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One Belt, One Road: On track for opportunity

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Grasping opportunities

The Belt and Road Initiative presents an excellent chance for Hong Kong companies to take part in infrastructural projects in more than 60 countries, but more information is required on upcoming ventures and bidding processes.

May Chan Rhodes



Mr Raymond Yip
Deputy Executive Director
of the Hong Kong Trade
Development Council



Sr Ng Kin Siu
Chairman of FDB Holdings



1. Zhang Dejiang, Member of the Standing Committee of the Political Bureau of the Communist Party of China Central Committee, and Chairman of the Standing Committee of National People's Congress of the People's Republic of China, delivered a keynote speech at the inaugural Belt and Road Summit on 18 May 2016.
2. John Tsang, Financial Secretary of the Hong Kong Special Administrative Region Government (right) and Ali Tayyeb Nia, Minister of Economic Affairs and Finance of Iran signed a memorandum of understanding in Tehran on 8 November 2016 to enhance economic cooperation between Hong Kong and Iran. Mr Tsang was leading a business delegation to Dubai, UAE and Tehran, Iran in November to forge business ties between Hong Kong and new markets along the Belt and Road.
3. The site of the Nepal Project which withstood a devastating earthquake in April 2015.
4. China's Ministry of Commerce and the HKTDC jointly organised a mission to the Czech Republic, Poland and Hungary on 20-28 November 2016 for mainland investors and Hong Kong's professional, finance and IRES-related sectors to explore investment and business opportunities under the Belt and Road Initiative. The delegates, led by Raymond Yip, Deputy Executive Director, HKTDC (front row, third from left), visited the site of the Rokycany-Pilsen Railway Line and Tunnel Modernisation project in the Czech Republic on 21 Nov 2016.

“ Demand is expected to be especially huge in emerging markets such as the Chinese mainland, ASEAN countries and the Middle East. ”

The Belt and Road Initiative is gathering momentum both at home and abroad, with a series of trade missions, seminars and workshops being arranged in the coming year. In turn, business communities in many countries are eagerly anticipating the developments as the Mainland China and Hong Kong governments, together with associated trade bodies, seek to raise the profile of their professional services.

The Hong Kong Trade Development Council (HKTDC) has been leveraging its international network and close ties with industries, governments and other intermediaries to promote Hong Kong services for Belt and Road projects. Its Hong Kong headquarters and 46 other offices worldwide are collaborating to highlight Hong Kong's world-class services, and its role as a “super-connector”.

“The Belt and Road is about connectivity and integration, which calls for infrastructure and real estate development along the routes, such as bridges, railways, port and airport facilities, factories, and mixed-use housing and commercial projects, to name but a few,” says Raymond Yip, Deputy Executive Director of the HKTDC.

“Demand is expected to be especially huge in emerging markets such as the Chinese mainland, ASEAN countries and the Middle East,” Yip adds. “This will certainly present tremendous opportunities for Hong Kong surveying professionals, who are valued for their excellent professional expertise, strong management skills, world-class integrated services and abundant international experience.”

Under the Closer Economic Partnership Arrangement (CEPA), agreements on mutual recognition of qualifications are being signed between HKIS and industry associations on the mainland, thus enhancing access both to the mainland and its network in Belt and Road markets for Hong Kong surveyors.

According to the Asian Development Bank, Asia will require US\$8.2 trillion in investment for infrastructure projects from 2010 to 2020, equating to annual average demand of US\$820 billion. A shortage of local professionals means firms from outside Asia are increasingly allowed to participate as investors in owning as well as managing these projects.

In addition to the infrastructure boom, a growing

number of shopping malls are being either built or renovated in China, India, Indonesia, Thailand, Malaysia and other Asian countries, driven by a rise in consumption on the continent.

As for the Middle East, Saudi Arabia recently rolled out Vision 2030, an ambitious economic diversification scheme involving massive infrastructure projects. Rapid growth is also expected in other Middle Eastern cities such as Abu Dhabi.

Multiple Hong Kong trade missions to Belt and Road countries at inter-government level are already up and running. Local businesspeople from various sectors, including infrastructure and real estate services (IRES), have been invited to meet government officials and business leaders across the continent and further afield.

A five-day business mission led by the Financial Secretary to Astana and Almaty in Kazakhstan took place in September this year, where a memorandum of understanding was signed between the HKTDC and the Astana International Financial Centre to facilitate future business delegations to both destinations and investment projects in Kazakhstan. Other business missions to Dubai, Tehran, and European capitals including Prague, Warsaw and Budapest also took place in November, involving networking events, briefing sessions and company visits.

More such visits are planned next year to help the IRES sector capitalise on opportunities arising from the Belt and Road scheme. The HKTDC is organising a business mission to Indonesia and Cambodia in February, and also an urbanisation-focused event known as “Building For the Future” in Fujian Province in late 2017 to promote Hong Kong's IRES.

The next Belt and Road Summit will take place on 11 September 2017. The inaugural summit in May this year featured more than 40 speakers, including senior government officials and business leaders from Belt and Road countries. More than 2,400 participants, including investors, project owners and services professionals attended.

At the 2016 summit, Zhang Dejiang, Member of the Standing Committee of the Political Bureau of the Communist Party of China Central Committee, and Chairman of the Standing Committee of the National

“ It is important to have local knowledge and connections so that you can mobilise local resources in times of crisis. ”

People’s Congress of the People’s Republic of China, said Hong Kong plays a pivotal role in the Belt and Road Initiative.

He mentioned in particular an example where a Hong Kong company was appointed as engineering consultant for a China-aided project in Nepal. The project withstood a devastating earthquake in April 2015 which saw many other buildings collapse.

“This shows the superior quality of Hong Kong’s professional services, and proves that such services have a big role to play in the Belt and Road development,” Zhang said.

Sr Ng Kin-siu, chairman of the Hong Kong company that was awarded the Nepal project, said the main thing learned from the project was the importance of cultural exchange. Working with both a Mainland China contractor and the local Nepalese people, Ng said his team had to bridge cultural differences among the various parties when it came to concepts such as safety, quality and professional standards.

“For example, Hong Kong companies such as ours are used to adhering to international standards on safety,” Ng added. “However, in Nepal, it is a completely different picture. We would have to remind local staff of the importance of wearing helmets at the construction site, and that they should wear protective footwear instead of slippers. We also had to make sure there were no children playing on the construction site. These are just a few examples of how vast the cultural differences can be.”

Ng’s team also organised regular training with local staff, on top of frequent meetings with the mainland contractors to ensure everyone was on the same page at each stage of the project.

He explained how it is important to be aware of both the natural constraints and the geopolitics of a country and to get to know the capacity of local contractors, facilities, and suppliers. For example, several months ago, a riot on the Nepal-India border affected the supply of construction materials for the project. Ng’s team was able to use its local market intelligence to find an alternative supplier to turn the situation around.

“You need to stay on the top of the game rather than wait for someone to give you advice,” Ng said. “It is

important to have local knowledge and connections so that you can mobilise local resources in times of crisis.”

Nepal, like many other Belt and Road countries, is brimming with opportunities, Ng said. However, he feels that there is a “missing link” when it comes to the availability of market information, which could be addressed by more direct communication between existing and potential stakeholders.

“We know that there are lots of things going on between the mainland and the Belt and Road countries where Hong Kong companies like us could participate and contribute,” Ng said. “But we wouldn’t know who to turn to. It would also be awkward for private companies like us to go directly to ask government departments about what is happening in the market.”

Yip says the HKTDC is dedicated to establishing Hong Kong as an information hub for the Belt and Road Initiative. It has launched a Belt and Road portal (www.beltandroad.hk), which allows visitors to source Hong Kong services providers for their projects. It welcomes more Hong Kong services providers to list their company information on this database.

The website also offers valuable information, such as links to various official tendering and bidding websites for major economies along the Belt and Road. It also provides market intelligence, including detailed profiles of the 60-plus Belt and Road economies and examples of projects in countries that Hong Kong’s IRES sector is involved in.

“With infrastructure and real estate development laying the foundations for the Belt and Road Initiative, surveyors will be among the first to benefit from the projects,” Yip said. “I would encourage surveyors to sign up for our events and outreach promotions related to the Belt and Road. This is the best way to meet relevant industry players and learn about opportunities that will emerge as the Initiative continues to take shape.”

The article is published courtesy of Classified Post.

「預計中國內地、東盟國家及中東等新興市場的需求將會相當龐大。」

把握機會

「一帶一路」倡議為香港企業提供參與超過 60 個國家的基建項目的絕佳機會，但對於未來的項目及投標程序，我們還需要更多資訊。

May Chan Rhodes

隨著「一帶一路」倡議在海內外升溫，一系列商貿考察團、研討會及工作坊將於明年展開。中國內地和香港政府以及其他相關貿易機構期望藉此機會，推廣專業服務。各國的商界人士無不熱切期待該計劃取得進展。

香港貿易發展局（下稱香港貿發局）一直善用其國際網絡，以及與各行各業、政府及其他中間的緊密聯繫，推廣香港與「一帶一路」的相關項目。其香港總部及分布全球的 46 間辦事處正聯手推廣香港的世界級服務，以及其「超級聯繫人」的角色。

香港貿發局副總裁葉澤恩稱，「『一帶一路』旨在連接及整合資源，為此，我們需要發展沿線的基礎設施及房地產，包括橋樑、鐵路、港口及機場設施、工廠及混合用途的住房及商業項目。」

葉氏亦提到，「預計中國內地、東盟國家及中東等新興市場的需求將會相當龐大。對香港的測量專才而言，此計劃將為他們提供諸多機會，讓他們能夠展示卓越的專業技能、高超的管理技巧、世界級的綜合服務及豐富的國際經驗。」

根據《內地與香港關於建立更緊密經貿關係的安排》(CEPA)，香港測量師學會與內地相關行業協會已就資格互認簽署相關協議，協助香港測量師涉足內地及利用中國於「一帶一路」市場的網絡。

據亞洲開發銀行預測，於 2010 年至 2020 年期間，亞洲將需要投入 8 萬 2 千億美元建設基建項目，相當於年均需求為 8 千 2 百億美元。由於缺乏當地專才，亞洲以外的企業獲准以投資者的身份擁有及參與管理項目，將逐漸成為一項趨勢。

除基礎設施項目蓬勃發展之外，在國民消費水平提升的推動下，中國、印度、印尼、泰國、馬來西亞及其他亞洲國家正大舉興建或翻新大型商場。

至於中東方面，沙特阿拉伯於近期推出〈願景 2030〉，這項雄心勃勃的多元化經濟計劃涉及大規模興建基礎設施。預計

阿布扎比等其他中東城市亦將錄得迅速增長。

香港政府已多次安排商貿代表團前往「一帶一路」沿線國家進行政府級訪問。來自本港基建及房地產服務等行業的多名商業人士獲邀與沿線各國的政府官員及商界領袖會面。

今年 9 月，財政司司長率領香港代表團在哈薩克斯坦的阿斯塔納和阿拉木圖進行為期五日的商貿訪問。香港貿發局與阿斯塔納國際金融中心簽訂備忘錄，以期促進兩地日後的商事訪問及哈薩克斯坦的投資項目建設。本港政府亦於 11 月組織前往杜拜、德黑蘭，以及包括布拉格、華沙及布達佩斯等歐洲國家首都進行商貿訪問，主要包括交流活動、簡介會及企業參觀訪問等環節。

香港貿發局將於明年開展更多訪問，幫助基建及房地產服務行業把握「一帶一路」帶來的良機。香港貿發局現正籌劃於 2 月出訪印尼及柬埔寨，並計劃於 2017 年底在福建省舉辦以城市化為主題的活動——「未來建設 建設未來」，以推廣香港的基建及房地產服務。

下屆「一帶一路」高峰論壇將於 2017 年 9 月 11 日舉行。在今年 5 月舉行的首屆高峰論壇上，超過 40 名演講者齊聚一堂，當中包括「一帶一路」沿線國家的政府高官及商界領袖，而與會者更多達 2,400 人，當中包括投資者、項目擁有人及服務業專業人士。

於 2016 年的高峰論壇上，中共中央政治局常委及全國人大常委會委員長張德江發表演講，稱香港在「一帶一路」倡議中扮演關鍵角色。

他特別提到一個例子。在尼泊爾的中國援建項目中，一家香港公司獲委任為工程顧問。2015 年 4 月，尼泊爾發生強烈地震，大量建築物倒塌，但該項目依然屹立不倒。

張氏說，該項目「充分體現了香港專業服務的優良品質，也證明香港專業服務參與『一帶一路』建設大有可為。」

投得尼泊爾項目的香港公司主席吳建韶測量師稱，參與該項目的主要得著是了解到文化交流的重要性。吳氏稱，在與中國內地承包商及尼泊爾當地工人合作的過程中，其團隊需要在安全、質素及專業標準方面處理各方的文化差異。

吳氏亦提到，「舉例而言，香港公司通常會嚴格遵守國際安全標準，但尼泊爾的情況完全不同。我們必須提醒當地員工，在建築工地須穿戴安全帽及穿著防護鞋（而非拖鞋）。我們亦須確保沒有任何兒童在工地玩耍。以上所列，只不過是巨大的文化差異的幾個例子。」

吳氏的團隊亦為當地員工組織定期培訓，另外亦會經常與內地承包商會面，確保所有參與方在項目的每個階段意見一致。

COVER STORY

「熟悉當地情況和人脈網絡十分重要，隨時能助你調動當地資源，履險如夷。」

他解釋稱，必須了解一個國家的自然環境限制和地緣政治狀況，以及當地承包商、設備及供應商的能力。舉例而言，數個月前，尼泊爾和印度邊境發生暴動，令項目的建築材料供應受到影響。吳氏的團隊利用當地市場資訊物色到一家替代供應商，成功扭轉局面。

吳氏說，「你需要時刻掌控局面，而不是坐等別人提出意見。熟悉當地情況和擁有地方脈絡十分重要，這意味著你能夠調動當地資源，應對突發危機。」

吳氏說，和其他「一帶一路」的國家一樣，尼泊爾充滿商機。不過，他認為相關市場資訊仍較為缺乏，現有和潛在的持份者更多直接溝通有助改善情況。

「我們了解到，內地與『一帶一路』的國家之間的往來相當頻繁，而像我們這樣的香港公司本來亦可參與其中，」吳氏稱：「但我們不知道應該向何人參求協助。如果像我們這樣的私人公司直接向政府部門諮詢關於市場方面的情況，似乎做法有欠妥當。」

葉澤恩稱，香港貿發局一直致力將香港打造成為「一帶一路」的資訊中心。政府已推出一個「一帶一路」門戶網站(www.beltandroad.hk)，讓使用者能夠為其項目搜尋香港服務供應商，網站同時亦鼓勵香港服務供應商透過這個數據庫展示公司資料。

該網站亦提供大量有價值的資訊，例如「一帶一路」主要經濟體的多個官方招投標網站的連結，同時亦提供市場資訊，當中包括 60 多個「一帶一路」經濟體的詳細資料，以及香港基建及房地產服務行業有份參與的項目示例。

葉氏稱，「隨著基建及房地產發展為『一帶一路』奠定基礎，測量師將會率先受惠。我鼓勵本港測量師積極參與我們的活動及與『一帶一路』有關的推廣活動。他們可藉此寶貴機會，接觸相關行業領袖，以及了解在該倡議的發展過程中出現的機遇。」

本文由《Classified Post》撰文。



中共中央政治局常委及全國人大常委會委員長張德江（中）、香港特別行政區行政長官梁振英（左六）及全國政協副主席董建華（右六），與一眾嘉賓於「一帶一路高峰論壇」上合照。



尼泊爾項目中所興建的食堂。



Sr Lau Chun Kong

Harnessing the past to build a better future

Please join the 2016 HKIS Annual General Meeting (AGM) on December 9, 2016 to learn about our past year's activities and to elect the office bearers for the coming year. This AGM will also mark the end of my term as HKIS President.

