the theme of, “一帶一路 走向世界”. I attended the Forum with Sr Robin Leung and Sr Edgar Li representing the BSD. It was a very successful event despite a delay in the return flight on 5 November due to weather problems. Thanks go to the HKIS administration staff, led by Mr Coody Ko for their planning, event management, and logistical arrangements, without which this event would not have been successful.



HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2015

Application deadline for the HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2015 has elapsed. Now we are screening and assessing the applications received. The scholarship presentation should be held in early January 2016.

Practical Task 2015

The BSD Practical Task 2015 was successfully held on 14 November and attended by 125 probationers with a pass rate of around 50%. I am delighted to see both the high number of probationers and high pass rate this year. Thanks go to the working group for arranging the examination and all members who served as assessors. This unique assessment method, invented by senior members of the BSD and only implemented within the BSD, has proven to be a diligent way to assess the technical competence of probationers.



HKIS Annual Dinner

The HKIS Annual Dinner 2015 was successfully held on Tuesday 10 November with a full house. The Chief Executive was the Guest of Honour and he vowed to buy a table for the youth and students next year so that they would have a chance to experience the annual dinner of a professional institution. I fully appreciate and support this idea, as I believe that a city's future prosperity depends on many factors – most of all the coherence of its citizens. We look forward to the annual dinner next year, communicating with the youth and students, and sharing with them the work of building surveyors.



10月26日我參與了一個為香港大學測量學系一年級學生而設的分享會，介紹了建築測量師的工作及各方面技能，和考獲專業資格的途徑。在分享會上，同學們較關注建築測量行業及建築市場的未來前景，我希望透過類似分享會，能吸引更多有質素的同學加入我們的大家庭。

內地與香港建築論壇是發展局每年發起的活動項目，今年香港測量師學會與香港規劃師學會及香港園境師學會聯合主辦這名為「一帶一路 走向世界」的論壇，是次論壇於11月1至3日在銀川成功舉行，有勞本學會行政組同事在籌劃、活動策劃及後勤安排上的妥善工作。

香港測量師學會建築測量組暨李樹城紀念教育基金獎學金2015—中學組的申請經已截止，我們現正進行篩選及評審工作，頒獎禮將於2016年1月舉行。

一年一度建築測量組的專業評核實務考核於11月14日成功進行，共有125名見習測量師參與而合格率約百分之五十。這年的參與人數及合格率之高令人欣喜，多謝安排考試的工作小組及參與評審的會員。這獨一實行在建築測量組的考核方法證實能合適地評核考生的技術知識。

學會2015年週年晚宴於11月10日舉行及賓客滿席，主禮嘉賓行政長官承諾於來年週年晚宴宴請一枱，讓年青及學生一代有機會出席及經驗專業學會的週年晚宴，本人十分欣賞及支持這個主意，期待來年週年晚宴有機會與年青及學生一代有更多溝通，與他們分享建築測量師的工作。



General Practice Division

Sr Joseph Ho GPD Council Chairman

I am pleased to take this opportunity to share with you some of the works accomplished by the General Practice Division this year to promote and maintain GP surveyors' professional standards and standing.

Following a fruitful 2013-2014 and with strong divisional finances, we aimed to stabilise and expand our work done in the previous year. The major accomplishments of the Council are as follows.

Internal Affairs

The CPD conveners (Sr Jason CW CHAN, Harry CHAN, JIM Chun Yip, Jim LAM and Simon POON) actively arranged over 48 CPD programmes and seminars to cover a wide range of topics such as the Hong Kong property market, asset management, and the sale of properties through a transfer of company shares. *All events were well attended.* We also invited a delegation from the Appraisal Institute of the United States and the CEO of the IPMA to give CPD talks on "How to conduct valuations/appraisals in the US" and the "Key Features of International Property Measurement Standards (IPMS)" on 21 August and 25 November 2015, respectively.



1. Mr Alexander Aronsohn in the IPMS CPD Venue held on 25 Nov 2015
2. From Left - Mr Tony Ho, Sr Harry Chan, Mr Alexander Aronsohn and Sr Joseph Ho

Similar to last year's arrangement and to help candidates prepare for their APC written examinations, the GPD Education Committee, co-convened by Sr Edward AU and Sr Louie CHAN, successfully conducted 17 sessions (51 hours) of the APC SLP to cover the entire syllabus of Part I of the GPD APC written examination. Revision Workshops to cover the entire syllabus of Parts I and II of the APC were also held for candidates this year. The GPD Education Committee organised a gathering for newly-qualified members and probationers on 6 March 2015. About 60 members joined the event, which offered an opportunity and platform for members of the two tiers to share their experiences with each other.

To build up communications between the GPD Council and members, we organised the 2015 GPD Annual Dinner on 6 February 2015 with the theme, "Evolution of the General Practice Surveyor in the Past 30 Years". A total of 108 guests occupying nine tables were in attendance. Among the guests were three HKIS founding members and 30 probationers. We also invited six surveyors/guests from different generations to share their experiences as GP surveyors.

Through visits and various seminars or conferences in China and Macau, I met various Mainland HKIS members or GP surveyors stationed there and updated them on the recent GPD developments in Hong Kong.

External Affairs

To maintain our relationships with the various professional entities in China and to promote our profession, I attended various seminars and conferences in Beijing, Shanghai, Changsha, Tokyo, Toronto and Montreal to explore more opportunities for communication and cooperation between the HKIS GPD and other professional institutes/organisations. In addition, we received a Taiwanese delegation on land reform and a delegation from the Shenzhen Association of Real Estate Appraisers to exchange views on various topics concerning land systems and real property valuations. Our Council members, Sr CHIU Kam Kuen and Sr Harry CHAN, and Co-opted member Sr Elsa NG joined the HKIS delegation to Beijing in September, during which they visited various relevant government departments and local professional institutes to further strengthen relationships.

To further strengthen our relationship with CIREA and the China Appraisal Society, I joined the Sino-Korea-Japan Valuation Forum and the 7th WAVO Valuation Congress in Beijing in September and November 2015, respectively. During these conferences, I had a chance to meet the leaders of both institutes and exchange views on how we could work closely on issues of common interest in valuation.





3. Group Photo with WAVO members, speakers and guests
4. Sr Edward Au (3rd from left) and other members of WAVO
5. Sr Joseph Ho gave his speech in the 7th WAVO Congress
6. Group photo with the President of CAS, He Bangjing (front 4th from right) and members of WAVO

Also, we have the mission to promote GP surveying practices to the public. This year, I aimed to promote our strengths in intellectual property valuation, business valuation, and non-financial asset management. For the last area, I gave technical talks in Shanghai and Changsha organised by the HKIS Shanghai Forum and Hong Kong Economic and Trade Office in Wuhan in April and in July 2015, respectively.

On the subject of intellectual property (IP) valuation, subsequent to the first-ever promotional opportunity to GPD members and their firms during the BIP Asia Forum in 2014, this year there was a HKIS technical session at the BIP Asia Forum on 3 December 2015. This assisted our members to further promote their strengths when conducting IP valuations. Like last year, there was a promotion booth at the forum. There were a total of 2,432 people attended the Forum and about 166 people attended our session. With the blessings of the HKIS Executive Committee (ExCom), I also *set up an appointment mechanism to appoint independent experts to conduct business valuations* in addition to real property valuations. The provision of business valuations to the public marks a new chapter for GP surveyors.



7. Speakers in the HKIS Breakout Session at BIP Asia Forum on 3 Dec 2015
8. View of HKIS Breakout Session venue
9. Sr Edward AU and Sr Joseph HO in front of the HKIS Exhibition Booth
10. Sr Joseph HO as moderator and speaker in the HKIS Breakout Session

To promote our valuation strengths and let the accounting profession understand our practices, I gave two technical talks/workshops to Deloitte Touche Tohmatsu Hong Kong and BDO Limited Hong Kong on the relationship between valuers and auditors and investment property valuation.

One of our goals is to maintain good relationships with other overseas bodies. The

Appraisal Institute (AI) delegation visited the HKIS on 21 August 2015 and gave a technical CPD to our members that night. I visited the Japan Association of Real Estate Appraisers on 13 March 2015 and on 30 September 2015, Vice Chairman Sr Slayman CHAN and I had a lunch meeting with Mr Alexander Aronsohn, Executive Secretary of the IPMS (International Property Measurement Standards) Standard Setting Committee and the Executive Secretary of the IESC Standard Setting Committee in London to exchange views on property measurement issues.