Journey to the Presidency

The journey to the Presidency was not easy for me. While contesting for the Presidency, I learned from lessons of the past and prepared for future challenges. When I lost the Senior Vice-President Election in December 2014, I was discouraged. But after the General Practice Divisional Council Election in November 2015 and the formation of the new Council, including myself as a member, I decided to run for the President's post. I thank the many new friends I have made and of course the long-time companions who have seen me through this period. I will treasure them for my lifetime.

To win support from different stakeholders and to lead the various parts of the Institute in moving ahead together requires trust and consensus. My election platform formed a good basis for the plans and action necessary for the year. I humbly thank members for your support, and would also like to pay tribute to

the Office Bearers and members of the General Council, Boards, Divisional Councils and Young Surveyors Group for the time and effort they have devoted to the Institute.

The HKIS work plan for 2016 was formulated in the first quarter of this year, which included various initiatives such as the "four divisional themes", facilitating the development of HKIS in China, and promoting the surveyors' brand. Taking the divisional themes as an example, we spent time finding new ways to interpret our older pre-existing thoughts and shared them with the public. The process required discussions within various Divisional Councils and we had to crystallise our thoughts and put them into writing. This new approach enabled us to clearly make our case to the Government and the public, which I believe has been a major achievement this year.

Sterling work from Committees

Allow me to acknowledge the work of our many Committees, Working Groups, Forums and Policy Panels which are interlinked with our six professional divisions and the Young Surveyors Group. More than 20 disciplines are represented, including but not limited to Administration, Building Policy, Dispute Resolution, Editorial Board, Finance, IT, Land Boundary, Mainland Affairs and the three Mainland Forums, Members Welfare, Strategic Planning, and Research. Each committee, forum and panel has played a pivotal role in building HKIS's rapport and success both internally and externally. I would like to express my gratitude for their devotion in pushing new initiatives.

Serving Hong Kong

Followed the success of the "Touring Central with Surveyors" event, the Institute published Surveyors serve Hong Kong, a booklet that was distributed at the 2016 Annual Dinner. The project encouraged members to enter the community and engage with the general public. The historical contributions of surveyors to the community can be identified and visualised by beholding the various iconic landmarks and projects in Central District and the many quotes made by officials and experienced surveyors in the booklet.

Looking ahead – Hong Kong is our home

People have their own views on the SAR's future; mine is that we must not forget our position as an international city. We must remain economically active and competitive to realise a better Hong Kong. Land supply and development have always been key to our industry and are of course great concerns of HKIS. We must go forward, but in doing so it is vital to take time to build consensus.

History tells us that the city's precious land supply has long been augmented by reclamation from the sea. The many proposals of "Hong Kong 2030 +", including the "East Lantau Metropolis", require rational discussion. The financial resources available to Hong Kong are rich, but such resources must be used wisely and in a timely manner. Huge commitments including land compensation, infrastructure development, as well as the ongoing expense of public-housing construction lie ahead. Taking part in the discussion and exchanging ideas will be crucial. I am confident that HKIS members will make a great contribution to this process.

Sr Lau Chun Kong
President

回顧與展望

本會將於 2016 年 12 月 9 日舉行 2016 年周年大會。本人誠邀各位參與是次大會，聽取學會過去一年的活動，並見證來年執行理事的就職典禮。即將舉行的周年大會亦將標誌著本人將退任會長。

會長之路

成為會長之路對我而言並不輕易。在競選過程中，我得到寶貴經驗及教訓，並要為迎接未來挑戰好好作出準備。當我在 2014 年 12 月的高級副會長競選中落敗，無疑感到氣餒。隨著 2015 年 11 月的產業測量組理事會選舉及新的理事會組成後，本人決定競選會長一職。我要感謝這段時期支持我的眾多長期伙伴以及許多新結識的朋友，這些情誼終身難忘。

要獲得不同持份者的支持以及帶領本會不同組別共同前進，就必須建立信任和增強共識。我的競選政綱為年內要達成的計劃和目標奠定了良好的基礎。我衷心感謝各會員的支持，

同時亦對執行理事、理事會成員、各委員會、組別理事會及青年組成員的大力支持和積極工作，表達衷心感謝。

學會於 2016 年第 1 季度制定年度計劃。該計劃包含多項倡議，當中包括訂立四大組別議題、促進本會在中國的發展及推廣測量師品牌。以組別議題為例，我們努力尋找新的方式向公眾解釋先前已有的舊想法。過程中需要與不同的組別理事會討論，並使我們的想法具體化及以書面方式表達。這種新的工作方式讓我們能夠向政府及公眾清晰傳達我們的觀點，我認為這是今年的一項重大成就。

各委員會的出色工作

各個委員會、工作小組、議會、政策小組與六個專業組別及青年組合作無間。他們的工作橫跨超過 20 個範疇，當中包括行政、屋宇政策、爭議調解、編輯委員會、財務、資訊科技、土地界線、內地事務及三個內地議會、會員福利、策略規劃及研究等。各委員會 / 議會 / 小組在對內及對外皆對本會的工作成功發揮重要作用。我謹此對他們推動新倡議及所作的貢獻表示感謝。

服務香港

繼「測量師帶你行街 GUIDE」活動取得成功後，學會出版了《測量專業建香港 (Surveyors serve Hong Kong)》刊物，並在 2016 年週年晚宴上派發。該活動鼓勵會員走進社區與大眾互動。測量師對香港社會的貢獻，從中區各種標誌性地標及項目，以及多位官員和資深測量師在該刊物所作的各種引述，可見一斑。

展望未來 – 香港是我們的家

每個人對特別行政區的未來都會有自己的想法；我認為切勿忘記香港作為國際城市的地位。我們必須保持經濟活躍及競爭力，讓香港變得更加美好。土地供應及發展歷來是業界發展的關鍵，當然亦是本會的關注重點。我們必須鼓起勇氣往前，與此同時必須努力建立共識。

香港的發展歷史顯示填海造地，是本港珍貴土地資源之主要來源。我們需要理性討論「香港 2030 +」的眾多提案，包括「東大嶼都會」發展計劃。香港的財政資源充裕，但須明智及適時利用。多方面發展的支出包括收地賠償、基建開發、加上公屋建設等皆是未來重大財政負擔。參與討論及交流意見將會至關重要。本人深信本會的會員將為此作出巨大貢獻。

會長
劉振江測量師

Collectors' items

Two Hong Kong surveyors find fascination in their hobbies as collectors, each one with a particular relevance to their trade.

May Chan Rhodes



Sr Alan Cheung (R) and Sr Joe Wu (L) build up their collection of past images of Hong Kong and lego over the years.

Photo: SCMP and Sr Alan Cheung

“Not only is the street façade changing, but also its texture and feel ... The construction industry used to be more fragmented, so every building looked different.”

Collecting past images of Hong Kong is a way to not only preserve the memory of the city's transient landscape, but also to record fascinating changes in the fabric of life. One avid collector of such images is

Sr Alan Cheung Shun-kwong, Vice-Chairman of the Hong Kong Collectors Society, whose collection of postcards portraying Hong Kong's history and culture numbers in the thousands.

Cheung has authored several books on Hong Kong's changing urban landscape and his collection is very much in demand. He regularly loans his pictures out to both private companies and the government for use in various initiatives.

Cheung trained as a quantity surveyor in the 1980s and then worked among the many beautiful buildings that dotted the streets of Central, often witnessing their passing as Hong Kong's rapid development called for the old to be demolished to make way for the new. To document and record the many vanishing faces of the city, he started collecting images of Hong Kong. But it wasn't until after being approached to contribute his collection to a public exhibition on the eve of the 1997 handover that he was struck by the level of enthusiasm among the general public.

“For three months, people queued up to catch a glimpse of what Hong Kong used to be,” Cheung says. “Thousands of copies of the photo catalogue were sold as people feared the Hong Kong they knew might change drastically after the handover.” It was also a time when the topic of heritage preservation started to enter into the public discourse.

Many of the stunning European-style buildings captured in Cheung's pictures are long gone.

The impressive Central Fire Station, for example, was demolished to be replaced in 1991 by the Hang Seng Bank Headquarters. The regal Gloucester Building, which celebrities, movie stars and journalists used to frequent to take tea in its elegantly subdued café setting, was torn down to make way for today's Landmark building.

The three-storey tea houses, hotels, cinemas, and shops on Des Voeux Road Central and Pedder Street have all but vanished into distant memory as more and more high-rise buildings and skyscrapers have been erected and the city's skyline has climbed ever higher.

“Not only is the street façade changing, but also its texture and feel,” Cheung says. “In the past, stone and timber were used for most of the buildings because Hong Kong used to have a lot of natural quarries. The construction industry also used to be more diverse and fragmented, so every building looked different because they were built by various small companies rather than a few major players.”

The texture of buildings became increasingly uniform throughout the city as a result of cost savings and changes in the construction industry, Cheung adds. Masonry began to be replaced by curtain walls in the 1970s, and then to the pre-cast materials nowadays.

Some of the older architectural techniques also became history due to the dominance of high-rise buildings. Long corridors, for example, used to be a common feature of European-style buildings as they would isolate living quarters from the summer heat and from cold drafts in winter. It was as practical as it was beautiful as an architectural feature.

Cheung says that he procured his in-depth knowledge of the characteristics and history of Hong Kong's buildings through study and research. Whenever a new image came into

his possession, he would use a magnifying glass to study the street signs, billboards, and company names visible within. He would then pore through the annual reports published by the government that recorded company names, contacts and addresses to identify the buildings, and establish their longevity before they were torn down.

There is also a vibrant community of Hong Kong history enthusiasts and image collectors ready to discuss things about the past. As interest in the local history of Hong Kong grew steadily over time, the HKIS began organising walks around the city where surveyors would explain the history and technical aspects of various buildings. The Institute also publishes "Surveyors Serve Hong Kong" to demonstrate the achievements and contributions of surveyors based on a study of various landmarks in Central.

While leading a guided walk, Cheung explains what an existing building used to be, and compares the costs of the original building and the new building by way of demonstrating how construction costs have escalated over the past few decades, thus affecting the property price.

"When I told my audience that you needed less than HK\$50,000 to buy a property in the 1960s, I could see I had touched a nerve," Cheung says. "But then I went on to explain that the average salary of a white-collar worker at that time was probably around HK\$200 a month and they realised the property price was not so cheap after all.

"Property prices are one of the ways of glimpsing how the living standards of everyday people have changed with time. It is fascinating."

Sr Joe Wu, who is also a quantity surveyor, has a different collecting habit but one that he pursues with the same verve as Cheung.

He started collecting Lego a few years ago to help with his volunteer job teaching maths and science to disadvantaged school children.

"It is very refreshing to talk to young children after a stressful day at work," Wu says. "I love how their eyes shine with excitement when they are about to build something using the Lego blocks. They also program the motors to bring their objects to life with movement. They are able to understand the maths and science behind it, and apply it in a tangible way."

Wu also discovered that there is an active community of Lego collectors because of new software that allows users to design and build online. After building a Lego structure online, the software will then calculate what parts are needed for the structure, and collectors can start sourcing the parts amongst themselves.

Wu says this is surprisingly close to what the surveying industry is trying to achieve with the latest BIM (Building Information Modelling) technology, which is being used to generate bills of quantities based on the virtual building model. The technology informs surveyors what building parts are needed and in what quantity.

"I actually used the Lego allegory at an industry conference to explain what BIM can do, and it was very warmly received by the audience because they could all relate to using Lego blocks," Wu says. "I love how collecting can bring people together, help them to connect, and help them materialise abstract ideas."

The article is published courtesy of Classified Post.

"I used the Lego allegory at an industry conference to explain what BIM can do, and it was very warmly received by the audience because they could all relate to using Lego blocks."

測量以外

「不單只是街道的景觀，其質地和觀感亦在不斷變化。過去的建築行業通常較為分散，因此每棟建築的外觀各有特色。」

收藏家的藏品

兩位香港測量師對收藏情有獨鐘，而他們的藏品均與工作息息相關。

May Chan Rhodes

收藏香港昔日的照片，不但能夠在記憶中保留轉瞬即逝的風景，同時亦可記錄生活當中令人著迷的點滴變化。現任香港收藏家協會副主席的張順光測量師，一直熱衷於收藏照片，其珍藏的明信片多達數千張，每一張皆是香港的歷史及文化的見證。

張氏在香港城市景觀變化方面多有著述，而他的藏品亦頗受歡迎。他會將他的照片定期借予私人公司及政府，供各類活動使用。

張氏於上個世紀八十年代受訓成為工料測量師，踏入職場之後，曾在中環一帶多棟華麗的建築物內工作。他多次親眼見證這些建築隨著香港的迅速發展而被拆除，並由新建築取而代之。為記錄香港昔日的容貌，他開始收藏關於香港的照片。不過，直至在 1997 年主權移交前夕，他將藏品獻出作公開展覽後，他才驚訝地發現公眾的熱情如此高漲。

張氏稱，「大家擔心，在主權移交之後，香港的容貌會發生翻天覆地的變化。人們為留存香港昔日的芳容而排隊參觀展覽，數千本相冊被搶購一空。這股熱潮持續了足足三個月之久。」亦正是在這個時候，文物保護這一話題開始進入公眾視線。

張氏的照片所展現的歐式風格建築令人嘆為觀止，但如今已不復存在。舉例而言，引人矚目的中環消防局於 1991 年被恆生銀行總部所取代。至於如今被置地廣場所取代的羅素士打大廈，當時以豪華規格著稱，大廈內更設有格調高雅的咖啡廳，吸引一眾名流、影星及記者前來嘆茶。



張順光測量師

隨著愈來愈多的高層建築及摩天大樓拔地而起以及城市的天際線不斷上升，德輔道中及畢打街的三層茶樓、酒店、影院及商舖亦無一倖免，只能永遠藏於人們的回憶中。

張氏說，「不單只是街道的景觀，其質地及觀感亦在不斷變化。在過去，香港擁有大量天然採石場，因此大部分建築是用石頭及木材建造而成。過去的建築行業較為多元化及分散，建築多由不同的小公司而非少數大公司建造，因此每棟建築的外觀各有特色。」

張氏亦提到，出於節省成本考慮及由於建築行業的變化，香港的建築質感亦趨同質化。及至上個世紀七十年代，玻璃幕牆開始取代砌石，之後又逐漸演變為今時今日的預製材料。

隨著高層建築日漸佔據主流，一些舊時的建築技術亦逐漸成為歷史。例如，長廊是歐式風格建築的共同特點之一，其主要作用是確保冬暖夏涼。這個建築特點既實用又美觀。

張氏表示，為求深入了解香港建築的特點及歷史，他會進行認真研究及調查。一旦有新照片到手，他均會透過放大鏡研究照片中的路標、廣告牌及可辨認的公司名稱。隨後，他更會仔細研讀政府發佈的年度報告，利用年報中記載的公司名稱、聯絡方式及地址，辨別該棟建築物及確定其樓齡。

香港亦有一個活躍的歷史愛好者及照片收藏家群體。他們對於本港的歷史如數家珍。隨著公眾對香港本土歷史的興趣日漸濃厚，香港測量師學會開始組織城市導賞團。測量師會就不同建築的歷史及技術問題進行講解。本會亦出版了「測量專業建香港 (Surveyors Serve Hong Kong)」，以多個中環的地標作研究，從而展示測量師的成就和貢獻。

在帶領市民參與導賞團期間，張氏會講解現有建築物的前身，並會展示過去數十年建築成本的上升趨勢，從而對原有建築與新建築進行成本比較，讓聽眾了解影響樓價的因素。

張氏說，「當我告知聽眾，在二十世紀六十年代，只需不到 50,000 港元就可以買樓時，我知道這個話題觸及到大家的敏感神經。但是，當我提到，當時的白領平均月薪大約只有 200 港元時，他們亦明白當時的樓價其實並不算低。」

「透過樓價的變化，可以窺見人們的生活質素如何隨著時間而演變。這是一個有趣的現象。」

同樣身為工料測量師，胡錦輝測量師與張氏的收藏愛好截然不同卻抱有同樣的熱情。他於數年前開始收藏樂高玩具，用於在弱勢學校傳授數學及科學知識。

胡氏稱，「經過一日緊張工作後與年幼兒童交談，會給人耳目一新的感覺。我非常樂於見到他們用樂高積木建造時，目光中流露出興奮之情。他們亦為物件裝上馬達，為其賦予生命力。他們能夠明白當中蘊藏的數學及科學原理，並以可見的方式靈活運用。」

胡氏發現，新推出的軟體允許用戶在網上設計及建造樂高模型，由此衍生一個活躍的樂高玩具收藏家群體。於網上建造樂高結構後，該軟體會計算該結構所需的部件，而收藏家可開始相互物色相關部件。

胡氏稱，這個軟體與測量行業使用的最新 BIM (建築資訊模型) 技術所得的成果驚人地相似。利用 BIM，可為虛擬建築模型製作工料清單。該技術讓測量師能夠知曉所需的建築部件及工料數量。

胡氏說，「我曾經在行業會議上利用樂高玩具解釋 BIM 的用處。由於大家會自然而然地聯想到樂高積木，我的方法頗受聽眾歡迎。我非常樂意見到透過收藏而將人們連繫在一起，互相交流和將抽象的概念具體化。」

本文由《Classified Post》撰文。



胡錦輝測量師

「我曾經在行業會議上借助樂高玩具解釋 BIM 的用處。由於大家會自然而然地聯想到樂高積木，我的方法頗受聽眾歡迎。」

北京调控政策满月 新房市场量价齐跌

新一轮房地产调控政策出台至今已过一月，北京楼市销售量明显下滑，价格得到有效控制，房地产市场逐渐回归理性。

新政给过热的房地产市场浇了一盆冷水，北京楼市温度迅速由沸点直入冰点。据亚豪君岳会统计数据显示，10月份，商品住宅（不含保障房和自住房）实现成交8508套，环比上月减少41%，创造了近5个月新低。与此同时，商品住宅成交均价为每平方米35449元（人民币，下同），环比下滑3%。为了抑制房价过快上涨，9月30日北京出台“京八条”楼市调控政策，其中一条是将购买首套房和二套普通住宅的首付款比例提高至35%和50%；而购买首套非普通住宅的首付款比例调至40%。

“京八条”出台后，由于信贷收紧，首付比例提高，尤其是二套非普通住宅首付比例不低于70%，使得购房者的支付方式有了改变，全款购房比例有所增加。

据伟业我爱我家市场研究院统计数据显示，10月份，北京区域通过我爱我家在二手房交易中，使用商业贷款支付的比例占52.4%，较9月减少9.4个百分点，全款支付的比例达到32.4%，较9月增加了7.9个百分点。

亚豪机构副总经理任启鑫称，由于北京楼市的高压政策，开发商推盘意愿陷入空前低迷，11月入市的项目约有10个。在此后的12月至春节期间，也是传统的销售淡季，大量项目将封盘过冬。

任启鑫分析认为，随著明年新一批自住房等产品入市，以及后续限定房价项目的陆续供应，预计市场供应将逐步复苏。与此同时，楼市的产品形态、价格体系也将发生新的变化。

行业动态

发改委：东北副省级城市将与京沪津深对口合作
<http://plan.newscn.com/a/2016-11-18/334868.html>

中建一局：BIM新模式引领项目管理中国智造
<http://ccvalue.newscn.com/a/2016-11-09/334674.html>

中评协第五次全国会员代表大会在京召开
<http://www.cas.org.cn/xwdt/xydt/53444.htm>

住建部发布厕位新规：女男厕位比例提高到3:2
http://www.mohurd.gov.cn/zxydt/201611/t20161117_229549.html

上海大世界停业13年后将复开 定位非遗展示中心
<http://design.newscn.com/a/2016-11-18/334857.html>

“Sr” – The Abbreviation for Surveyor

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

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

“Sr” – 測量師的英文簡稱

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

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

香港測量師學會代表團赴廣州訪問

香港測量師學會代表團一行 21 人，由會長劉振江測量師及前會長兼內地事務委員會主席賴旭輝測量師率領，於 11 月 14 日至 15 日赴廣州訪問，與廣東省政府港澳事務辦公室、廣東省住房和城鄉建設廳的代表會面，並與相關的專業對口單位進行座談會，瞭解行業最新情況。在訪粵期間，代表團亦出席了由廣州議會安排的持續專業進修活動及會員晚宴，以及到廣州天河中央商務區考察參觀。

學會代表團成員除了劉振江測量師和賴旭輝測量師外，也包括高級副會長何國鈞測量師、副會長郭岳忠測量師、義務秘書黃健兒測量師、義務司庫林力山博士測量師、廣州議會主席張子濤測量師及各組別的代表。此外，中聯辦教育部科技副部長蕭家虹及副調研員傅芄芄博士亦隨團參與會議。

11 月 14 日早上，代表團乘火車抵達廣州，午飯後隨即到訪廣東省政府港澳事務辦公室，與副主任李陽春會面。會上，劉振江會長感謝港澳辦對學會的支持，協助安排與相關部委會面，劉會長亦希望學會的廣州議會可以與港澳辦保持溝通，協助在廣州工作的香港會員獲取第一手的行業和生活資訊。李副主任表示，期望學會可以抓緊 CEPA 和「一帶一路」的機遇，推廣測量行業的專業發展，並加強與年青測量師的專業交流與合作。



1. 代表團到訪廣東省港澳辦



2-3. 會面情況
4. 廣東省政府港澳事務辦公室副主任李陽春（右）

及後，代表團參加由廣東省住房和城鄉建設廳安排的座談會，與相關對口協會進行專業交流，出席座談會的住建廳領導包括副廳長蔡瀛和建築市場監管處處長潘偉堂等。座談會上，潘處長向代表團介紹了廣東省建造業改革的情況；工程質量安全監管處副處長孫寶國介紹了質量安全監管情況；建設執業資格註冊中心主任陳輔淳講解了香港專業人士在內地執業註冊、繼續教育和資格考試的情況；省工程造價協會、監理協會、房地產估價師與房地產經紀人學會和物業管理行業協會則分別介紹了行業的法規政策。



5. 廣東省住建廳副廳長蔡瀛（左一）和建築市場監管處處長潘偉堂（左二）
6-7. 座談會情況
8. 代表團與出席座談會的領導合照

14 日晚上，代表團參加了由廣州議會安排的持續專業進修活動及會員晚宴，與在廣州地區工作的內地及香港會員會面，詳見另文。

翌日，代表團一行到廣州天河中央商務區參觀考察。商務區於廣州新城市中軸線與珠江黃金岸線的交匯點，是齊名於北京朝陽中央商務區、上海陸家嘴中央商務區的全國三大中央商務區之一，也是第 16 屆亞運會開、閉幕式的主辦地和主會場，主要由成熟完善的天河北商貿商務區、迅速成型的珠江新城金融商務區、加快建設的廣州國際金融城組成，規劃總面積 20 平方公里，已基本建成 12 平方公里。



9-10. 代表團到訪廣州天河中央商務區管理委員會，了解商務區規劃和發展概況
11. 代表團到花城廣場考察，並合照留念

代表團於 15 日下午回港，完成兩天的訪問考察活動。

香港測量師學會赴廣州代表團團員名單

劉振江測量師	會長
賴旭輝測量師	前會長、內地事務委員會主席
何國鈞測量師	高級副會長
郭岳忠測量師	副會長
黃健兒測量師	義務秘書
林力山博士測量師	義務司庫
張子濤測量師	廣州議會主席
李國華測量師	廣州議會副主席

趙錦權測量師	產業測量組主席
梁家棟博士測量師	規劃及發展組上任主席
梁志添測量師	建築測量組前主席
曾正麟測量師	規劃及發展組前主席
熊傳笏測量師	物業設施管理組副主席
衛振聲測量師	物業設施管理組義務司庫
甘家輝測量師	工料測量組副主席
江就明測量師	工料測量組副主席
胡煜琳測量師	北京議會主席
梁傲文測量師	上海議會副主席
陳家輝測量師	產業測量組理事
麥美愉測量師	青年組理事
高美欣測量師	青年組理事

隨團嘉賓

蕭家虹	中聯辦教育科技部副部長
傅芃芃博士	中聯辦教育科技部副調研員

Executive Summary

HKIS Visit to Guangzhou

A 21-member delegation, led by President Sr C K Lau and Past President and Chairman of Mainland Affairs Committee Sr Stephen Lai, visited Guangzhou on 14 and 15 November. During the stay, the delegation met officials of the Hong Kong and Macao Affairs Office of the People's Government of Guangdong Province, and had discussion forum with Department of Housing and Urban-Rural Development of Guangdong Province and related professional counterparts. The delegation also attended CPD event and members dinner organised by the Guangzhou Forum.