We have actively participated in the Institute's year-round brand enhancement programme to promote the surveying profession. In addition to the map-making competition launched in August 2015, GPD Council members Sr Francis NG, Sr Dr Lawrence POON, and Co-opted member Sr Elsa NG participated in Touring Central with Surveyors in September. They led two tours from the HKIS headquarters to the Mid-Levels Escalator area and then to Caine Road to share with participants on the Institute's role in the real estate development cycle and Hong Kong's development.

Local Affairs

Two real property issues that affect the land and housing supply in Hong Kong drew our attention this year.

The Land Supply Discussion Forum, a CPD event jointly organised with the Land Policy Panel, was successfully held on 6 July 2015. The Hon Paul CHAN, Secretary of Development, and the HKIS President, Sr Vincent HO, gave opening speeches. Three guest speakers – Sr PC LAU, currently a member of the Lantau Development Authority Committee and our Past President; Sr Victor SO, Chairman of the Urban Renewal Authority; and Sr Hon Tony TSE, a LegCo member and representative of the Architecture, Surveying and Planning Constituency – and our Past President gave presentations and their views on various land supply issues. The Land Policy Panel Chairman, Sr CK LAU, and Housing Policy Panel Chairman, Sr CK CHAN, presented on land administration and planning issues, respectively. The Land Policy Panel will summarise the views and suggestions collected during the Forum for submission to the Development Bureau.

Our Council members also helped organise the *Housing Policy Discussion Forum* held on 31 October 2015 at the HKIS SLC. The guest

speakers were Mr Stanley WONG Yuen Fai, Sr Prof Eddie HUI, and Mr SHIH Wing Ching. Guests from various professional institutes were also in attendance, which numbered over 100 in all. The Forum reviewed the existing housing policy and proposed suggestions for addressing Hong Kong's housing demand and supply situations in the private and public markets. The theme of the Forum focused on flat supply and the demand situation after the launch of the Long Term Housing Strategy (LTHS), the problems Hong Kong faced, and the need to adjust the existing LTHS policy. The Housing Policy Panel will summarise the views and suggestions collected during the Forum for submission to the Transport and Housing Bureau.

Professional Standards

This year, the HKIS and RICS published the *Guidance Notes for Surveyors Serving as Experts in Commercial Rent Review Determinations* (hereafter the GN) and a joint CPD is scheduled for 2 December 2015 to introduce the GN to members of both institutes.

A working group of the Valuation Standard Panel is currently preparing the *HKIS Guidance Notes on Valuation of Development Land*. It is anticipated that the final draft will be released in 2016 for consultation.

Division Finance

Over the past year (November 2014 to October 2015), the GPD had a total income of \$720,801.10 and total expenses of \$350,130.89. This resulted in a net income of \$370,670.21 for the 2015 fiscal year.

The GPD's income mainly came from the SLP and CPD, while expenses were primarily from venue charges, Annual Dinner and SLP and other expenses for Council activities. The unaudited "Accumulative Balance of GPD" was, as at 31 October 2015, \$2,093,561.16 (compared to a balance of \$1,722,935.95 as at 1 November 2014).

Conclusion

Last, but not least, the GPD is a very big division with specialties covering a wide scope of services. It not only provides real property valuations, but different trade-related asset and business valuations as well. Intellectual property valuation and asset management are also within the business scope of GP surveyors.

Apart from Hong Kong, the GPD's geographical coverage extends to China and overseas due to reciprocity agreements with other institutes. The surveying industry is changing given the growing diversity in its clients' demands. Hence, it is my wish that GP surveyors equip themselves with the latest knowledge to meet these new challenges and opportunities.

My sincere thanks go to my fellow Council members who served in the GPD for the 2013-2015 term.

GPD Council Members (2013-2015)

Name	Post
HO Chin-choi, Joseph	Chairman
FOK Eugina	Vice Chairman (Internal Affairs)
CHIU Kam-kuen	Vice Chairman (External Affairs)
LAU Chun-kong	Vice Chairman (Professional Standards)
CHAN Kwok Kin, Slayman	Vice Chairman (Local Affairs)
TSE Wai-hung, Cliff	Honorary Treasurer
CHAN Chak Wa, Jason	Honorary Secretary
NG Hang-kwong, Francis	Immediate Past Chairman
AU Sing Hei, Edward	Council Member
CHAN Chak-sum, Jason	Council Member
CHAN Chi-ping, Ronald	Council Member
CHAN Chi Wah, Harry	Council Member
CHAN Chiu-kwok, Charles	Council Member
JIM Chun Yip	Council Member
Lam Miu Sheung, Kelly	Council Member
LAM Yam-on, Jim	Council Member
LEE Shuk Fun, Veronica	Council Member
LI Ting, Tim	Council Member
NGAI Chi Kong, Norman	Council Member
WAN Wai ming, Tony	Council Member
WONG Ching Hang, Jeffrey	Council Member
CHEUNG Kason	YSG Representative
YEUNG Alfred	YSG Representative
CHAN Cheung Kit (with effect from 20.6.2015)	Co-opted Member
CHAN Hon Kwong, Louie	Co-opted Member
NG Elsa	Co-opted Member
KO Koby	Co-opted Member
POON Kai Man, Simon	Co-opted Member
POON Wing-cheung, Lawrence	Co-opted Member

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

To cope with the division's heavy workload, we have continued the working panel structure of the last Council. The following panels and their respective Conveners were endorsed:

GPD Representatives Appointed to the HKIS's General Council/ Executive Council

Council Name	GPD Representative(s)
General Council	Joseph HO, KK CHIU, CK LAU
Executive Committee	Joseph HO

List of HKIS Boards

Name of Board	GPD Representative(s) (2013-2015)
Board of Education	Lawrence POON Louie CHAN Harry CHAN (alternate)
Board of Membership	Eugina FOK Augustine WONG
Board of Professional Development	Kelly LAM Charles CHAN
Surveyors Registration Board	Lawrence POON Tony WAN CK LAU

List of GPD Working Panels/Committee

Name of Working Panel	GPD Representative(s) (2013-2015)
Valuation Standards	CK LAU (Convener)
CPD Panel	CHAN Chak Wa Jason/ Harry CHAN/JIM Yip/ Jim LAM/Simon POON (co-conveners)
Education Committee	Edward AU/Louie CHAN (co-conveners)
Housing Policy Panel	CK CHAN (convener)
Land Policy Panel	CK LAU (convener)/Tony WAN/Tony CHAN

List of HKIS Committees/Working Groups

HKIS Committee/Working Group	Representative(s)
Annual Conference Organising Committee	Eugina FOK Cliff TSE

Annual Dinner Organising Committee	Veronica LEE Elsa NG
Community and Charity Services Committee	Tony WAN
HKIS Charitable Foundation Committee	Slayman CHAN
IT Committee	Cliff TSE
Finance Committee	Cliff TSE
Members Welfare Committee	Kason CHEUNG
Project Management Committee	Joseph HO
Strategic Planning Committee	Francis NG Jason CHAN Chak-sum Joseph HO (alternate)
Research Committee	Jim LAM Simon POON
HKIS/RICS Liaison Committee	Joseph HO
Administration Committee	Eugina FOK
Standing Committee on the Code of Measuring Practice (PS)	Charles CHAN Ronald CHAN Stanley FUNG
HKIS's Liaison Group with SRPA	Edward AU CK LAU
Mainland Affairs	KK CHIU Charles CHAN Elsa NG
Building Information Modelling (BIM)	Kason CHEUNG
Dispute Resolution	Louie CHAN
Public and Social Affairs	Jeffrey WONG Norman NGAI
Editorial Board	Simon POON
Land Registry Customer Liaison Group	KK CHIU
Land Sub-Committee	Tony WAN
Green Building Working Group	Joseph HO/Elsa NG
Guideline for Conflict of Interest Working Group	Vincent CHEUNG
Heritage Working Group	Veronica LEE
Brand Enhancement Working Group	Elsa NG/Veronica LEE
e-Learning CPD Task Force	Cliff TSE
Mainland Membership Task Force	KK CHIU
Competition Ordinance Task Force	Louie CHAN



Land Surveying Division
Sr Dr Lesly Lam LSD Council Chairman

2015 HKIS Annual Dinner

The 2015 HKIS Annual Dinner was held in the Grand Ballroom of the Grand Hyatt Hong Kong, No.1 Harbour Road, Wanchai, on Tuesday, 10 November. All friends of the industry enjoyed a memorable night. I want to share with you photos of these treasured moments.



Chairman's Report for the Year 2014-2015

This was my second year chairing the Land Surveying Division (LSD). I take this opportunity to express my sincerest appreciation to all council members for leading the LSD Council together to serve the Institute. Over the years, the LSD has grown significantly and advanced its scope of services to the community. During these years, it contributed many ideas to the Chief Executive and Financial Secretary concerning the Policy Address on: (a) determining land boundaries; (b) spatial data infrastructure and smart cities; (c) establishing a cadastral system to encourage the public to participate in the management of Hong Kong's land resources; and (d) arranging various renowned seminars, conferences, and interflow activities with its Mainland counterparts. Further liaisons with Mainland survey and mapping professionals in relation to the issues on mutual recognition are in the pipeline.

Again, the job of Chairman has been a very delightful challenge. Harmonising with new and experienced LSs, council members continue to do with their rhyme to further promote our professional services to the public and strengthen our networks with both our Mainland and international counterparts.

2015 LSD AGM

The LSD AGM was held on 12 November (Thursday) in the Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre. The 2015-2016 LSD Council, with Sr Dr Conrad Tang as the Division Chairman, was elected. The new Council will continue to serve the Division in its best interests, as well as continue its work to promote the land surveying profession.



During this council year, two of the foci were kept: (1) education and membership issues for younger members and (2) the exploration of more scopes of services. We are obliged to provide high quality continuous professional development (CPD) and pre-qualification structural learning (PQSL) sessions for all surveyors and probationers to update their knowledge and share their newfound skills with their counterparts, as well as enhance the LS membership base with high quality recruits.

Having reviewed in detail the scope of the works of the Boundary Survey Advisory Committee (BSAC), they have started to explore the possibility of setting up “independent boundary survey experts,” who are similar to the GPD’s “independent valuation experts”. Beyond this task, the BSAC would keep looking into a broader spectrum of issues in relation to land boundary surveys. Further to the de-linking of the proposal to include a clause on the determination of land boundaries in the 2010 Land Survey Ordinance, the momentum for proceeding with the exercise cannot be sustained by developments in the Land Title Ordinance. We believe that the new provision will effectively establish a statutory mechanism to clear doubts, possible conflicts, and disputes that may arise from undetermined land boundaries. As such, we issued a letter urging the government to actively take up the exercise by initiating public consultations on the Land Survey (Amendment) Bill. The Development Bureau recognised the problem and will keep monitoring the situation.

There is also a need to establish a cadastral system, which is a legal record of land rights that supplements the current land registration system. A set of transparent, accurate, and accessible land boundaries and related information can provide the public with a clearer picture in case doubts arise. The proposed provision in the Land Survey Ordinance would be a key element for the development of a cadastral system in Hong Kong. Professional land surveyors can offer assistance in this area via established links with the administration and stakeholders.

For the engineering and construction industries, the task force continues to keep tabs on the hot issues (e.g. a manpower shortage and professional land surveyor positions in various construction projects). In recent years, it has been advising the government on how to hire “the right professionals to do the right jobs” in its infrastructure projects. Professional land surveyors employed in each project have been imparting their land surveying expertise for a long time.

In response to the increasing demand for more land surveyors in various public works and infrastructure projects, we have contributed valuable ideas to the Technological and Higher Education Institute of Hong Kong (THEi) on its recently established degree course, which includes land surveying modules. To resolve the shortage of surveying personnel, including professionals and technicians, in government departments and consultant and contractor companies in mega-infrastructure projects, both degree and sub-degree student quotas must be increased.

Regarding the possibility of the mutual recognition of membership between the LSD and RICS GPG, a new form of mutual recognition of membership at the divisional level between the LSD and RICS GPG was proposed. In this connection, the working group comprising representatives from the two bodies had a few discussions on the matter. The HKIS Team presented a proposal to the HKIS Executive Committee for its consideration. The Executive Committee showed support and agreed to discuss this issue in detail with the RICS during the upcoming liaison meeting.

The biennial Beijing-HK-Macau Geomatics Conference was successfully held on 6 November in Beijing. It provided a very good opportunity to liaise with our Mainland counterparts – the Beijing Association of Surveying and Mapping (北京測繪學會) – and friends from Macau. The HKIS delegation learnt a lot from the conference.

In the coming year, I would like the new council to make even more significant progress on various tasks. Quite a few casual gatherings for our younger surveyors were successfully held over the past year. I look forward to seeing

more new faces to promote our profession to the public, as we are fully aware of the genuine demands for land surveying professionals in real estate, construction, and particularly smart city development in Hong Kong.

HKIS LSD 2014-2015 CPD List

Topic	Speaker(s)	Date
Site Area and Land Boundary in Building Plan Submission	Sr Dr Lesly LAM Sr Joseph WONG	10/11/2014
心境年輕測量師月尾感性系列 (一) 之“添馬男”測量師	陳宇俊測量師 - 發展局任職高級土地測量師 陳澤森測量師 - 商務及經濟發展局任職高級經理 (旅遊)	30/01/2015
心境年輕測量師月尾感性系列 (二) - 以前做過乜 宜家做緊乜	林力山博士測量師 - 香港測量師學會土地測量組主席 萬科置業 (香港) 有限公司助理董事 劉詠茵測量師 - 永泰地產發展有限公司研究及拓展總監	13/03/2015
心境年輕測量師月尾感性系列 (三) - “我要做老闆”	黃耀祖測量師 - 香港測量師學會土地測量組副主席 標誌測量 (1980) 香港有限公司董事 李海達測量師 - 香港測量師學會建築測量組理事 安普測量顧問有限公司董事總經理	17/04/2015
LSD PQSL Series 2015 – Cadastral Surveying	Sr TAU Yuk-ming	08/05/2015
LSD PQSL Series 2015 – Engineering Surveying	Sr CHOI Wai-man	13/05/2015
LSD PQSL Series 2015 – Hydrographic Surveying	Sr CHAN Kai-hong	15/05/2015
IM: Challenges and Opportunities for the Land Surveying Profession	Mr Kent LAM (PolyU)	20/05/2015
LSD PQSL Series 2015 – Topographic and Utility Surveying	Sr NG Wai-tak	18/05/2015
LSD PQSL Series 2015 – Geodetic Surveying	Sr KWOK King-hung	22/05/2015
LSD PQSL Series 2015 – Photogrammetry and Remote Sensing	Sr TO Ka-yi	26/05/2015
LSD PQSL Series 2015 – Geographic Information System	Sr YEUNG Cheuk-man	01/06/2015
LSD PQSL Series 2015 – Mapping and Cartography	Sr YEUNG Yuk-mui	05/06/2015
LSD APC Part I Workshop	Sr TAU Yuk-ming Sr YEUNG Yuk-mui, Denise Sr TO Ka-yi Sr YEUNG Yuk-mui Sr KWOK King-hung Sr CHAN Kai-hong Sr CHOI Wai-man Sr YAM Yeuk-lo Sr NG Chi-ho, Tommy	14/11/2015

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. We shall keep you in close

contact with the Council and seek your views and support for a better LSD.



Planning & Development Division Sr Dr Tony Leung PDD Council Chairman

From 1-3 November, I represented our Division in the HKIS delegation to Yinchuan and attended the “2015 Mainland and Hong Kong Construction Industry Forum – Belt and Road and Going Global”. This year, the HKIS, HKIP, and HKILA were appointed co-chairs of the Organising Committee, while the HKIS was also responsible for the delegates’ registration and liaisons. The HKIS nominated about 20 members to join the committee.



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1. Photo with Mr Paul Chan, MH, JP, Secretary for Development 與發展局局長陳茂波先生合照
2. HKIS Delegation 香港測量師學會代表團
3. HKIS Delegation and Sr PC Lau, SBS, Chairman of the Hong Kong Coalition of Professional Services 香港測量師學會代表團及香港專業聯盟主席劉炳章測量師

The HKIS held its Annual Dinner from 6:30-10:30 PM on 10 November at the Grand Hyatt Hotel. It was officiated by our Chief Executive, the Hon Leung Chun Ying. Our Division booked a table for its Council Members and guests. The dinner provided us with a very enjoyable evening and great opportunity for fellowship.



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4. Photo with the CE, Mr CY Leung, GBM, GBS, JP 與行政長官梁振英先生合照
5. Photo with the Director of Buildings, Mr Hui Siu Wai, JP 與屋宇署署長許少偉太平紳士合照
6. PDD council members and the CE 理事會成員與行政長官梁振英先生
7. PDD council members and guests 理事會成員及嘉賓

We held our AGM at 7 PM on 13 November in the HKIS Board Room, 12/F, Wing On Centre. Immediately after the AGM, we held our First Council Meeting. During the AGM, we passed the following resolutions:

- (1) To adopt the Minutes of the AGM held on 25 November 2014.
- (2) To receive the Chairman’s Report for 2014-2015.

- (3) To adopt the Honorary Treasurer's Report for 2014-2015.
- (4) To elect Council members for the 2015-2017 term.