廣州議會 - 持續專業發展講座及會員晚宴



廣州議會主席
張子濤測量師



廣州議會副主席
李國華測量師

2016年11月14日會長劉振江測量師及內地事務委員會主席賴旭輝測量師率領代表團到廣州進行拜訪交流活動(詳見另文),一行21人於14日晚上參加了廣州議會舉辦的持續專業發展講座及會員晚宴。

講座由第一太平戴維斯物業顧問(廣州)有限公司商業樓宇部董事劉曉南先生,以「廣州甲級寫字樓市場概況」為題主講,向參加者講解廣州主要CBD區的發展與變遷、幾大CBD區的租金/供求/政策分析,以及廣州甲級寫字樓未來展望;劉先生亦簡單介紹了廣州典型寫字樓項目。

主席/副主席,亦感謝內地事務委員會和三個議會積極聯繫內地會員,期望內地會員繼續支持內地議會的活動。



左起:上海議會副主席梁傲文測量師、廣州議會副主席李國華測量師、內地事務委員會主席賴旭輝測量師、會長劉振江測量師、廣州議會主席張子濤測量師及北京議會主席胡煜琳測量師



第一太平戴維斯物業顧問(廣州)有限公司商業樓宇部董事劉曉南(左)

是晚還組織了會員晚宴,讓會員有更好的交流。在晚宴中,會長劉振江測量師向與會者介紹了廣州、北京和上海議會的



出席晚宴的會員與學會代表合照

上海議會 - 會員晚宴



上海議會主席
李佩華測量師



上海議會副主席
梁傲文測量師

香港測量師學會前會長兼內地事務委員會主席賴旭輝測量師，聯同前會長謝偉銓測量師、副會長郭岳忠測量師、規劃及發展組上任主席梁家棟博士測量師一行，於 11 月 29 日抵達上海，與常駐上海的香港測量師學會會員親切會面。會上大家就 2016 年香港測量師學會在內地開展的工作和取得成績給予高度認可和評價，並對 2017 年學會將制訂的計畫進行了熱烈的交流與討論。



出席晚宴的會員與學會代表合照



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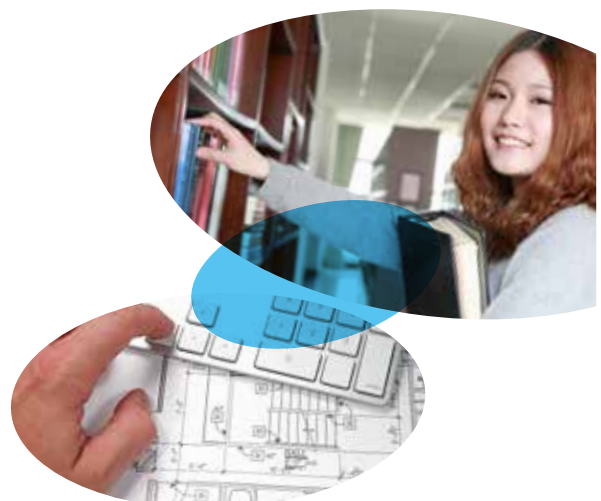
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Member of VTC Group

深圳市人力資源和社會保障局專業技術人員管理處《促進人才優先發展政策研究》專題赴港考察

深圳市人力資源和社會保障局專技處、人力資源局及在各分區負責專業技術資格評審工作的成員約 20 人，於 11 月 3 日到訪學會進行考察交流，瞭解香港各類職業資格與資歷架構總體情況、資歷及架構制定標準。學會高級副會長何國鈞測量師介紹了學會的組織架構、專業會員註冊制度、學會與海外及內地資格互認情況；學會產業測量組副主席林增榮測量師亦向考察團講解了本港規劃發展的現況，並與學員分享測量行業的前景。



上海市徐匯海聯會到訪

上海市徐匯海聯會副會長向衛華一行三人，於 11 月 28 日到訪學會，由學會會長劉振江測量師、高級副會長何國鈞測量師、副會長郭岳忠測量師等出席接待。學會於 6 月份到上海考察時曾拜訪徐匯海聯會，並獲高規格的接待。上海市徐匯區代表 8 月的時候也曾到訪學會，是次到訪，主要就兩地的專業發展進行更深入交流，雙方並希望可以加強合作，在徐匯區推廣測量專業。



Report on the Visit to Hebei Geo University

**Reported by Sr Prof Francis Ng,
Chairman, Preparatory Committee for the
10th Cross-strait Land Academic Conference**

It would seem that my talk at the 9th Cross-strait Land Academic Conference in early September had attracted so much attention that I was invited by a couple of Mainland universities to give talks in their campuses or at least pay them visits.

In early November, both Sr Prof Lawrence Poon (Chairman of Board of Education) and I were invited by Hebei Geo University to discuss specific topics such as land administration in Hong Kong and the urban renewal process.

We managed to arrive at the University (School of Land Resource and Urban-rural Planning) on 6 November after a seven-hour flight delay to Beijing due to inclement weather. Our talk started immediately after our arrival at the venue, as about 200 students were waiting in the lecture hall.

The talk aroused much interest and many relevant questions were raised. After presenting our papers and exchanging souvenirs, both Prof Poon and I were appointed as Visiting Professors of Land Resource Management.

It was indeed a worthwhile visit, as we could promote the surveying profession, keep in touch with the Mainland academics (some of whom specifically came from nearby regions to hear the talk), and establish links with the Mainland organisers to help organise the forthcoming conference in 2018.

After the talk, we had the opportunity to visit some heritage buildings/structures and the previous Renmin University site at Shijiazhuang before its relocation to the present address in Haiding District, Beijing.

During the visit, we were well taken care of by Professor Godfrey Shang 尚國珩 (Dean of the School), to whom we express our sincere thanks and gratitude.



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1. Delivery of talk on land administration by Sr Prof Francis NG
2. Delivery of talk on urban renewal process by Sr Prof Lawrence POON
3. Presentation of HKIS flag to university President Prof WANG Fengming 王鳳鳴 (middle)
4. Professor YE Jianping, Sr Prof Francis NG and Sr Prof Lawrence POON (from left to right)
5. Dinosaur museum in campus
6. Prof Godfrey SHANG introduced the first bridge in China 安濟橋 to Sr Prof Francis Ng and Sr Prof Lawrence Poon

Work Experience Movement 2016

The HKIS has been giving secondary school students various career talks and workshops for them to better prepare themselves for their future careers and promote the surveying profession. This year, the Institute joined the Work Experience Movement (WEM) under the Business-School Partnership Programme organised by the Education Bureau, as a co-organiser. Eighteen companies of our members joined the programme as supporting organisations to provide work experience opportunities for students.

A Kick-off Ceremony for the WEM was held on 18 November. As a token of appreciation to the unfailing support of the co-organisers and supporting organisations, the Acting Chief Executive of the HKSAR Government, Mrs Carrie Lam, presented certificates of recognition to these organisations during the Ceremony.

The Institute would like to express its heartfelt thanks to the companies listed below which joined the WEM as supporting organisation (in alphabetical order):

ARCADIS

Beria Consultants Limited

Chinney Construction Co, Ltd

Currie & Brown (China), Ltd

Freevision Limited

Fruit Design & Build, Ltd

Hong Kong Housing Society

Jones Lang LaSalle Limited

KC Tang Consultants, Ltd

Northcroft Hong Kong, Ltd

Parkland Property Management Company Limited

Prudential Surveyors International, Ltd

QnS Consultancy Limited

RHL Appraisal Limited/RHL Surveyors Limited

Rider Levett Bucknall Limited

TLS & Associates Limited

Turner & Townsend Brechin

WT Partnership (HK) Limited



Sr Thomas Ho, Senior Vice-President, attends the kick-off ceremony (fourth from right)

Council Members Reaching Out

1 November	Focus Group Discussion Session to Amend Section 15 and the Related Provisions of the Waterworks Ordinance (WVO) (Cap. 102) and Waterworks Regulations (WWR) (Cap. 102A) organised by the Water Supplies Department	Sr Daniel Chang
1-4 November	WAVO Board Meeting and the 8 th WAVO Congress	Sr Edward Au
3 November	江蘇省建設監理改革創新與發展 (太湖) 論壇	Sr Vincent Ho
2 November	The Hong Kong Polytechnic University's 22 nd Congregation (Faculty of Construction and Environment Conferment Session) and Faculty Prize Presentation Ceremony	Sr Koo Tak Ming
4 November	Annual Dinner of the Hong Kong Association of Property Management Companies	Sr C K Lau
7 November	發展局主辦歡迎國家發展和改革委員會西部開發司副司長晚宴	Sr C K Lau
10 November	The Joint Annual Dinner of the Chartered Institute of Housing's Asian Pacific Branch and the Hong Kong Institute of Housing	Sr Thomas Ho
12 November	The Hong Kong Institute of Architects 60 th Anniversary Ball	Sr C K Lau

12 November	The Twenty-second Congregation (Doctoral and Honorary Degrees Conferment) of the Hong Kong Polytechnic University	Sr Thomas Ho
12 November	Ceremony to Commemorate the 150 th Anniversary of the Birth of Dr SUN Yat-sen organised by the Home Affairs Bureau	Sr C K Lau
12 November	Forum on "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" organised by the Planning Department	Sr Thomas Ho Sr Dick Kwok Sr Raymond Kam
13 November	HK Coalition of Professional Services 15 th Anniversary Celebration Dinner cum 67 th Anniversary of the founding of the PRC	Sr C K Lau Sr Thomas Ho Sr Dick Kwok Sr Billy Wong Sr Dr Lesly Lam Sr Tang Chi Wang Sr K K Chiu Sr Dr Conrad Tang Sr Prof James Pong Sr Prof Eddie Hui Sr K L Wong Sr Lizzy To Sr Alex Lam
17 November	Annual Dinner of the Hong Kong Institute of Planners	Sr C K Lau
18 November	Annual Dinner of the Hong Kong Institute of Landscape Architects	Sr C K Lau
18 November	Kick-off Ceremony of the Education Bureau's Work Experience Movement	Sr Thomas Ho
21 November	The Law Society of Hong Kong's Annual Cocktail Reception	Sr C K Lau Sr Thomas Ho

21 November	2017-2018 Budget Forum of the Financial Secretary's Office	Sr C K Lau
22 November	The Joint Symposium 2016 co-organised by the CIBSE (Hong Kong Branch), HKIE (BS Division), ASHRAE (HK Chapter), and the Hong Kong Polytechnic University's Department of Building Services Engineering	Sr C K Lau
23 November	The Gammon Graduation Ceremony for Graduate Trainees and Apprentices	Sr Raymond Kam Sr KL Wong
25 November	Luncheon with the Hong Kong Construction Association	Sr C K Lau Sr Thomas Ho Sr K L Wong Sr Raymond Kam Sr Raymond Kong Sr Amelia Fok
28 November	Annual Dinner of the Hong Kong Construction and Arbitration Centre	Sr Daniel Ho
28 November	Annual Dinner of the Hong Kong Electrical Contractors' Association	Sr K L Wong
28 November	Annual Dinner of the Association of Consulting Engineers of Hong Kong	Sr Raymond Kam
29 November	Annual Dinner of the Greater China Institute of Property Management	Sr Thomas Ho
30 November	Paul Y Engineering 70 th Anniversary Cocktail Reception	Sr C K Lau
30 November	香港菁英會主辦「2016 菁英論壇 - 如何推動社會創新 帶動一帶一路及香港未來發展」	Sr Chris Mook Sr Gigi Siu Sr Leung Chi Wai Sr Chow Chi Sang Sr Leung Kai Yin

ANNOUNCEMENT

The Hong Kong Institute of Surveyors Annual General Meeting 2016

Friday, 9 December 2016

7.00 pm

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

Agenda and details have been sent to all Corporate Members by post and can also be downloaded from the HKIS website at www.hkis.org.hk.

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The HKIS Outstanding Dissertation/ Thesis Awards 2015 Executive Summary of Winning Papers

CRITICAL SUCCESS FACTORS FOR BUILDING INFORMATION MODELLING (BIM) IMPLEMENTATION IN HONG KONG

Undergraduates Category – Second Award (BS)
Awardee: HO Man Lai, Alfred
The Hong Kong Polytechnic University

Building Information Modelling (BIM), also known as virtual prototyping technology or n-D Modelling, introduces a new paradigm to the architectural, engineering, and construction (AEC) industry. With its innovative and user-friendly features, BIM can be adopted at various periods of a construction project, including the design, construction, and facility management stages. Hence, design is no longer a sequential process, but one with a parallel approach, and BIM has become the cynosure of all eyes in the recent development of the Hong Kong construction industry.

The primary aim of this study was to identify and analyse the critical success factors (CSFs) for BIM implementation in Hong Kong from the perspectives of clients, consultants,

and contractors. The benefits and barriers to BIM implementation in Hong Kong were also discussed. By means of an empirical questionnaire survey and a series of structured interviews, the author identified and examined the three most significant benefits of, barriers to, and critical success factors for BIM implementation.

The findings showed that these factors included: **(1) the client's acceptance of a BIM project, (2) an organisational structure to support the BIM system within a company, and (3) financial support from the government to set up the BIM system.** Some practical recommendations were also explored and discussed: **(1) the establishment of start-up funding and a long-term scheme by the government, (2) the improvement of the interoperability of data exchanges between BIM and other software, and (3) the rearrangement of the BIM curriculum by the universities.** These suggestions may be useful for formulating effective strategies for BIM applications that are suitable for local practices in Hong Kong.

Rome was not built in a day, so for the construction industry to implement a new technology will take time. Therefore, the critical path in this process begins with adopting the technology on a personal level, followed by the company level and then throughout the industry. During this step-by-step process, a wider implementation of BIM should be observed in the construction industry.

CRITICAL SUCCESS FACTORS FOR ADOPTING GREEN PROCUREMENT DURING THE LIFE CYCLE STAGES OF HONG KONG'S CONSTRUCTION PROJECTS

Undergraduates Category – Second Award (QS)
Awardee: CHAN Kit San, Jackson
The Hong Kong Polytechnic University

Given the green trend of sustainable development, green procurement in construction integrates environmental concerns and costs in the life cycle of construction projects. This takes into account preparations, design, tendering to construction (including raw materials), transport, manufacturing, packaging, storage, handling during use, and disposal or recycling after construction is finished. Examples of green-related measures include green and BEAM-Plus specifications and green labelling, which improve the environmental and financial performances of construction companies.

The primary aim of this study was to identify the critical success factors (CSFs) that contribute to the successful implementation of green procurements during the life cycle stages of recent Hong Kong construction projects in order to give well-informed recommendations on future developments.

By means of an empirical questionnaire survey and a series of structured interviews with developers, suppliers, consultants, and contractors, the author determined the ten underlying CSFs:

- (1) Green principles and techniques for reducing environmental impacts
- (2) Efforts or initiatives taken by the industry

- and society
- (3) Executive management's commitments and requirements
- (4) Mutual collaboration between stakeholders
- (5) The establishment of a reliable database of green procurement
- (6) The government's regulations for and standards of green procurement
- (7) Green designs incorporated with financial benefits
- (8) Green policies and management systems of the organisation
- (9) Life cycle considerations and green construction technology
- (10) Support from mid-level managers

The above CSFs could be used to refine the strategies and related policies for improving the green supply chain in Hong Kong's construction industry. A wider adoption by the industry still requires the concerted efforts of various stakeholders. The Hong Kong Government's efforts to regulate the code of practice and enact new environmental regulations are of the utmost importance. Thus, the diversity and depth of and liability for those green-labelled materials on the list of the "Hong Kong Green Label Scheme" (HKGLS) need to be enhanced and widely published to achieve universal recognition and social awareness. Diversified green-labelled materials can be procured with their associated costs and benefits through a life cycle cost approach to developers, while the "Green Premium", such as a BEAM-Plus or HKGBC award, could be shared with customers after a project's green certification. Last, but not least, advanced technologies, namely BIM, could be employed to simulate the construction process to allow it to incorporate green designs or reduce construction waste in order to uphold quality control and maintain a healthy living environment.