Following the AGM, we proceeded to the First Council Meeting and appointed the following:

- (1) According to our Division Regulations, the maximum number of Council Members is 15. The number of Council Members nominated was 15, which meant there was no need to hold an election.
- (2) The appointment of a Chairman: Sr Professor James Pong.
- (3) The appointment of a Vice-Chairman: Sr Edmond Yew.
- (4) The appointment of an Honorary Secretary: Sr Victor Ng.
- (5) The appointment of an Honorary Treasurer: Sr Dr Cyrus Mok.
- (6) Nominations of PDD Representatives to:
 - (a) GC – Sr Professor James Pong.
 - (b) BoE – Sr Dr Tony Leung for one year and Sr Edwin Tsang for two years.
 - (c) BoM – Sr Raymond Chan for one year and Sr Francis Lau for two years.
 - (d) BoPD – Sr Wong Bay for two years and Sr Francis Lam for one year.



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8. PDD AGM 規劃及發展組周年大會
9. COUNCIL MEMBERS 理事會成員
10. COUNCIL MEMBERS WITH HKIS YSG MEMBERS 理事會成員及青年組會員

2015年11月1日至11月3日，我代表規劃及發展組聯同香港測量師學會代表團赴銀川，參加了「2015年內地與香港建築論壇 -- 一帶一路 合作共贏」。今年，香港測量師學會、香港規劃師學會及香港園境師學會被委任為香港籌備委員會的聯合主席，而香港測量師學會負責各代表團的登記和聯絡。學會提名約20名會員參加。

香港測量師學會於2015年11月10日下午6時30分至10時30分，在君悅酒店舉行了周年晚宴，邀請了香港特別行政區行政長官梁振英先生任主禮嘉賓。規劃及發展組為理事會成員及嘉賓訂了一席。我們享受了一個非常愉快的晚上及情誼滿載。

我們在2015年11月13日下午7時正，在香港測量師學會會議室舉行了周年大會，並隨即召開新一屆理事會第一次理事會會議。在周年大會上，我們通過：

- (1) 採納2014年11月25日周年大會會議記錄；
- (2) 接收2014-2015年主席報告；
- (3) 採納2014-2015年義務司庫報告；
- (4) 選舉2015-2017年理事會成員。

隨周年大會結束，我們即進行了第一次理事會會議，並任命如下：

- (1) 根據規劃及發展組條例，理事會成員最多為15。而今年理事會成員的提名是15，因此沒有必要進行選舉；
- (2) 主席任命：龐錦強教授測量師；
- (3) 副主席任命：姚逸明測量師；
- (4) 義務秘書任命：吳柏堅測量師；
- (5) 義務司庫任命：莫躍孺博士測量師；
- (6) 提名以下規劃及發展組代表：
 - (a) 香港測量師學會理事會 - 龐錦強教授測量師
 - (b) 教育委員會 - 梁家棟博士測量師，任期一年及曾正麟測量師，任期兩年
 - (c) 會藉委員會 - 陳旭明測量師，任期一年及劉德測量師，任期兩年
 - (d) 專業發展委員會 - 黃比測量師，任期兩年及林家輝測量師，任期一年



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

HKIS Annual Dinner

I attended the HKIS's annual dinner with my fellow PFMD council members on 10 November in The Grand Ballroom, Grand Hyatt Hong Kong. The event was very successful with about 600 guests and members in attendance.



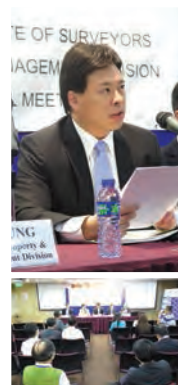
proxies. The existing council was retired and a new two-year (2015-2017) council was elected. With the unfailing support of all council members, the PFMD achieved great success and development from 2013-2015. I take this opportunity to express my heartfelt thanks to my fellow council members and past chairmen for their contributions to the growth of the Division. Moreover, I shall continue my service to the PFMD council. Please join me in congratulating the newly-elected council for 2015-2017 and I look forward to your continued support:

2015-2017 PFMD Council

Chairman	Sr Prof Eddie Hui Chi Man
Vice-Chairman	Sr Charles Hung Chuen Ka
Vice-Chairman	Sr Daniel Hui Wah Lun
Hon Secretary	Sr Alan Wong Shing
Hon Treasurer	Sr Terence Wai Chun Sing
Immediate Past President	Sr Dr Edmond Cheng Kam Wah
Council Member	Sr Dick Kwok Ngok Chung
	Sr Gary Yeung Man Kai
	Sr Lo Kwan Shing
	Sr Law Yeuk Tim
	Sr Rebecca Lee Leung Si
	Sr Wong Kwai Sang
	Sr Kenny KH Chan
	Sr Ray Ng Kit Wah
	Sr Dr Lam Kwok Wing
	Sr Raymond Chan Wai Kin
	Sr Jonathan Lee Man Kwong
	Sr Oliver Chan Yiu Keung
	Sr James Chan Yuk Kit
	Sr Peter Ma Kwok Fai
	Sr Louis Lee Man Ho

PFMD Annual General Meeting

Our division's Annual General Meeting was successfully held on 11 November 2015. A total of 14 members attended along with eight



Chairman's Report – 2014-2015 Annual General Meeting

It was a busy, but fruitful, 2014-2015 for the PFMD. There are a number of critical issues and events that may affect the Division's long term development. Hence, a number of seminars, talks, and gatherings have been organised to enhance communications among members.

I want to summarise the major activities organised and tasks performed within the last year for members' information and reference.

1. Regulation of the Property and Facility Management Industry

First, we have been closely monitoring and following up on the discussions over the proposed Property Management Services Bill (hereafter "the Bill"), within which the licencing of property management companies (PMCs) and a two-tier licencing regime will be introduced for property management practitioners (PMPs).

In order to gauge members' views on the Bill before the 2nd Reading Debate, Committee Stage, and the 3rd Reading resume, the major stakeholders of the industry, including the HKIH, CIHAPB, HKAPMC, HKIFM, HKIS PFMD, HMRB, and RICS, jointly organised a forum on 7 June 2014 to gain members' feedback on the Bill.

The Bills Committee on the Property Management Services Bill held its first meeting on 11 June 2014 and the latest progress on the proposed licencing requirements for Tier 1 PMPs, as specified in Paragraph 2 of LC Paper Number CB(2)1788/14-15(02) of June 2015, should be:

- (a) members of property management-related professional bodies to be specified by the Property Management Services Authority (PMSA) with the HKIS as one of the property management-related professional bodies, as shown in the footnote; or
- (b) members of other equivalent professional bodies to be assessed and recognised by the PMSA and be subjected to professional assessment in relation to property management by the PMSA.

Members can visit <http://www.legco.gov.hk> to obtain more information on the licencing criteria for Tier 1 PMPs.

2. Forum on the Review of the Building Management Ordinance (Cap 344)

A forum was held on 16 January to review the Building Management Ordinance (BMO) Cap 344. Mr KY Kwok, a Partner of Li, Kwok & Law Solicitors & Notaries, was invited to discuss with members the rationale behind reviewing the BMO from a legal perspective.

After the forum, we forwarded to the Home Affairs Department on 2 February our views on the issues and proposals set out in the consultation document as follows:

1. Bid-rigging and Disputes Relating to Large-scale Maintenance Projects
2. Convening an OC General Meeting at the Request of Owners
3. Counterfeit Proxy Instruments and Improper Practices
4. Formation of Owners Corporations
5. Termination of DMC Manager Appointments
6. Remuneration for DMC Managers

Members can obtain more information on our comments on the Review of the BMO from the PFMD Chairman's Message in the February 2015 issue of *Surveyors Times*.

3. Extension of the "AP Easy" Building Maintenance Advisory Service Scheme

With the success of the implementation of the "AP Easy" Building Maintenance Advisory Service Scheme (hereafter "the Scheme"), which went into effect on 1 April 2014, and upon the request of the Home Affairs Department (HAD), the Scheme was extended for another year from April 2015 to March 2016, so as to allow more time for the OCs to appoint APs with the assistance of expert teams and render help to more OCs. The HKIS BSD and PFMD, together with the Hong Kong Institution of Engineers and the Hong Kong Institute of Architects, will continue to provide pro bono professional and tailor-made advisory and support service OCs to help them appoint APs to carry out proper building maintenance.

The Scheme is intended to guide OCs on how to appoint competent and appropriate project consultants and provide basic knowledge for OCs to monitor the performances of consultants. Members are not supposed to participate in the actual assessment of a building's conditions and details of the repair works – not even in their specific cost aspects, which should be more properly dealt with by consultants. Members must also not participate in the works supervision stage of a building repair works project.