Building Surveying Division
Sr Daniel Chang BSD Council Chairman

Assessment of Professional Competence: Practical Task 2016

This year's Practical Task 2016 was held on 12 November. There were 129 applications received, of which 125 members attempted professional assignments and 4 attempted technical assignments. To meet this rising demand, we recruited around 125 assessors to help with the assessment. I want to take this opportunity to give my heartfelt thanks to all APC Assessors of both the Practical Task and Final Assessment for helping to maintain the robust assessment system and upholding the professional standards of building surveyors.

Mutual Recognition Agreement with the China Association of Engineering Consultants (CAEC)

Next year will mark the 10th anniversary of the signing of the mutual recognition agreement with the CAEC. To celebrate this important moment, a working group led by Sr Robin Leung, supported by Sr Edgar Li and others, has been tasked to work with its Mainland counterpart on a series of events. A meeting between the CAEC (Guangdong) and BSD was held on 25 November to outline future activities. In the meantime, a CPD event has been arranged on 3 December in Guangzhou to kickstart the series of events. The contents of the subject CPD will focus on BIM applications in the construction of metro stations.

Meeting with the Home Affairs Department

The BSD has actively promoted the formation of BRMA to manage building repairs and maintenance issues that the society currently faces. To attract the attention of policymakers to this subject, a luncheon with representatives of the Home Affairs Department was held on 17 November, along with other HKIS OBs and BSD Vice Chairman Sr Kenny Tse, to exchange views on BRMA and general building management issues. We trust that maintaining closer links and continuously reminding stakeholders of the aforementioned matters are of utmost importance.

Proposed Amendment to the Waterworks Ordinance

Following the lead-in-drinking-water incident, the Water Authority has reviewed its regulatory controls, materials standards, and work practices, etc. It proposes including competent and capable persons, other than licenced plumbers, to conduct plumbing works, as stipulated in the Waterworks Ordinance. In this respect, together with other professional bodies, trade associations, and management companies, I joined a focus group discussion on 1 November to discuss the likely business impact of the Ordinance on the industry and how it would cope with it. The proposed changes have yet to be reviewed and refined by the Water Authority before it could be passed on to the Bills Committees.

The Last Chairman's Message 2015-2016

Every November is a period of change. Over the last 12 months, I am delighted to serve as the BSD Chairman with support from its dedicated members and past chairs, without which the Council would not have moved in the right direction and at the right pace. Lastly, I give my wholehearted thanks to those who participated in the Council's matters.

2016 年度建築測量組專業評核試已於 11 月 12 日順利舉行。129 名考生中包括 125 名見習測量師及 4 名技術會員，另一邊廂我們同時邀請到 125 名專業會員執行考官一職。在此再度感謝各位考官多方面的付出，以致學會專業評核試的完善機制及建築測量專業水平得以秉持。

踏入 2017 年，我們與中國建設監理協會 (CAEC) 的互認轉眼間亦踏入第十個年頭。建築測量組將推出一系列活動慶祝此項盛事。我們先於 11 月 25 日會見廣東省建設監理協會，並現正策劃於 12 月 3 日舉辦一天以 BIM

技術在軌道交通建設的應用為題的持續專業發展 (CPD) 形式交流活動。

建築測量組一直積極推動成立《樓宇維修工程監管局》(BRMA) 以改善本港整體樓宇維修狀況。為此學會理事會與民政事務總署於 11 月 17 日會晤，我們相信必須與各界持分者保持緊密聯繫，方可促使當局加快籌組進度。

鉛水事件觸發了各界對有關條例監管措施、物料規定及業界施工的關注，當中更有建議開放現行制度，讓持牌水喉匠以外的合資格人士按水務設施條例施工。各專業學會及技術工會於 11 月 1 日會面，商討此項政策為業界帶來之影響。此建議尚待水務監督審閱，有待上呈法案委員會。

每年 11 月均是學會會務更替的時間。我非常榮幸能擔任 2015-16 年度主席，在此感謝各位過去一年的鼎力支持，使建築測量組能持續發展進步。

CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2016			
DEC 09	HKIS Annual General Meeting	HKIS	SLC, HKIS

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



**BUILDING
SURVEYOR
AWARDS 2017**

**CALL FOR
ENTRY
NOW**

Submission Deadline
5pm (Hong Kong Time / GMT +8)
28 February 2017

*** Early-bird Nomination**

(by 5pm on 16 December 2016)

10% early-bird discount is offered



For more details, please visit www.hkis.org.hk/bsa2017



BUILDING SURVEYOR AWARDS 2017

Building Surveyor Awards 2017 is organized by Building Surveying Division of the Hong Kong Institute of Surveyors to give public recognition to **excellent projects** in terms of design & innovation, project management, sustainability and achievement that is led by Building Surveyors.

6 awards categories are now opening for nomination

Category

- 1 New Development
- 2 A&A and Conversion
- 3 Maintenance and Rehabilitation

Group

a. Client / Client's representative

Group

b. Consultant

There are 2 groups in each category. A winner will be selected by the Jury Panel in each group. A maximum of 6 awards will be granted. A Grand Award will be granted to one of the winning projects out of all categories.

There are also Sustainability Award, Value Enhancement Award and Idea & Approach Award to be granted to the projects with the highest score in respective items of the shortlisted projects out of all categories.

The nominated projects should be practically completed in the period between 1 April 2012 and 28 February 2017.

Submission Details

Nomination Fee: HK\$4,000

10% early-bird discount is offered for nomination by 16 December 2016

Submission Deadline: 28 February 2017 5 p.m.

For more details and application procedure, please visit our event website: www.hkis.org.hk/bsa2017

Enquiries

Secretariat Office of BSA 2017
Ms Cherie YAU /
Ms Connie KWONG
Red Asia Communications Ltd.
Tel: +852 3421 1462
Email: hkis@redasia.com.hk

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General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

GPD AGM, 18 November

The GPD's Annual General Meeting was held on 18 November and attended by 22 members. GPD Chairman Sr K K CHIU reviewed the Division's activities and accomplishments over the past year. GPD Hon Treasurer Sr Tony WAN presented the Treasurer's report on the financial status of the Council. The minutes of the last Annual General Meeting, Chairman's Report, and Honorary Treasurer's Report for 2015-2016 were adopted during the meeting. I want to take this opportunity to thank all Council members for their hard work in all aspects of the Division's affairs.



Discussion Forum, 18 November

Right after the AGM, a discussion forum for the proposed Memorandum of Mutual Recognition of Membership (MMRM) between the HKIS's GPD and its counterparts from the Royal Institution of Chartered Surveyors (RICS), China Real Estate Valuers and Agents Association (中國土地估價師與土地登記代理人協會, CREVA), and China Appraisal Society (中國資產評估協會, CAS) was held.

Sr Alex LAM, Convener of the China Appraisal Associations Reciprocity Working Group, and Sr Jason CW CHAN, Convener of the HKIS/RICS Liaison Committee, briefed the attendees on the background and kickstarted the discussion with them. Forty-four members attended the forum.

Members who didn't attend the discussion forum are encouraged to fill out a questionnaire to express their views on its arrangement. That will form a mandate from members on how to organise future forums. The questionnaire is available online or in hard copy and will be administered until 31 December 2016. Please refer to the members' broadcast for more details.

Online questionnaire :



Guangzhou Forum: Visit to Shenzhen and Guangzhou

From 14-15 November, Sr K K CHIU, Sr Andrew CHAN, and Sr Tony CHAN joined the Guangzhou Forum to meet and visit Chinese Government officials in Guangzhou and Shenzhen.

The HKIS representatives met with officials from the Department of Housing and Urban-Rural Development of Guangdong Province to accomplish the following:

1. Exchange views on the reasons why only a limited number of HKIS members who obtained CIREA membership have registered with CIREA to practice their trades.
2. Forge a consensus on how to enhance future cooperative efforts between the Guangdong Institute of Real Estate Appraisers and Agents (GDIREAA) and HKIS. Both expect to arrange a joint CPD/seminar for 2017.
3. Explore if a joint platform can be established on the “Belt and Road” initiative.

The Mainland Affairs Committee will follow up on the initiatives that were discussed.

The World Association of Valuation Organisations Board Meeting and Congress held in Daegu, South Korea

The World Association of Valuation Organisations (WAVO) held its Board Meeting and Congress in Daegu, South Korea from 1-3 November 2016. The HKIS, as a member association of WAVO, was represented by Sr Edward AU at the Board Meeting and Congress.

WAVO Board Members that attended the Board Meeting included:

- Appraisal Institute, USA
- Australian Property Institute, Australia

- China Appraisal Society, PRC
- China Institute of Real Estate Appraisers and Agents, PRC
- HypZert GmbH, Germany
- International Association of Consultants, Valuators and Analysts, Canada
- Korea Appraisal Board, South Korea
- National Association of Romanian Valuers, Romania
- Singapore Institute of Surveyors and Valuers, Singapore
- The Hong Kong Institute of Surveyors, HKSAR

The WAVO Board Meeting

Each WAVO Board Member discussed his/her position and role on an international platform. Members agreed that WAVO should strengthen the ties between member associations and called for expanding WAVO membership around the world. Most importantly, members discussed how to promote the professional practice and education.

In light of further cooperation with the IVSC, the global standard setter of the International Valuation Standards, the WAVO Board resolved that WAVO should enter into a MOC with the IVSC. The MOC was signed by Sir David TWEEDIE, Chairman of the IVSC Board of Trustees, and Prof LIM, WAVO President, during the opening of the Congress. Under this collaboration, WAVO will arrange to educate, train, and promote the use of IVSC standards to its members and other valuation organisations.

The Board Meeting also discussed membership growth, which Sr Edward AU discussed in his presentation of a paper that reviewed WAVO membership. In this connection, he was assigned by the Board to further review the membership issue and report it at the next Board Meeting, which will be held in Berlin in June 2017.

DIVISIONAL NEWS & ACTIVITIES

組別簡訊



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1. WAVO Board Meeting at the KBA Headquarters Office
2. Sr Edward AU represents the HKIS at the Board Meeting

The 8th WAVO Congress

The theme of the Congress was Enhancing Quality And Efficiency In Valuation.

Sir David TWEEDIE, who delivered the first keynote speech, discussed the role of the valuation profession in the global financial system. The next keynote speech by Mr Oyebanji OYELARAN, Regional Director of UN Habitat, highlighted the role of the valuation profession for achieving the goals set out at HABITAT III in Quito recently. There were also three plenary sessions that touched on artificial

intelligence and valuation, enhancing precise valuation standards, and building a valuation modelling system.



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3. Signing Ceremony of the MOC between the IVSC and WAVO
4. WAVO Board Members and Representatives of WAVO Member Associations at the WAVO Congress

Education Committee

A briefing and sharing session on the 2016 APC Part II Assessment was held by the GPD Education Committee on 5 November. The Session aimed to let probationers note the key issues and points during their preparations for the Part II Interview. The Committee also invited some outstanding candidates who passed the 2015 APC Part II Interview to share their experiences with the probationers. About 59 members attended the briefing session.

Welcoming New YSG Representatives to the GPD Council

YSG representatives Sr Icy CHOI and Sr David MUI have completed their terms as delegates to the GPD Council. I want to thank them for their participation and involvement in the GPD over the past year. They will continue to serve the Council as co-opted members. Please join me in welcoming the two new YSG representatives, Sr Kendy CHEUK and Sr Kirsten LAM, who will work closely with the GPD in the coming year. We look to the YSG representatives to echo the voices and thoughts of the younger generation to the Council.



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Land Surveying Division
Sr Dr Conrad Tang LSD Council Chairman

2016年度粵港澳土地測量師學術交流會



Thirteen LSD members, including five fellows, four professional members, and four probationers, participated in the “2016年度粵港澳土地測量師學術交流會” from 2-5 November. This event was jointly organised with 廣東省測繪地理信息學會 and 澳門地圖繪製暨地籍局. It has been held in different cities in Guangdong for the past 14 years. This was the first time we visited Meizhou, not to mention cities like Chaozhou, Foshan, and Shaoguan in recent years.

Our Vice-Chairman, Sr Joseph Wong, delivered a talk on "The Role of Professional Land Surveyors in Hong Kong Development Projects". The audience, about 80 land surveyors from Macau and Guangdong, gave positive feedback. They were interested in the huge variety of land surveying works land surveyors are involved in around Hong Kong.

2016-11-8 Land Surveying Division Annual General Meeting: Chairman's Report

The 2016 Council worked on four task areas: 1) land boundary surveys, 2) new surveying applications, 3) membership and Mainland affairs, and 4) housekeeping.

As recommended by the LSD, the HKIS formed the Land Boundary Committee earlier this year. Sr Prof Leung Shou Chun leads the committee which works to promote amendments to the Land Survey Ordinance (Cap 473). Building and general practice surveyors serve on the committee and work with land surveyors on this task. The Committee sends Sr Dr Ken Ching to serve on the Buildings Department's working committee and help to set up guidelines on

submitting site area plans, which should be endorsed by authorised land surveyors.

LSD office bearers have made use of their meetings with the Secretary for Development and Secretary for Transport and Housing, along with the Directors of the Lands, Buildings, and Planning Departments, to seek their opinions and acquire ways to amend the Land Survey Ordinance. The LSD was advised that it was not the right time for such a political move. In short, it should seek more attention and support from the general public first. The Land Boundary Committee will continue to urge an amendment to the Land Survey Ordinance to other professional institutions.

Next year, the Land Boundary Committee will continue its dialogue with the Survey and Mapping Office (SMO) on accepting the lot boundaries determined by authorised land surveyors, who submit survey record plans and reports to the SMO, as authorised by their client architects for the purpose of submitting a site area's information to the Buildings Department. We stress the principle that the submitted and accepted determinations can be amended if new evidence is available. Land surveyors should cooperate and build a workable solution to record determined land boundaries before legally sanctioning such a practice and record.

The second major task is to develop smart city applications. Land surveyors have mastered new technologies, including 3D modelling, remote sensing, UAVs, and BIM, to make great contributions to future smart cities. This is a promotional, as well as a developmental, form of work. For the HKIS, Vice-Chairman Sr Chan Yue Chun leads this effort.

After months of drafting and editing by our young council group, we published two articles in *Ming Pao* and the *Hong Kong Economic*

Journal. A young surveyor discussion forum is scheduled to commence in the coming months and specialists in scanning technology, remote sensing, UAVs, and BIM have given CPD talks to LSD members. Sr Chan Yue Chun will continue leading the task force next year.

The membership issue has aroused much debate. The LSD spent several meetings discussing the acceptance or rejection of entrance training qualifications and the experiences of its corporate members. A task force was formed to discuss the reciprocal agreement. It proposed a unilateral membership route to absorb new members, but the proposal was rejected by the Board of Membership. The LSD will have to consider accepting more members through the existing assessment of Professional Competence. The LSD's Education Council will increase its personnel to accommodate more probationary cases.

On Mainland-related tasks, the LSD joined HKIS office bearers on a visit to the National Surveying Bureau in June. Vice-Chairman Sr Joseph Wong headed the LSD councils at the Guangdong-Hong Kong-Macau Survey Conference in early November. Also, the 8th Cross-Strait Geomatics Conference will be held from 23-25 November.

The HKIS's housekeeping tasks keep its younger members busy. Keeping the website updated and organising ten CPDs, the Annual Dinner, APC workshops, and probationer meetings is hard work and our Councils contribute a lot to the Institute's operations and management. I wholeheartedly thank our Councils again and look forward to another fruitful year.

Election of the 2017 Councils

Sixty-nine corporate members attended the Councils elections on 8 November. Thanks go to Sr Paul Ng and Sr Ray Leung for meticulously counting each ballot to elect the new membership of each of the 16 Councils. I hereby thank all candidates for their willingness to serve the LSD.



The elected 2017 Council members with President Sr C K Lau



President Sr C K Lau commemorated our AGM. He advised us to not push to change the Land Survey Ordinance, but to work on the administrative procedures for accepting the land boundary work, “which would be more effective”. He also encouraged us to do more to promote land surveying services in future smart cities. He affirmed the importance of the LSD’s liaisons with the International Federation of Surveyors and Surveying and Geo-Informatics Bureau in Beijing.

Post	Name
Chairman	Sr Dr Tang Hong-wai, Conrad
Vice-Chairman	Sr Wong Yiu-cho, Joseph
Vice-Chairman	Sr Yu Sau-chung, Edmond
Honorary Secretary	Sr To Ka-yi, Lizzy
Honorary Treasurer	Sr Chan Chi-hung, Kenny
Committee Members	Sr Chan Yue-chun Sr Cheu Yuk-yi Sr Chiu Kam-hon Sr Lai Lit-ki Sr Lam Lit-yin Sr Lau Chi-kwong Sr Leung Pui-yee Sr Ng Wai-tak Sr Tam Yiu-ming Sr Tang Wing-lun Sr Tsui Hoi-yuen Sr Wong Ching-kei Sr Wong Kin, Michael Sr Wong Pak-wai, Peter Sr Yik Wai-fung Sr Yip Hon-wah



Planning & Development Division

Sr Prof James Pong PDD Council Chairman

The Annual General Meeting (AGM) cum Annual Dinner 2016 of the HKIS's Planning and Development Division was held, as scheduled, on 10 November at the World Trade Club of the World Trade Centre, Causeway Bay. Since the terms for the Chairman and Office Bearers would extend till 2017, they would continue to act for the coming year. I sincerely thank all council members and past chairmen of the PDD for their unreserved support in 2016 and seek their continued endorsements in the year to come.

For the Annual Dinner, this was the first time that we filled eight tables (numbering about 100 people) with PDD members and honourable guests who gathered to celebrate the PDD's anniversary, enhance the fellowship of PDD members, and network with old and new friends. Here, I want to express my heartfelt thanks to our honourable guests from the relevant government departments and professional and educational institutes for their unfailing support for the PDD. They include the Deputy Director of the Planning Department, Mr Raymond LEE, JP; the Assistant Director of the Buildings Department, Mr Thomas LEUNG, JP; the President of the Hong Kong Institute of Architects (HKIA), Mr Vincent NG, JP; the President of the Hong Kong Institute of Landscape Architects (HKILA), Mr WONG Tak Yip; the Registrar of the Hong Kong Institute of Chartered Secretaries (HKICS), Ms Louisa LAU; Mr William WONG Chi Wai of the Taxation Institute of Hong Kong; Mr SO Kai Ming of the Hong Kong BEAM Society Limited; Sr Prof CHAU Kwong Wing of the Department of Real Estate & Construction, the University of Hong Kong; Prof Rebecca CHIU, Director of the Centre of Urban Studies and Urban Planning of the University of Hong Kong; Prof Jimmy FUNG, Head of the Environment Division, the Hong Kong University of Science and Technology; Sr Prof Daniel HO of THEi; Prof Zheng CHANG of the City University of Hong Kong; our own HKIS President, Sr C K LAU; and past HKIS presidents, Sr Raymond CHAN, Sr Vincent HO, JP, Sr Stephen LAI, Sr Francis NG, Sr Serena LAU, and Sr WONG Bay (by alphabetical order of their surnames). Sr Prof CHAU Kwong Wing, who has been invited as a guest from the University of Hong Kong as

mentioned hereinabove, is also one of our past presidents of HKIS.

Before the dinner commenced, I shared with the congregation my three main goals for 2017. First, I want to increase the PDD's membership through more internal multiple recognition within the HKIS and accredit more related courses run by various universities in Hong Kong. For multiple recognition, the PDD will welcome those professional surveyors who help property developers in Hong Kong acquire property for redevelopment, as well as the authorised persons (surveyors), whereas for accreditation, I shall adopt a "low-threshold accreditation but high-standard assessment professional competence(APC)" approach. The increase in the PDD's membership shall not be at the expense of lowering the quality of its surveyors.

Second, I shall continue to persuade the Planning, Buildings, and Lands Departments to recruit PDD graduates. Third, subject to an appropriate balance amongst development, conservation, and environmental protection, the PDD supports the government's proposal on Lantau development, as promulgated in the "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" in principle.

The dinner was filled with the scent of fine red wine and nice food in the midst of the joy and warm fellowship of PDD members and honourable guests. Incidentally, the HKIE's Building Engineering Division was holding its annual dinner next door to us. Some of our members crashed their party to have a toss with them and, in return, they crashed ours to greet our members. It was a memorable day.





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1. PDD AGM 2016
2. PDD Annual Dinner 2016: Photo with Guests
3. PDD Annual Dinner 2016: PDD Council Members
4. PDD Annual Dinner 2016: Photo with the President of HKIS, HKIE, HKIA and HKILA

5 January 2016, 7-8:30 PM

CDP Talk by Mr Jimmy CF Leung (former Director of Planning)
Topic: TBC

HKIS Annual Dinner

On 24 November, PDD council members joined the HKIS Annual dinner. It was a precious and enjoyable moment to reunite with friends and members.



Meeting Young Generation

On 26 November, PDD Chairman Sr Prof James Pong met with a group of secondary school students for an interactive discussion of "Green Urban Planning in Hong Kong". During the event, Sr Prof James Pong reached out to the students face-to-face and shared with them his experiences on green urban planning and buildings in practice.



Upcoming CPDs

The following CPDs are scheduled for December and January. It's time to gear up!

5 December 2016, 7-8:30 PM

CPD Talk by Prof Anthony Yeh
Topic: Impacts of Smart Technologies and Cities on Urban Development and Planning

16 December 2016, 7-8:30 PM

CPD Talk by Ms Kuh Wen-Gee, Deborah
Topic: Landscape Architecture + Urban Forestry: Challenges + Opportunities



Property & Facility Management Division
Sr Prof Eddie Hui, MH PFMD Council Chairman

Our CPD Plan for December 2016

2016	Proposed CPD Event (exact date subject to change)
December	Site visit to the winning sites of the 2016 QPFMA
	How IT applications can enhance one's edge in the PFM industry

For details, members may refer to CPD events.

Annual General Meeting

It has, once again, been a very successful and fruitful year for the PFMD. On 15 November, its Annual General Meeting was held to summarise this year's work. There have been a number of seminars, talks and gatherings organised to enhance communication among members. As Chairman, I want to summarise the major activities organised and tasks performed during the year for members' information and reference. The following is the first part of the summary, which focuses on promotion, education, finances, etc.

1. Promotion of the Property and Facility Division

To continuously promote the PFMD to the general public – mainly at various secondary schools and tertiary education institutions – and to further support the structural learning process among probationers, we took the lead to support and participate in the following actions.

- a. Joined and supported the "Touring Central with Surveyors" event from 12 March to 16 April to let participants understand how PFMD surveyors

contribute to society and what they do in relation to property development in Central.

- b. Joined the mentorship programme at Shatin Pui Ying College and shared with students the general duties of surveyors in the various divisions, along with some experiences in delivering project and property management services to various financial institutions in Hong Kong.
- c. Joined the Information Day at The Hong Kong Polytechnic University (PolyU) on 8 October 2015 and 10 October 2016 to enlighten students on the professional lives and work experiences of PolyU surveying alumni and the career paths for professional PFMD surveyors.
- d. Coordinated with the PFMD and HKIS IT Department to upload the PFMD's past assessment papers on professional competence (APC) to the HKIS website, so as to help APC probationers prepare for their professional assessments.
- e. Prepared APC-related templates such as the Critical Analysis Template, Interim Assessment Report Template, Training Plan Template, Property Rotation Schedule and Competence Checklist, and CPD Event Log Sheet to help probationers proceed through their structural learning processes. These templates are currently being reviewed by Council members.

2. Education

Three candidates undertook the Practical Task on 21 November 2015 and the performances of two candidates were considered satisfactory.

Three candidates attended the Professional Interviews on 21 November 2015, 5 April 2016, and 18 August 2016, respectively. They all satisfied the Panel of Assessors during the Final Assessment under the Assessment of Professional Competence (APC).

THEi's new BSc Surveying Programme was accredited.

The Technological and Higher Education Institute of Hong Kong (THEi) submitted an application for accreditation of its new BSc (Hons) in Surveying programme to the HKIS on 16 March. It sought accreditation under the BS, GP, PD, QS and PFM Divisions. The programme would be co-offered by THEi's Faculty of Design and Environment and Faculty of Science and Technology. After the accreditation visit to THEi and subsequent detailed discussions, the Board of Education, less the QS Division, generally agreed to grant conditional accreditation to the said programme for two years.

3. Finances

Having reviewed the HKIS's financial situation and its projected expenses in the coming years, the Finance Committee has put forward a proposal to the General Council to increase the HKIS's Annual Subscriptions and Application Fees by 10% and for the policy to take effect on 1 April 2017. The proposed changes were passed during the EGM held on 19 September.

4. Overseas Visits and Meetings

The HKIS arranged a visit to Beijing to meet with the relevant ministries and counterparts. It then joined the CPD event organised by the Beijing Forum from 14-16 June. Sr Charles Hung, Vice Chairman, and Sr Dr James Chan, Council Member, joined this visit.

廣東省住房和城鄉建設廳 visited HKIS headquarters and Sr Daniel Hui, Vice Chairman, joined its meeting on 23 August.

Another visit to Guangzhou to meet with representatives of the relevant ministries and counterparts, followed by a visit to Qianhai, was arranged for 13-15 November. Sr Charles Hung, Vice Chairman, and Sr Terence Wai, Honorary Treasurer, joined the visit.

5. Research and Development

Two studies were completed in 2016. One was entitled, "The Effective use of Web-based Management Tools for Property Management Companies in Hong Kong," and conducted by The University of Hong Kong. The other was "The Relationship between Green-Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong" by PolyU. Both research papers have been uploaded to the HKIS website. A new study on "The Successful Factors for Shopping Malls in Hong Kong" conducted by PolyU has been endorsed by the PFMD Council and now seeks the endorsement of the HKIS's Research Committee and Ex-Com.

We will continue to report on major events relating to CPD events, membership, mediation, the HKIS Adjudication Panel list, etc, in the next issue.



PFMD AGM on 15 Nov 2016



Quantity Surveying Division

Sr Paul Wong QSD Council Chairman

Time flies and this is my last Chairman's Message of my two-year tenure as QSD Chairman.

I am pleased to conclude that the QSD Council has accomplished most of the tasks set out in the 2015 and 2016 Year Plans with the concerted effort of the QSD's Office Bearers, Council Members, Co-opted Members, and Panel Advisors; and the Institute's Secretariat.

I want to thank all members for their hard work, efforts, continuous support for, and participation in the QSD Council's various activities and consultations concerning the policymaking of the Government, which contributed to the success of these activities.

I also want to express my sincere gratitude to all members of the QSD for giving me the opportunity to serve the QSD Council as Chairman for the QSD Council Years 2014-15 and 2015-16. I wholeheartedly request members' continuous support for the new QSD Council for 2016-17.

Communication Meeting amongst the ACQS, DevB, ArchSD, and HKIS

The Communication Meeting amongst the Association of Consultant Quantity Surveyors (ACQS), Development Bureau (DevB), Architectural Services Department (ArchSD), and HKIS was held at the Queensway Government offices on 27 September.

The QSD's Vice Chairmen, Sr Raymond Kam and Sr Raymond Kong; Honorary Secretary, Sr Amelia Fok; and I represented the HKIS at the meeting.

During this meeting, the QSD raised the following five issues for discussion.

1. BIM applications and developments in ArchSD projects
2. Use of NEC3 in ArchSD projects
3. Implications of the Proposed Security of Payment Legislation
4. Project Cost Management Office
5. International Construction Measurement Standards

4th QSD Social Event: Oyster-Shucking Class

The 4th QSD social event (an oyster-shucking class) of the 2015-16 Council Year was held at the Westlands Centre, Quarry Bay, on 28 October. Over 30 members joined this event, which started with a briefing session on the basics of oysters, including their origins, selection, and shucking conducted by a tutor. Members then used their newfound skills to shuck oysters under the tutor's guidance. All members enjoyed their oysters and accompanying wine and even brought home the shuckers they used during class.