4. The 2014 Quality Property and Facility Management Award (QPFMA)

The HKIS jointly held the Quality Property and Facility Management Awards 2014 (QPFMA 2014) with The Hong Kong Association of Property Management Companies (HKAPMC). The QPFMA is a biennial award that began in 2010 to honour outstanding projects within the property and facility management industry.

The theme for QPFMA 2014 was "Moving Forward to the New Era of Property and Facility Management – Sustainability and Liveability". Last year, we received an overwhelming 115 nominations, while 27 nominees were invited to present their projects to the Judging Panel on 2 August 2014 at the Chiang Chen Theatre of the Hong Kong Polytechnic University. The winners were revealed during the QPFMA 2014 Award Presentation Banquet held on 12 September 2014 in the Crystal Ballroom of the Holiday Inn Golden Mile Hong Kong in Tsim Sha Tsui.

The banquet was a delightful and lively occasion in which the industry came together under one roof to celebrate its progress. The Guest of Honour was Mr WONG Kam Sing, JP, Secretary for the Environment, who shared his vision for Hong Kong's future with everyone. Among the 260 attendees were many easily-recognised and distinguished guests.

5. PFMD Conference 2015 cum 10th Anniversary Celebration

The PFMD organised a Conference cum 10th Anniversary Celebration on Friday, 15 May, in the Grand Ballrooms I & II at the

Crowne Plaza Hong Kong Kowloon East, Tseung Kwan O.

Our Guest-of-Honour, Professor Anthony Cheung Bing Leung, GBS, JP, Secretary for Transport and Housing, delivered an inspiring 30-minute keynote speech during the Conference. Other speakers included Ms Florence Hui Hiu-fai, Under Secretary for Home Affairs; Ms Anissa SY Wong, Permanent Secretary for the Environment; Mr Hui Siu-wai, Director of Buildings; Mr George Hongchoy, Chief Executive Officer & Executive Director of The Link Management, Ltd; Mr Wong Kit-loong, Chief Executive Officer & Executive Director of the Hong Kong Housing Society; Sr Dr Daniel CW Ho, Associate Professor at The University of Hong Kong; and Sr Nelson SL Ho, Senior Manager, Facilities Management of the Hong Kong Science & Technology Parks Corporation.

The theme of the Conference was “Enhancing Sustainability through Professional Property and Facility Management Services”. Its aim was to provide a unique opportunity for real estate, property, and facility management professionals to exchange experiences and ideas that will enable us to work together towards a sustainable future in Hong Kong. It also served as a platform for industry stakeholders to exchange their views and perspectives and to mark the 10th Anniversary of the PFMD.

6. Green Property Management Practices

As a reputable and responsible component of the HKIS, the PFMD has taken the lead in developing intelligent and sustainable solutions for the industry. Therefore, with

the joint endeavours and kind contributions of renowned scholars and experienced practitioners, it published *Green Property Management Practices* in April to promote a greater public awareness of the importance and good practices of green management and operations, which should be adopted not only during the occupational stage of a property, but also during its design and construction stages. This publication also advises professional property and facility managers on how to deliver value-added management services to all users while aiming to maintain a sustainable living environment.

Green Property Management Practices has been issued to government bureaux/ departments, professional bodies, academic institutions, and the like. Furthermore, free copies were provided to attendees of conferences and CPD events organised by the PFMD, such as the HKIS PFMD 2015 Conference cum 10th Anniversary. The publication’s contributors were invited to share their professional experiences in managing energy resources, indoor air quality, waste handling, and landscaping at CPD events held in August and October.

7. Publications & Studies

The Division’s new leaflet and brochure were published in 2014, when it appointed The Hong Kong Polytechnic University to conduct a study on the “Contributions of the Property and Facility Management Industry in terms of Gross Domestic Product (GDP) to Hong Kong”. This year, we also appointed The University of Hong Kong and The Hong Kong Polytechnic University to conduct two more studies on “The effective use of web-based management tools for

the property management companies in Hong Kong” and “The Relationship between Green Certified (Beam Plus) Buildings and Property Price in Hong Kong,” respectively.

8. CPD Events and Seminars

A summary showing the CPD events and seminars conducted by the Division in 2015 is shown below:

16 January	Forum on the Review of the Building Management Ordinance (Cap 344)
18 April	Study tour to the University of Macau
22 April	How to Effectively Resolve Disputes amongst Co-owners in Multi-storey Buildings
30 May	Technical visit to Legislative Complex
13 June	Technical visit to Wooden Products Factory in Dongguan
6 August	Green Property Management Series I
15 September	QPFMA 2014 Grand Award Experience-Sharing
8 October	Green Property Management Series II
3 December	Accounting and Finance by Forensic Accountants for Professional Surveyors

9. Membership Expansion

Membership expansion is always the Division’s goal. As at 31 October, our total membership was 813. This year, we welcomed three new members and five probationers. We shall continue to publicise ourselves to undergraduates and try to recruit more young graduates into the Division in the coming years.

10. The Way Forward

The Council has been contributing its best efforts to reflect members’ comments

and concerns to the HAD regarding the legislation of the Property Management Services Bill and proposed amendments to the Building Management Ordinance Cap 344 over the last 12 months. Specifically, the Property Management Services Bill will be a critical to the long term development of our Division and the Hong Kong property and facility management industry as a whole. Hence, we shall spare no effort to raise our concerns and request that the Property Management Services Bill Committee include them into the new legislation.

The coming year will be a busy and challenging one for us as we organise the 2016 Quality Property and Facility Management Award (QPFMA), which would be the fourth year in which we have jointly organised this event with The Hong Kong Association of Property Management Companies (HKAPMC).

Finally, I want to express my heartfelt gratitude to all Council Members for their unfailing help in resolving the various issues over the past year together with their valuable contributions to the growth and development of the Division. I also want to thank all members for their commitment to the well-being of our Division.

With your support, I look forward to the continued success of the PFM Division in the years ahead.



Quantity Surveying Division
Sr Paul Wong QSD Council Chairman

Promotion of the Quantity Surveying Profession

1. Publication of Articles

As stated in my August Chairman's Message, the QSD has published four articles in the SCMP's Classified Post over the past few months to promote the quantity surveying profession to the general public. It also published the following two articles in October and November.

- (i) 5th Article Published in the Classified Post (cpjobs.com) – "Good Tenders Require In-depth Thinking (GRIT) – Tendering Tips from a Quantity Surveyor's Perspective", by Sr Betty Lo (30 October)
[<http://www.cpjobs.com/hk/article/good-tenders-require-depth-thinking-grit-tendering-tips-from-quantity-surveyor%E2%80%99s-perspective>]
- (ii) Article in Capital Entrepreneur – "工料測量師與測量工料的迷思", by Sr Eric Ting (9 November)
[https://scontent-hkg3-1.xx.fbcdn.net/hphotos-xpa1/v/t1.0-9/12227727_528867423939014_9198770837277970616_n.jpg?oh=c57b021e5a88a7dc8c7c1aa32e3aada8&oe=56E03FA1]

2. Visits to HKU and IVE

- (i) Visit to The University of Hong Kong (HKU)

Sr Thomas Ho (HKIS Vice President and QSD Past Chairman) and Sr Andrew Kung (BSD Chairman) visited HKU on 26 October to deliver a talk on the quantity surveying and building surveying professions to Year 1 students in the BSc in Surveying programme.

This talk was part of the Year 1 Urban Development Studio Programme for students to explore the roles of key participants in Hong Kong's urban development process. It would let students learn more about different construction professions and future career prospects once they join the surveying programme.



1. HKIS Vice President and QSD Past Chairman, Sr Thomas Ho, delivers a talk to HKU students

- (ii) Visits to IVE (Morrison Hill) and IVE (Tsing Yi)

The HKIS Board of Education (BoE) organised two visits to IVE (Morrison Hill) and IVE (Tsing Yi) on 27 October and 6 November, respectively. The Morrison Hill visit was attended by Sr Raymond Kam (BoE Chairman and QSD Vice Chairman), Sr Dr Sandy Tang (QSD Council member), and Sr Peter Dy (BSD Council member). The Tsing Yi visit was attended by Sr Raymond Kong (QSD Honorary Secretary), Sr Peter Dy (BSD Council member), and Sr Alan Sin (BSD Council member).

The visits were part of the HKIS BoE campaign to promote the surveying profession through visits to local universities and the IVE. The objectives of these visits were to introduce the Institute, the scope of quantity surveying and building surveying professional services, the membership admission routes, and APC training schemes.