International Construction Measurement Standard Coalition's Standard Setting Committee Meetings in London

Sr T T Cheung, JP, Trustee of the International Construction Measurement Standard (ICMS) Coalition, and Sr K C Tang, member of the ICMS Standard Setting Committee (SSC), represented the Institute at the ICMS Coalition's meetings from 10-11 November in London. On the first day, the meeting was held at RICS Headquarters to exchange information on the standards and practices of each organisation and discuss ways to promote ICMS.

At the same time, the SSC meeting was held at the Institution of Civil Engineers' Headquarters next door to deliberate on the final adjustments to the drafted ICMS in response to comments received during a private consultation period with friends and family. On the morning of the second day, there was a seminar at RICS Headquarters followed by an official launch of the drafted ICMS for public consultation. Sr T T Cheung gave an account of Hong Kong's situation during the seminar and the SSC finished its deliberations after it. The revised draft will be released soon.



Visit by the Chief Executive Officer of the Australian Institute of Surveyors

The Chief Executive Officer of the Australian Institute of Surveyors (AIQS), Mr Grant Warner, together with two representatives of the AIQS International Chapter, Sr Peter Ng (Hong Kong) and Mr Ajantha Premarathna (UAE), visited the Institute on 14 November. The QSD's Honorary Secretary, Sr Amelia Fok; Council member, Sr Jesse Wong; and I received them in the Institute's Board Room.

Grant began by encouraging the HKIS to invite more members to register for the joint International Cost Engineering Council & Pacific Association of Quantity Surveyors Conference 2018 (ICEC-PAQS 2018), which the AIQS will host from 15-20 November 2018 in Sydney, Australia.



The HKIS and AIQS's last joint conference was successfully held on 14 November 2015 in Hong Kong. Both institutes' representatives met again on the same date this year to explore further collaboration between them in the future, including organising more joint events such as conferences and CPDs.

It was a fruitful meeting, as the AIQS representatives shared their practices and experiences in QS awards, online study, Certified QS, and new SMM, which aroused the interest of the QSD for future inquiries into these issues.

At the end of the meeting, both institutes agreed to share country/regional standards and experiences in QS-related subjects such as BIM, the Security of Payment Ordinance/Act, etc, in the future.



still seeks suggestions and comments from members and stakeholders before it publishes the new HKSMM, so it will hold two forums at the Surveyors Learning Centre on 6 December 2016 and 4 January 2017 to gather their views. The two forums are free of charge for QSD members, who are strongly encouraged to attend.

Updated Arrangement for Off-prints of the Old (1986) Edition of the SFBC

Further to my May and August Chairman's Messages on this subject, I again advise that the new editions of the four standard building contracts (2005/2016 Edition; hereafter the New Forms) viz the Agreement and Schedule of Conditions of Building Contract with Quantities (2005), Agreement and Schedule of Conditions of Building Contract without Quantities (2006), Agreement and Schedule of Conditions of Nominated Sub-Contract (2005), and Agreement and Schedule of Conditions of Nominated Supply Contract (2005), will be published sometime during the first quarter of 2017.

Proposed Amendments to the Current HKSMM4

The current Hong Kong Standard Method of Measurement of Building Works, Fourth Edition (combined building works and building services, or HKSMM4), was published in 2005 and updated with corrigenda in September 2013. Since then, there have been numerous changes to construction methods and procurement practices. The QSD believes that the current HKSMM4 needs a complete revamp and further updates to deal with current practices. Due to the fact that the preparation of a new HKSMM will take considerable time, the QSD has, in the interim, decided to amend the current HKSMM4 first and has worked on it for two years. It

I want to inform members again that six months after the publication of the New Forms, the four standard forms of building contracts published in 1986 and subsequently amended (hereafter the Old Forms) viz the Building Contract with Quantities, Building Contract without Quantities, and Sub-Contract and Tender (for supply contracts) will no longer be available for sale by the Institute. Members who still adhere to the Old Forms are strongly advised to familiarise themselves with the New Forms, as the Old Forms will soon be retired from the construction industry.

佛山市工程造價與招標協會赴港考察

佛山市工程造價與招標協會於 11 月上旬組織了佛山市有關政府投資工程項目管理人員，他們透過工料測量組安排了佛山市考察團赴港與香港相關部門進行交流，希望瞭解香港有關公共房屋工程、道路橋樑以及軌道交通等工程項目在招投標、合同管理以及造價控制等方面的實操經驗。

佛山市建設工程造價站站長余建平先生於 11 月 7 和 8 日帶領佛山市工程造價與招標協會和其他成員（包括佛山市南海區財政局、高新區管委會、南海區審計局、南海區大瀝鎮人民政府、南海區裡水鎮人民政府、南海區九江鎮人民政府、南海區財政局、審計局、南海區桂城街道辦事處、南海區西樵鎮人民政府和禪城區財政局）一行二十多人的考察團赴港考察。他們拜訪了房屋署總部和一間工料測量顧問行，參觀了房屋署水泉澳邨即將入伙的公屋單位和已落成的公屋設施與及路政署中環灣仔繞道和東區走廊連接路的施工情況。

佛山市考察團也於 11 月 8 日到訪學會，就投資建設專案的招投標、合同管理、造價成本全過程管理和會員互認等事項進行研討。工料測量組代表為主席黃國良測量師、副主席甘家輝測量師、江就明測量師和前主席嚴少忠測量師。

雙方希望保持聯繫，日後可就兩地的工程造價管理和工料測量行業方面持續交流。



澳門大學持續進修中心工料測量專業文憑課程第一期畢業典禮

澳門大學持續進修中心今年開辦了工料測量專業文憑課程，並於 11 月 19 日假座澳門大學學生活動中心舉行「工料測量專業文憑課程第一期畢業典禮」。第一期課程共有 22 名畢業生，他們在進修這課程之前已修畢建築相關的不同課程，並已在建築或工料測量方面有相當的工作經驗，這些根基和經驗絕對可以令到他們進修這工料測量課程有極大幫助。

工料測量組主席黃國良測量師獲邀出席是次畢業典禮，並在頒發畢業證書儀式後向在座嘉賓和畢業生主講，內容包括工料測量師的職能簡述、早期的工料測量、工料測量引進澳門和工料測量師的挑戰和機遇，最後他也鼓勵畢業生投身工料測量的工作。



內地造價工程師與香港工料測量師資格互認

有關中國建設工程造價管理協會（中價協）與香港測量師學會第三次的資格互認培訓和考核，學會已收集有興趣申請第三次資格互認的會員名單。學會現正與中價協籌備於二零一七年二月或三月舉行的第三次資格互認培訓和考核工作，學會會盡快發函與有興趣的會員報名。



Young Surveyors Group

Sr Chris Mook YSG Committee Chairman

I am honoured to assume the Chairmanship of YSG for the coming year. During the YSG AGM held on 11 November, the YSG Committee for 2016-2017 was successfully elected. I must express my sincere thanks to our Immediate Past Chair, Sr Lizzy To, for her dedication to paving a brighter path for YSG and leading it to new heights over the past year. I must also thank our new team of office bearers, committee members, and co-opted members for agreeing to contribute their time and efforts to promote our young profession. The new committee will also promote professionalism among YSG members, reflect their views, and serve as a link between the Institute and probationers and students. In 2017, there will be some innovative, interesting, and informative YSG events. Please check the HKIS Website, YSG's Facebook page, and Surveyors Times for the latest updates.

The Office Bearers and Committee of the HKIS YSG for 2016-2017

Post	Name
Chairman	Mook King Tong, Chris
Vice-Chairman (1)	Wong Ka Wing, Simon
Vice-Chairman (2)	Leung San, Refeal
Honorary Treasurer	Ng Pak Kin, Victor
Honorary Secretary (1)	Mok Wan Chi, Gigi
Honorary Secretary (2)	Wong Shuk Yu, Karen
Committee Members	Chan Hon Shing, Gareth Chan Tsz Hin, Matthew Cheuk Lee Lam, Kendy Choi Sin Ying, Icy Chow Pui Man, Jennifer Ko Mei Yan, Alice Lam Man Ting, Kirsten Li Wing Shan, Joanmi Mak Mei Yu, Winnie Man Hon Fung, Rock Poon Kai Chun, Frank Shek Nga Ting, Sana Siu Wai Suen, Coolidge Sze Ka Wai, Paul Wan Cheuk Hang, Kenneth Wan Yuk Ling, Ling Wong Chi Ho, Colin Yeung On Chau, Johnny Yu Yin Yuen, Alex Wong Wai Yee, Christina
Immediate Past Chairman	To Ka Yi, Lizzy



Social Event: Flower Basket Workshop

On 5 November, YSG invited Ms Monique Leung to tutor a YSG social event, a flower basket workshop. Monique and her team showed 21 participants how to arrange fresh flowers inside baskets. She also showed how to maintain the flowers in good condition. As a result, our flower lovers shared an enjoyable, colourful, and relaxing evening with each other. I appreciate the efforts of our social event committee member, Sr Alice Ko, for arranging this event.



CPD Events in Nov

So far in November, YSG has jointly conducted the following visits with the QSD:

- To a quarry, concrete batching plant, and asphalt manufacturing site (5 Nov)
- To the Airport Express' Kowloon MTR Station (12 Nov)
- To a steel bar cut-and-bend factory (19 Nov)

I express my sincere thanks to the QSD and appreciate the efforts of our CPD committee member, Sr Gigi Mok, for arranging these visits.

PolyU BRESS Annual Dinner

Thanks go to the Hong Kong Polytechnic University Students' Union's Building and Real Estate Students' Society (BRESS) for inviting me to its Annual Dinner on 18 November. It was a joyful evening.



“Y-S-G”: Theme for the 2016-17 YSG

In the coming year, YSG's theme is summarised as follows:

Youth innovation by introducing the surveying profession to secondary school students and the public

I believe that for the well-being of our young members to continue in the near future, we should put more effort into promoting the surveying profession to the public. To achieve this, we must seize every chance to communicate with the public and use innovative ways to introduce the profession. In 2017, YSG plans to hold mini-games to demonstrate the daily tasks of surveyors during the upcoming Career Expo in March. YSG will consider other innovative publications and competitions and welcomes innovative ideas from its members.

Search for interesting topics within the surveying profession

As a group of younger surveyors from different surveying fields, YSG will continue to seek interesting topics throughout these fields. Please check the HKIS Website, YSG's Facebook page, and Surveyors Times for the latest updates on CPD.

Gather young surveyors by way of YSG activities and let them seek out their peers who share similar interests

This theme stems from my personal experience in the HKIS. In 2010, I met some surveyors who were interested in music as a recreational activity. After engaging in these activities several times, we started our own band, Surveyors Band S!R. We shared the same dream of performing live, so we worked hard

to make this dream come true and finally had our own band show in 2012. We wish that our young members will also fulfill their dreams via various YSG platforms.

Wanted: Young Surveying Guys and Girls!

If you are interested in serving as a guest speaker at a career talk or as an OC or helper during YSG events, please kindly e-mail us at ysg@hkis.org.hk. Please also feel free to attend our monthly regular meetings and refer to our Facebook page, “HKIS Young Surveyors Group (香港測量師學會青年組),” for the latest information.

Details of future YSG meetings are as follows (all held at 7 PM in the HKIS boardroom):

13/12/2016 (Tue)
17/01/2017 (Tue)
21/02/2017 (Tue)
21/03/2017 (Tue)
11/04/2017 (Tue)
09/05/2017 (Tue)
13/06/2017 (Tue)
11/07/2017 (Tue)
08/08/2017 (Tue)
19/09/2017 (Tue)
10/10/2017 (Tue)
17/11/2017 (Fri) AGM





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.

HKIS Sailing Team at the China Cup International Regatta (CCIR)

Team Captain: Alain Choi



The HKIS Sailing Team was established in 2010. All team members have had many years of sailing and racing experience. The team participated in the Hong Kong Charity Dinghy Race from 2010 to 2013 and encourages its members to actively participate in many local and Mainland racing events. The team came in second overall in the BAHIA Division of the HHYC 24-Hour Charity Race in 2012 and 2013. Having attained adequate experience in J80 sailing, the team decided to compete in the 10th China Cup International Regatta (CCIR) this year.

The CCIR is one of the largest International Regattas held in China with an entry list that averages over 130 yachts from 38 different countries covering all the continents. The four-day event started with a passage race from Hong Kong to Daya Bay off Shenzhen, China on 27 October and concluded on 30 October after a three-day short-course race in Daya Bay.

The unexpected light winds disappointed many sailors this year, with only five boats able to complete the passage race, while the first day's geometric race was abandoned. However, all sailors were overwhelmed by the strong winds on the second day in Daya Bay, with many collisions occurring. Even the HKIS boat suffered minor damage, but its team spirit remained high and all members were inspired by the high-quality international competition to improve their own skills. On the last day, the HKIS team competed in moderate wind conditions

and finished fifth in one of the races and seventh overall in the HKPN Division A of the 10th CCIR.

Skipper: Alain CHOI
Crew: Ben CHONG, Anita NG, Simon CHEUNG, Eric YEUNG, KC WONG, and Juliana CHOI



Formation of the HKIS Hiking Interest Group: HKIS Members at the Oxfam Trailwalker 2016

Quite a few members joined the Oxfam Trailwalker 2016 and some even obtained very superb results (sub-20 hours). We are planning to form a HKIS Hiking Interest Group. Please stay tuned.





Sr Gordon Andreassend
FHKIS, LSD

The Shoreline Limit of Land Gained from the Sea

In Hong Kong, land has now attained such high values in consequence of the increased prosperity of the colony and the influx of the population, that it now has been found remunerative even to reclaim sites from the sea at great expense.

The above quote was written or spoken by a well-known man in the Hong Kong community. But who was he and when was it written?

I asked three of my friends this question. Their replies were:

1. "Probably the Governor, Sir Cecil Clementi, in the 1920s."
2. "The Director of Public Works, post-war, around the late 1940s."
3. "I reckon it must have been the Director of Planning in the 1980s."

All good answers, but none is correct. It came much earlier than any of these guesses. The author or speaker was **Sir Paul Chater** and the year was **1887**.

By that year, reclamation in Hong Kong was nothing new. It commenced immediately following the establishment of the Colony of Hong Kong and played a necessary part in the first official sale of land lots in 1841. Records state that the sale was, in fact, delayed, as the Royal Engineers in charge of the setting-out were unable to complete their work on the

marine lots. These lots had water frontage and, no doubt, some reclamation was required.