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2. QSD and BSD representatives deliver a talk for students of IVE (Morrison Hill)
3. QSD and BSD representatives deliver a talk for students of IVE (Tsing Yi)

3. Visit to Secondary Schools

- (i) Visit to Ho Fung College

Three QSD Council members, Sr Tiffany Chan, Sr Ken Hui, and Sr Steven Tang, visited Ho Fung College to deliver a talk to about 400 Forms 4-6 students

on 2 November. They introduced the background of the Institute, the roles of its six surveying professions with a bit more detail on quantity surveying, job opportunities, and routes to HKIS membership. Like other school visits in the past, the interactive quiz session made the students jump up from their seats to eagerly answer the questions. The school was delighted with our visit and intends to invite us to deliver similar career talks in the future.



4. QSD Council member, Sr Tiffany Chan, delivers a talk to the students of Ho Fung College
5. The school presents a souvenir flag to QSD representatives

(ii) Visit to SKH Lui Ming Choi Secondary School

The QSD Honorary Secretary, Sr Raymond Kong, and representatives of the BSD, GPD, LSD, and PFMD visited SKH Lui Ming Choi Secondary School on 11 November to deliver a talk to its upper-level students. The visit was arranged by the HKIS BoE with the aim of introducing the whole spectrum of the surveying profession, which embraces the six divisions of the Institute. The students were particularly interested in learning about the career prospects for surveyors and the routes to obtaining HKIS membership.



6. QSD Honorary Secretary, Sr Raymond Kong, delivers a talk to students of SKH Lui Ming Choi Secondary School

QSD 3rd Social Event – Organic Farm Visit

About 40 QSD members and their families and friends, including HKIS Vice President and QSD Past Chairman, Sr Thomas Ho; QSD Honorary Secretary, Sr Raymond Kong; QSD Honorary Treasurer and Social & Welfare Subcommittee Chairperson, Sr Amelia Fok; QSD Past Chairmen, Sr Paul Ho and Sr Daniel Ho; and I enjoyed a relaxing day at an organic farm in Ping Che, Ta Kwu Ling, on 8 November.

The visit started with a guided tour of the farm, including its greenhouses, where organic farming and seasonal vegetables are introduced. This was followed by a yummy DIY organic lunch (with organic salad, mushroom soup, roast chicken, and handmade firewood pizza). After lunch, the participants attended a DIY lipstick workshop, after which each participant was allowed to bring home an organic lipstick of his/her chosen flavour.

Before the participants left the organic farm, they were given the chance to buy some organic vegetables and fruits. All participants enjoyed a day with sunshine, laughter, and delicious fresh food.



7. Group photo of the participants
8. Visiting the greenhouses
9. Handmade firewood pizza
10. DIY lipstick workshop

Visit by the President of the Australian Institute of Surveyors

The President of the Australian Institute of Surveyors (AIQS), Mr Peter Clack, together with the President of the International Chapter, Sr Peter Ng, and Honorary Secretary of the International Chapter, Mr Leong Choong Peng, visited the Institute on 13 November ahead of the HKIS and AIQS Joint Conference on 14 November.

The HKIS President, Sr Vincent Ho; HKIS Vice President and QSD Past Chairman, Sr Thomas Ho; QSD Vice Chairman, Sr Raymond Kam; and I received them in the Institute's Board Room. Each institute introduced its own structure and exchanged views on the development and promotion of the quantity surveying profession. I would like both institutes to continue their collaborative efforts in the future.



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11. Meeting between the representatives of the HKIS and AIQS
12. Presentation of the HKIS flag to the President of the AIQS, Mr Peter Clack

BIM Meeting with PAQS Overseas Delegates

It was a busy day for the QSD on 13 November. Besides meeting with the Wuhan delegates and AIQS delegates, the BIM Committee of the Pacific Association of Quantity Surveyors (PAQS) also met at the Institute during the same afternoon. The meeting was attended by representatives from Malaysia, Singapore, and Hong Kong. Our HKIS BIM Committee Chairman, Sr Dr Paul Ho; QSD representative in the PAQS BIM Committee, Sr KC Tang; our Vice Chairman, Sr Raymond Kam; and other QSD members joined the meeting and shared their insights on the development of BIM in quantity surveying in PAQS member countries.



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13. BIM meeting with PAQS overseas delegates

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

The HKIS and AIQS Joint Conference was successfully held at the Hong Kong Design Institute, Tseung Kwan O, on 14 November. This

was the first time that the HKIS and AIQS jointly organised a conference. About 400 participants attended and gave good responses.

The aim of the conference was to discuss future opportunities in the field of quantity surveying and how to improve the quality of QS services. It examined topics such as risk management, BIM, BEAM Plus, environmental, maintenance contracts, dispute resolution, and other topics on the QS profession.

The conference started with welcome speeches by HKIS President, Sr Vincent Ho, and AIQS President, Mr Peter Clack. It was followed by an opening keynote speech by the Guest of Honour, Prof Anthony Cheung Bing-leung, Secretary for Transport and Housing of the HKSAR Government. The excellent keynote speech on "Quantity Surveying Skills in Great Demand" is available below.

[http://www.news.gov.hk/en/record/html/2015/11/20151114_125324.shtml].

Before the start of the conference, AIQS International Chapter President, Sr Peter Ng, and I thanked the guests, speakers, moderators, sponsors, and supporting organisations. Taking this opportunity, I also thank the Joint Conference Organising Committee members led by our OC Chairman, Sr Tse Sek Chuen. In addition, I thank the participants at this conference for their support and making it a wonderful and successful event. I hope everyone gained some knowledge from it.



14. Greeting the Guest of Honour, Prof Anthony Cheung Bing-leung, Secretary for Transport and Housing of the HKSAR Government
15. Group photo of the Guest of Honour and the HKIS and AIQS representatives
16. About 400 participants attend the HKIS and AIQS Joint Conference

17. Opening keynote speech by the Guest of Honour
18. Welcome speech by HKIS President, Sr Vincent Ho
19. Welcome speech by AIQS President, Mr Peter Clack
20. Vote of thanks by QSD Chairman, Sr Paul Wong
21. Vote of thanks by AIQS International Chapter President, Sr Peter Ng
22. Closing remarks by the HKIS and AIQS Joint Conference Organising Committee Chairman, Sr Tse Sek Chuen

工料測量組參與的內地事務

(一) 2015年內地與香港建築論壇「一帶一路 合作共贏」

由國家住房和城鄉建設部、寧夏回族自治區人民政府及香港特別行政區政府發展局合辦的「2015年內地與香港建築論壇」已於11月1日至3日在寧夏回族自治區銀川市順利舉行。香港測量師學會由會長何鉅業測量師率領代表團參加是次論壇，其他出席代表包括學會高級副會長區成禧測量師、學會副會長及工料測量組前主席何國鈞測量師、學會內地事務委員會主席、學會前會長及工料測量組前主席賴旭輝測量師和學會其他的代表。工料測量組出席代表為主席黃國良測量師、前主席嚴少忠測量師和義務秘書江就明測量師。

是次論壇，香港測量師學會、香港園境師學會及香港規劃師學會獲委任為籌備委員會聯合主席，論壇主題為「一帶一路 合作共贏」，並邀得多位業界嘉賓、官員及專業人士分享城市設計、建築設計及工程質量管理的經驗，利用「一帶一路」的機遇拓展業務，共同「走向世界」。

論壇完畢後嚴少忠測量師代表學會於11月3日下午參加由寧夏商務廳主辦有關寧夏及銀川的營商環境及外商投資的情況的簡介會。



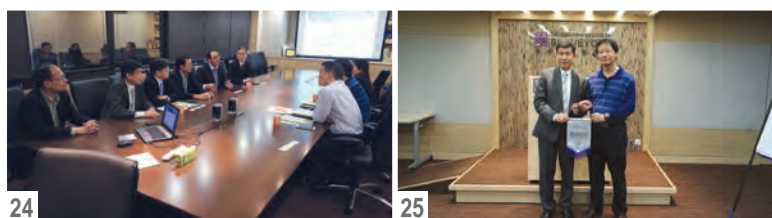
23. 工料測量組代表出席 2015 年內地與香港建築論壇

(二) 武漢建設工程造價管理協會到訪香港測量師學會

武漢建設工程造價管理協會（下稱武漢協會）為了更好地了解香港工料測量行業的歷史、發展及管理情況和香港測量師學會的架構，並為了促進行業交流，武漢協會會長汪國剛先生、副會長張智學先生和註冊造

價工程師張建琴女士於11月13日下午到訪香港測量師學會。學會亦安排了學會副會長及工料測量組前主席何國鈞測量師、工料測量組主席黃國良測量師、學會內地事務委員會主席、學會前會長及工料測量組前主席賴旭輝測量師、工料測量組副主席甘家輝測量師和工料測量組理事謝錫泉測量師接見。

會議期間，雙方就兩地的工程造價管理和工料測量行業交換了意見，並討論了兩會將來再作交流的可行性。武漢協會亦希望工料測量組能於明年可到武漢拜訪，並就兩地的工程造價管理和工料測量行業再作進一步的了解和交流。



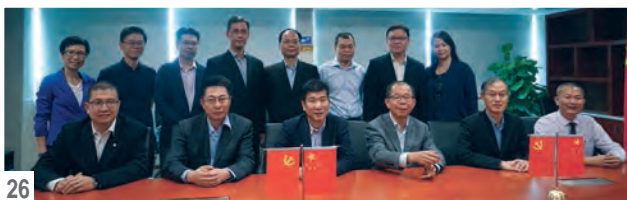
24. 工料測量組代表與武漢建設工程造價管理協會代表進行會議交流
25. 工料測量組主席黃國良測量師致送學會紀念錦旗與武漢建設工程造價管理協會會長汪國剛先生

(三) 拜訪廣東省建設工程造價管理站及廣東省工程造價協會

工料測量組一行十人包括學會副會長及工料測量組前主席何國鈞測量師、工料測量組主席黃國良測量師、工料測量組上任主席嚴少忠測量師及其他工料測量組理事和增聘理事於11月20日上午拜訪廣東省建設工程造價管理站（下稱廣東造價站）及廣東省工程造價協會（下稱廣東協會）進行兩地交流會議，會議議題包括如下：

- 廣東省建設工程造價諮詢行業現時的发展及管理情況；
- 廣東省建設工程造價管理專業發展的展望；
- 廣東省執業資格制度管理情況；及
- 廣東省造價管理諮詢企業申請資質的展望及住建部最新的要求和指示。

工料測量組也與廣東造價站和廣東協會討論了明年參與內地論壇的可行性。



26. 工料測量組代表與廣東省建設工程造價管理站和廣東省工程造價協會代表進行會議交流後大合照

(四) 拜訪佛山市建設工程造價站和佛山市工程造價協會

佛山市建設工程造價站（下稱佛山造價站）聯同佛山市工程造價協會（下稱佛山協會）於 2013 年 11 月一行三十多人到訪香港測量師學會，經過一個多小時的交流，大家認為還有一些議題沒有足夠時間作更深入的討論，工料測量組建議於適當的時間出訪佛山造價站和佛山協會作更深入的交流。

於 11 月 20 日下午，工料測量組一行十多人包括學會副會長及工料測量組前主席何國鈞測量師、工料測量組主席黃國良測量師、工料測量組上任主席嚴少忠測量師及其他工料測量組理事和增聘理事拜訪佛山造價站和佛山協會並進行兩地交流會議，大家就兩地的工程造價管理和工料測量行業進行交流。



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27. 工料測量組代表與佛山市建設工程造價管理站和佛山市工程造價協會代表進行會議交流後大合照

(五) 工程項目全過程造價管理暨香港工料測量管理技術交流論壇

於 10 月 20 日下午，佛山造價站和佛山協會與工料測量組的交流會議完畢後，隨即展開「工程項目全過程造價管理暨香港工料測量管理技術交流論壇」，論壇開始前分別由佛山造價站站長余建文先生、佛山協會會長嚴建峰先生和工料測量組主席黃國良測量師致詞。

是次論壇包括以下三個演講題目：

1. 全過程工料測量的理論實踐（由工料測量組增聘理事鄧琪祥測量師主講）
2. 香港調解的特點與優勢（由學會副會長及工料測量組前主席何國鈞測量師主講）
3. 本地建設項目全過程造價管理實踐簡介（由廣東宏正公司總工及造價工程師黃海波先生主講）

佛山造價站和佛山協會對是次論壇十分重視，一共安排了接近 200 名從業員和專家出席，場面十分熱鬧。主辦單位和出席者亦對是次論壇有高度的評價。



28. 接近 200 名從業員和專家出席論壇
29. 佛山市建設工程造價站站長余建文先生致詞
30. 佛山市工程造價協會會長嚴建峰先生致詞
31. 工料測量組主席黃國良測量師致詞
32. 工料測量組增聘理事鄧琪祥測量師演講
33. 學會副會長及工料測量組前主席何國鈞測量師演講
34. 佛山及香港兩地出席論壇代表大合照

論壇完畢後，佛山造價站和佛山協會設宴招待工料測量組代表。席間大家除了在一個輕鬆的場合下再作交流外，更再進一步探討佛山和香港兩地的工程造價管理和工料測量行業的持續交流的可行性，並希望工料測量組能於明年參與在廣州舉辦的論壇。

The 10th International Cost Engineering Council (ICEC) Congress 2016 in Rio de Janeiro, Brazil (9-12 October 2016) – Call for Abstracts

The 10th ICEC Congress 2016 aims to bring together an international audience of industry representatives, academics, and graduate researchers to discuss issues of common interest in order to promote exchanges and international friendship in the pursuit of promoting excellence in professional practices within the engineering and construction environments. It will provide a platform to highlight the vision of bringing together the total cost management professions for a bright future in a changing environment and consolidate cost engineering in Brazil.

Participants who wish to present at this event are invited to submit an abstract by 15 December 2015. Please check the link below for more details on submitting the abstract and registration.

<http://www.icec2016.com/?lang=en>





Young Surveyors Group

Sr Rex Ying YSG Committee Chairman

Finally, I have reached the end of my term as Chairman of the Young Surveyors Group and this is my final Chairman's Message in Surveyors Times. I shall not report everything here, but, as I mentioned at the start of my term, it is YSG's aim to promote professionalism among its members, reflect their views, and serve as a link between the Institute and Probationers and Students. Over the past year, we have done a good job of maintaining the good relationship between our members and students. We have organised lots of events, including seminars and visits, established close connections with other divisions within the Institute and other professional institutes in Hong Kong, and have continued to organise interesting study tour and annual dinner. We even achieved good results in the dragon boat competitions!

I have been working with YSG since 2008. I love to work, play, and enjoy every event with my committee. I am not here to say good-bye, nor am I going to stop helping YSG in the future. Like my predecessors, I intend to continue working with YSG. What I want to see after I step down is more participation by all members in YSG's upcoming activities. With your continued support, I trust that our incoming Chairman and Committee will do a good job and lead YSG to new heights in the coming year.

YSG organised the "Quality Control of Tempered Glass" seminar on 7 November. It also attended the HKIS Annual Dinner and organised its own annual dinner and annual general meeting in mid-November. Although it is now the end of year, there are still many functions in the works, such as the Joint Professional Tour to Nam Shan Wai and the visit to Ping Che in December. Please refer to YSG's Facebook page and the HKIS website for the latest updates on YSG's activities and come share in the joy of these events.

Events Highlight

YSG Annual Dinner 2015

The YSG Annual Dinner was held on 14 November at 7 PM at House of Tang, Metro

Park Hotel Kowloon. This year's theme was "Masquerade in School Uniform". Thanks go to everyone who attended and we hope all our guests, YSG members, and students enjoyed the event. It has been our aim this year to encourage HKIS members, guests, and students to communicate with each other more, so we designed a game using a QR code and web apps to exchange attendees' information. The annual dinner 's featured game, the drinking competition, stills grabs everybody's attention. This year we even had President Vincent Ho, YSG Chairman Rex Ying, and YSG Vice Chairman Lizzy To compete on stage at the same time!

Finally, I want to thank the organising committee's Billy Mak, David Mui, Jenny Yuen, Johnny Yeung, and Matthew Chan for their efforts in organising this event. I believe we did a good job and every participant enjoyed the evening.

HKIS Annual Dinner 2015

The HKIS Annual Dinner was successfully held on 10 November. YSG was represented at the dinner by 18 Committee and Co-opted Members. We all enjoyed the dinner and the performances, including that of our Honorary Treasurer, Chris Mook, who performed on stage with the surveyors' band, SIR. Thanks go to Alice Ko and Kirsten Lam for serving in the organising committee throughout the year and for their assistance in preparing everything for the dinner.

Coming Soon

Joint Professional Nam Sang Wai Tour and Networking Drinks

YSG is co-organising the "Joint Professional Nam Sang Wai Tour and Networking Drinks" event with other young professional groups, including the Hong Kong Medical Association and Hong Kong Institute of Planners, on 12 December 2015. Participants will enjoy a unique tour of Hong Kong's rural life whilst meeting

other young professionals. Nam Sang Wai (南生圍), a wetland area to the north of Yuen Long in the Northwestern New Territories, has long been acclaimed for its natural beauty. Bordered by the Shan Pui River to the west, the Kam Tin River to the south, and Kam Tin Main Drainage Channel to the east, it is home to a number of migratory birds such as seagulls and spoonbills.