The initial reclamation process after the British took control of Hong Kong was relatively inexpensive, as the water offshore was shallow and material for filling the sea near at hand. By 1887, Sir Paul was one of Hong Kong's first land development entrepreneurs and Hong Kong's reclamation had, therefore, extended along the shoreline of the northern coast of Hong Kong Island in several locations. Thereafter, the process of reclamation became more expensive, as the parts of the sea to be filled were in deeper water and fill material had to be transported from farther away. That was what sparked Sir Paul's comment on the "remunerative" aspect of the reclamation process. Of course, reclamation continued for over a century after his pronouncement, but with the adoption of the Protection of the Harbour Ordinance in 2004, all future harbour reclamation that had not yet been approved was banned.

So, what is this comment on reclamation leading up to, you may ask?

As a land surveyor, I have thought for some time that a portion of the original shoreline near Hong Kong's CBD (Central Business District) should be recorded on the ground by metal markers placed along footpaths and public open areas. This would provide the Hong Kong public and visitors with a good visual impression of the extent of reclamation that has taken place in that part of Victoria Harbour.

This is not a new idea. I saw metal shoreline markers in Wellington, New Zealand many years ago and later similar markers off Darling Harbour

in Sydney. These are always of interest to visitors and I think such a depiction of a portion of Hong Kong Island's original waterfront would make a great attraction. It is hard to imagine how much of the CBD stands on reclaimed land and descriptive notices with appropriate maps would provide further information on this.

My next suggestion is that the HKIS could play an important role in the process of marking the location of the original HWM (High Water Mark). Land surveyors could provide the necessary historical information from maps and land records to enable the location of the 1841 shoreline to be accurately marked, but anyone with an interest in geography and the historical development of Hong Kong could pitch in.

With government approval, this project could soon proceed and I believe that the Hong

Kong Tourism Board would fully support it. The HKIS could also assist in arranging a design competition for suitable metal plaques to be placed along the original shoreline feature.

The '**1841 Shoreline Walk**' would make a popular addition to other historical walks that already exist in Hong Kong.

Members Corner Needs Contributions from You!

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

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

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Page limit: 2 printed pages (maximum)
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS member's submission only



Reported by Sr Paul Wong, QSD Chairman and QSD CPD Sub-Committee Chairman

Technical Visits Organised by the QSD

The QSD organised 5 technical visits (other than the 3 technical visits jointly organised with the YSG) in October and November.

1. Visit to Central - Wan Chai Bypass and Island Eastern Corridor Link (15 October)



2. Visit to Tower Crane Yard (29 October)



3. Visit to Recycled Gypsum Block Factory in Panyu (29 October)

[1st joint event between the HKIE (Building Division) and the QSD]



4. Mainland China Technical Visit to Precast R.C. Façade Factory and Light Weight Dry Wall Production Factory, Huizhou, China (12 November)

[2nd joint event between the HKIE (Building Division) and the QSD]



5. Visit to West Kowloon Government Offices Construction Site (26 November)



Reported by Sr Paul Wong, QSD Chairman and QSD CPD Sub-Committee Chairman, and Sr Gigi Mok, YSG CPD Convenor

Technical Visits Jointly Organised by the QSD and YSG

The QSD and YSG jointly organised 3 technical visits in November.

1. Visit to Quarry, Concrete Batching Plant and Asphalt Manufacturing Site (5 November)



2. Visit to Airport Express of Kowloon MTR Station (12 November)



3. Visit to Steel Bar Cut and Bend Factory (19 November)



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



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 01 DEC 16 - 01 APR 17

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
01 Dec 2016	2016186	Drinks Gathering @ L16 	-	HKIS	0.5	To be determined by respective Division		HK\$100 per head
03 Dec 2016	2016195	 廣東省建設監理協會與香港測量師學會南沙項目BIM技術交流	許冰純， 郭曦， 李薇娜， 胡旭豐， 廣州軌道公司	BSD	8.0	✓	8.0	HK\$400 - members; HK\$600 - non-members (fee includes transportation to Mainland China and each venue, insurance, lunch and dinner) (注意事項: 此活動會於廣州東站解散，如需乘直通車廣州東→香港九龍(紅磡) Z827 車次 20:30-22:26即日回港，學會可先代購回程車票HK\$210(一等)，請於報名時註明並另加代購回程車票費用。)
03 Dec 2016	2016193	Project Visit to HKRI Taikoo Hui in Shanghai 	-	HKIS & HKIA	2.5	To be determined by respective Division		會員免費，非會員每人 RMB100元，會員優先參加；午餐自費
06 Dec 2016	2016184	Discussion Forum on the Proposed Amendments to the Current HKSM4 (FULL)	Paul H K Ho	QSD	1.5	✓	1.5	Free of charge - QSD members (No-strow fee: HK\$120); HK\$120 - HKIS members other than QSD members; HK\$180 - non-members
07 Dec 2016	2016189	West Kowloon – Building an art and culture future for Hong Kong	Duncan Pescod	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 Dec 2016	2016182 A-D	Heritage Exploration Series: HKIS BSD-ACP CPD Course on Built Heritage Conservation	Lynne DiStefano, Hoyin Lee, Ken Nicolson	BSD	6.0	✓	6.0	HK\$350 per lecture, HK\$1,200 all four lectures. (Attendance certificate will be issued to the participants upon completion of all four lectures)
12 Dec 2016	2016191	Development and Application of Mobile Experience and Smart Infrastructure for PFM Industry 	Kenny Chien	PFMD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
14 Dec 2016	2016169	Corruption Prevention and Professional Ethics for Surveyors (FULL)	Representative(s) from ICAC	HKIS	1.5	To be determined by respective Division		HK\$50 - members
16 Dec 2016	2016173	Landscape Architecture + Urban Forestry: Challenges + Opportunities (Rescheduled from 22 November 2016)	Deborah W G Kuh	PDD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
19 Dec 2016	2016197	12月19日北京區域會員年度酒會晚宴 	-	HKIS	-	-	-	參加酒會晚宴的會員每人到現場需要支付RMB 100元
20 Dec 2016	2016190	Delay Analysis and its Application in Construction Projects (FULL)	Lorraine Gillespie, Annie Po	QSD	1.5	✓	1.5	HK\$120 for members; HK\$180 for non-members
04 Jan 2017	2017001	2 nd Discussion Forum on the Proposed Amendments to the Current HKSM4 	Paul H K Ho	QSD	1.5	✓	1.5	Free of charge - QSD members (No-show fee: HK\$120); HK\$120 - HKIS members other than QSD members; HK\$180 - non-members
14 Jan 2017	2016163	Factory Visit for Windows and Doors Products in Dongguan (Rescheduled from 19 November 2016)	Patrick Ma	BSD	3.0	✓	3.0	HK\$350 - members; HK\$450 - non-members (fee includes transportation in Mainland China, lunch and insurance)

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
04 Feb 2017	2017005	Site Visit to Joyous Golden Years Tour at Elderly Resource Centre in Hong Kong Housing Society New	Representative(s) of Hong Kong Housing Society	YSG	2.0	To be determined by respective Division		HK\$200 - member
06 Feb 2017	2016196	Impacts of Smart Technologies and Smart Cities on Urban Development and Planning New (Rescheduled from 5 December 2016)	Anthony G.O Yeh	PDD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
28 Feb 2017	2017002	Quantity Surveying Education in Asia-Pacific – A Brief Review New (Rescheduled from 25 October 2016)	Ken Hui	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
04 Mar 2017	2017003	Technical Visit to Hiliti Testing Laboratory and Training Centre (FULL) New	Isaac Mak	YSG	3.0	To be determined by respective Division		HK\$320 - member
11 Mar 2017	2017006	Site Visit to Joyous Golden Years Tour at Elderly Resource Centre in Hong Kong Housing Society New (same as the visit on 4 Feb 2017 i.e. CPD event 2017005)	Representative(s) of Hong Kong Housing Society	YSG	2.0	To be determined by respective Division		HK\$200 - member
01 Apr 2017	2017004	Technical Visit to Hiliti Testing Laboratory and Training Centre New (same as the visit on 4 Mar 2017 i.e. CPD event 2017003)	Isaac Mak	YSG	3.0	To be determined by respective Division		HK\$320 - 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 recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.

(4) A CPD event may be recognised as a PQSL event when it is so indicated under the "Recognised Divisional PQSL Event" column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

Please use the STANDARD RESERVATION FORM overleaf for registration. For enquiries, please email cpdreg@hkis.org.hk or call the Secretariat at 2526 3679.



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.

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____

Event Name : _____

MEMBER DETAILS

Surname : _____ Other names : _____

Grade of membership* : F M AM P S Full Time Student Non-Member

Division* : BS GP LS PD PFM QS HKIS no. : _____

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

Tel no. : _____ Fax no. : _____ E-mail : _____

PAYMENT METHOD (The reservation fee is non-refundable and non-transferrable)

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

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

Please charge my American Express card

TO: CREDIT CARD SERVICE DEPARTMENT

Ref.: [____]

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

Cardholder Name : _____ HKIS No. : _____

Card Number : _____ Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque or by Credit Card (Shanghai Commercial Bank Ltd. / American Express).
- 4 A **separate** cheque or Credit Card payment instruction form is required for each event/ application.
- 5 Payment by Paypal is also acceptable after reservation is confirmed (HKIS members only). Please register at our Website before the closing date for each event.
- 6 Reservation by fax, telephone and cash payment is not acceptable.
- 7 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 8 Reservation cannot be confirmed until one week prior to the event.
- 9 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 10 Incomplete or wrongly completed reservation forms will not be processed.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 If you have not received any reply from our Institute within 7 days of the event, you may call the HKIS office at 2526 3679 to check the progress of your reservation.

MEMBERS' PRIVILEGES

GASOLINE

CALTEX STARCARD

From 1 April 2015, HKIS members and also their family members, who have never applied Star Card OR Star Card 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 at **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 January 2016, the discount is HK\$1.90 per litre gasoline for all successful application of the Shell Card.

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

OTHERS

1 MONTH ^{FREE} South China Morning Post

Enjoy a complimentary subscription to the **South China Morning Post** newspaper with a luxurious collection of glossy magazines delivered to your office/home every day. Please visit <http://subscription.scmp.com/HKIS/trial16> to sign up for a one-month free trial. The offer is valid until 31 December 2016 and only for new subscribers in Hong Kong.

10% ^{FREE} TAILOR-MADE SUITS AND LADIES WEAR

Cecilia Yau Couture (hereafter CYC) produces elegant, yet trendy, suits for the office and its measurements and fitting session can save you precious time, as you can pocket your phone, keys, and personal belongings without disturbing your profile.

HKIS Members can enjoy a 10% discount plus one free tailor-made shirt (retail value of \$800) when ordering a tailor-made men's or women's suit. CYC offers the finest selection of suit fabrics from Italy including Loro Piana, Vitale Barberis Canonico, and Giorgio Vallino. A 10% discount also applies to CYC's evening and wedding collection. Please call **2851 7171** or go to www.cecilia-yau.com for advance bookings and enquiries. The offer lasts until 31 March 2017.

36% / 34% ^{FREE} 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 consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2017.

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

15% ^{FREE} WINE SHOPPING

Wine etc is providing a 15% discount offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2017. HKIS members can also enjoy a special buy-one-get-one-free offer on DELAMOTTE champagne on the months of their birthdays.

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

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

10% ^{FREE} BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (Sales Items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2016.

15% ^{FREE} SERVICED APARTMENTS

Eight Kwai Fong, the award-winning serviced apartments, offers 156 Studios and one-bedroom apartments for rent. Each unit is meticulously designed with full-height glass walls and a private balcony. There is also a spacious resident lounge and sky garden for residents to relax in sublime comfort or for private events. Eight Kwai Fong's 24-hour personalised services have garnered positive guest reviews. HKIS members can enjoy a 15% discount on their reservations from now until 31 December 2016. A valid HKIS membership card, HKIS American Express, or HKIS Shanghai Commercial Bank Limited co-branded Credit Card must be presented during booking.

For further enquiries, please call **2929 1228** or e-mail enquiries@8KF.com.hk (website: <https://www.8KF.com.hk/>).

10% ^{FREE} ROOM ACCOMMODATION

Revitalised from the old Tai O Police Station, **Tai O Heritage Hotel** features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 2016, members of HKIS can enjoy an additional 10% discount on the promotional room rates by making reservation with the hotel through email to info@taioheritagehotel.com along with membership proof. Room guests can also enjoy a special rate at HK\$400 for a set dinner for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/ewsletter/specialoffers.pdf>.

10% ^{FREE} SAVING FROM HYATT.COM RATE

Enjoy a 10% 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 membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2016, subject to availability.

10% ^{FREE} FOOTBALL SHIRT

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

10% ^{FREE} 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 URBTIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

20% ^{FREE} DINING

Enjoy 20% discount on dining at **La Lune Whiskey Bar & Restaurant** upon presentation of HKIS membership card, HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card. The offer will start on 1 Oct 2016 and last until 30 April 2017. For more discount, please visit HKIS website.

18% ^{FREE} 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 1 January 2015 and last until 14 December 2016. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

28% ^{FREE} ROOM ACCOMMODATION

From now until 31 December 2017, HKIS members who book guest rooms directly at the **Royal Plaza Hotel** can enjoy up to 28% off its Best Available Rate with instant confirmation. Simply click on the hotel's website at www.royalplaza.com.hk and enter your username as hkismembers. The password is THE482.

For enquiries, please contact Ms Jennifer Wong at **2622 6218/ 6117 7800** or jenniferwong@royalplaza.com.hk.



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Safety
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 義務工作發展局
 AGENCY FOR VOLUNTEER SERVICE
 電話：2527 3825
 賣旗日已獲社會福利署批准舉辦
This flag day has been approved by the Social Welfare Department

請支持 Please Support

2017·1·14
全港賣旗日
Territory-wide Flag Day

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義務工作發展局
 AGENCY FOR VOLUNTEER SERVICE

社會福利署署長批准義務工作發展局於2017年1月14日在全港賣旗
 The Director of Social Welfare has approved Agency for Volunteer Service to
 conduct Territory-wide Flag Selling on 14 January 2017.