Site Visit to Wo Lee Ping Che Warehouse

For decades since its establishment in 1954, Wo Lee Steel Company Limited has supplied a wide range of steel materials like piles, H-columns, channels, hollow sections, angles, squares, rounds, flats, and deformed bars to the construction industry. In recent years, Wo Lee has diversified its services to include product innovation and the establishment of a processing centre to keep pace with the needs of an increasingly demanding worldwide market. The Ping Che Warehouse in Fanling is well-equipped with various processing machines. YSG is organising a visit there to observe the latest steel products technology, which is crucial to the construction industry.

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 next year.

Find us on Facebook, <http://www.facebook.com/HKISYSG>, for our latest events and developments.



HKIS YSG Annual Dinner 2015



HKIS Annual Dinner 2015

Reported by Sr Betty Lo (QSD CPD Sub-Committee Member) and Sr Brandy Lai (QSD CPD Sub-Committee Member)

Visit to Cathay Pacific City

The QSD CPD Sub-committee organised a visit for about 40 members to Cathay Pacific City (CX City) on Saturday, 24 October. CX City is located at the southeastern corner of Hong Kong International Airport and occupies over four hectares of reclaimed land.

The visit was hosted by two CX representatives, Ms Cheng and Ms Wong. It started with an overview of CX City by means of exploring several areas: the Flight Training Centre, Integrated Operations Centre, In-flight Service Training Centre, CX press check-in, Airbus/Boeing Mock-up, Crew Lounge, gymnasium, and sports facilities. Our members took this valuable opportunity to gain unique insights into the aviation world.

The most interesting, but also the most expensive, equipment in CX City was the Pilot Training Flight Simulator, which can produce several flight environments such as inclement weather, turbulence, and machine failure. A cadet pilot learns how to tackle these kinds of bad situations with a simulator. Moreover, all cadet pilots take part in simulation tests regularly with a view to providing the highest level of safety for their passengers after they become full-fledged pilots.

Afterwards, our members were invited to inspect the mock passenger cabins and we ended up having our Q&A session in a business class cabin where members could relax on its spacious seats.

The QSD expresses its sincere gratitude to Ms Cheng and Ms Wong for arranging this special visit to CX City.

Finally, our members enjoyed a wonderful buffet lunch at the Headland Hotel, which usually serves only CX staff. The venue created a great atmosphere for members to socialise and share their experiences.



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1. The Outside of Cathay Pacific City
2. The Control Cabin in the Freight Training Centre
3. Presentation by Cathay Pacific's Representative
4. The Mock Business Class Cabin
5. Group Photo

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

www.facebook.com/hkisofficial

Join us and click the 'like' button now!



HKIS Official





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.

“Surveyors Cup” Soccer Competition 2015

Team Captains: Lesly LAM/Cyrus Siu/Patrick Choy

To enhance communication and friendship among different surveyors, a “Surveyors Cup” Soccer Competition 2015 was held on Sunday, 29 November, at the Ma Tau Wai Soccer Pitch.

The HKIS Soccer Team won the championship. Let’s celebrate this victory with our teammates.



HKIS Basketball Team won a league tournament

Team Captains: Jerry/Horace/Joe/Johnny/Arthur

To enhance its skills for the joint professional basketball competition in the coming season, the HKIS Basketball Team joined a league recently and won its championship.

Let’s celebrate this victory with our teammates.



HKIS Band S!R:

(1) during the HKIS Annual Dinner 2015

(2) will perform at the Charisound Charity Concert for Médecins Sans Frontières (MSF) @Queen Elizabeth Stadium

Band Soul: George Chan

Bandmates: Jeffrey Wong/John Lau/Alison Lo/Jerry Chau/Michelle Chung/Chris Mook/William Lai/Lesly Lam/Peter Dy/Kenny Chan/Bessie Liu/Elsa Cheung/Nathan Lee/Jasper Chan/Hinry Lau/Yuji Wong

The HKIS Band, S!R, was cordially invited to perform at the HKIS Annual Dinner 2015 on Tuesday, 10 November. All participants enjoyed a wonderful night, especially during the group singing session when the HKIS President, Office Bearers, and all Divisional Chairs sang together.



If you missed S!R's performance at the HKIS Annual Dinner, you can come support the band at the Charisound Charity Concert for Médecins Sans Frontières (MSF) on Wednesday, 30 December 2015, at Queen Elizabeth Stadium. Tickets are available at www.urbtix.com.hk.

HKIS Running Team for “香港渣打馬拉松，The Hong Kong Standard Chartered Marathon 2016” Team Captain: Lesly LAM

The registrations for “香港渣打馬拉松，The Hong Kong Standard Chartered Marathon 2016” are complete. Please let me know at leslylam@hkis.org.hk if you have registered and the category so that the HKIS can form a strong running team to participate in the Joint Professional 10km, Half-Marathon, and Full Marathon on that day.

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

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

1 DEC 2015 – 23 FEB 2016

DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
01 Dec 2015	2015152	Tiling Systems at External Walls of Buildings: Common Causes of Failure and Methods of Repair (FULL)	Y L Wong, Jaime Yeung	QSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
02 Dec 2015	2015160	A surveyor's concern on Adverse Possession in Hong Kong	Conrad Tang	LSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
02 Dec 2015	2015163	Joint HKIS & RICS CPD Event - Surveyors acting as experts in commercial rent determinations New	Pls refer to the HKIS website for details	HKIS	1.5	To be determined by respective Division		HK\$150 (HKIS/RICS member); HK\$180 (non-HKIS/RICS member)
03 Dec 2015	2015159	Accounting and Finance by Forensic Accountants for Professional Surveyors	Benny K B Kwok	PFMD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
05 Dec 2015	2015156	Site Visit to Wo Lee Ping Che Warehouse (FULL)	S Y Wong, Matthew Lai, Alex Kwong	YSG	3.0	To be determined by respective Division		HK\$250 per person
08 Dec 2015	2015138	Competition Ordinance – Final Chance for Preparation (Rescheduled From Nov 2, 2015) (FULL)	Steven Yip, Brian Liu	QSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
10 Dec 2015	2015164	建築訊息模型 (BIM) 於投標及施工階段的應用 New	李冠東	QSD	1.5	✓	1.5	港幣\$120 - 會員; 港幣\$150 - 非會員
12 Dec 2015	YSG/S/201512	Joint Professional Nam Sang Wai Tour and Networking Drinks (Rescheduled from Oct 3, 2015)	Pls refer to the HKIS website for details	YSG	-	-	-	Full event (tour + dinner): \$330 Tour only: \$180
14 Dec 2015	2015165	Interpretation of GC15 and Human Remains New	Louie Chan	GPD	2.0	✓	2.0	HK\$120 - member; HK\$150 - non-member



DATE	CODE	EVENT	SPEAKERS	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
16 Jan 2016	2015166	Factory visit to glass manufacturing factory in Dongguan, China New	黃錫偉	BSD	3.0	✓	3.0	HK\$350 - member (fee includes transportation in Mainland China, lunch and insurance)
25 Jan 2016	2015169	Getting ready for the Competition Ordinance (POSTPONE UNTIL FURTHER NOTICE)	Nick Chan	BSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
26 Jan 2016	2015170	Updates and experience sharing on AP(S) practice issues New	Vincent Ho, Kenny Tse, Andrew Kung, Edgar Li	BSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member
23 Feb 2016	2015167	Experience Sharing on Tender Evaluation from the Perspective of a Quantity Surveyor Employed by the Developer New	K M Lau	QSD	1.5	✓	1.5	HK\$120 - member; HK\$150 - non-member

(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 December 2015, the discount for petrol offered to successful HKIS member applicants is HK\$2.20 per litre and the discount for diesel offered to successful HKIS member applicants is HK\$4.20 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

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.

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**.

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.

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/>.

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

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

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.

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.

54% OFF 3D Exhibition Ticket

Enjoy One Piece 3D Exhibition ticket special offer at HK\$68 (Original price HK\$149) by presenting the Hong Kong Institute of Surveyors (HKIS) membership card.

Terms and Conditions

1. This promotion is valid until 31-12-2015.
2. Each member must present his/her own HKIS membership card.
3. Each membership card can buy four tickets.
4. This promotion is only valid at the HK 3D Museum ticketing counter.
5. In case of any dispute, HK 3D Museum reserves the right of final decision.

Inquiry: **(852) 2721 9720** Website: www.hk3dm.com.hk

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



2015年內地與香港建築論壇 一帶一路 合作共贏 11月1-3日 銀川

