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Making Progress: 2017 Policy Address Review

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CONTENTS

目錄

- 4** Cover Story
封面故事
- 9** President's Message
會長的話
- 11** Life on All Levels
測量以外
- 16** Beijing Office News
北京辦事處簡訊
- 17** HKIS News
學會簡訊
- 上海浦東新區代表到訪
 - UCEM Visits HKIS
 - 廣東省機構編制委員會辦公室培訓班到訪
 - HKIS Board/Committee/Forum/Policy Panel/Working Group/Task Force 2017
 - The PAQS-Iwata Foundation 2017 Travelling Scholarship Competition
 - Elected as HKIS Members on 24 January 2017
 - Council Members Reaching Out
- 27** Divisional News & Activities
組別簡訊
- 45** Sports and Recreation
運動娛閒
- 47** Education
增值空間
- 48** Members Corner
會員分享
- 50** HKIS CPD / PQSL / Social Events Summary
- 54** Members' Privileges
會員優惠



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Making Progress

Hong Kong surveyors generally welcomed Chief Executive Leung Chun-ying's annual Policy Address but felt it lacked a specific focus on buildings. Some predict troubles ahead for the city's construction industry if it fails to put preparations in place.

Kit M Yip



Sr Thomas Ho
President of the HKIS



Sr C K Lau
Immediate Past President of the HKIS and Chairman of the HKIS Land Policy Panel



Sr Vincent Ho, JP
Past President of the HKIS and Chairman of the HKIS Building Policy Panel



Sr C K Chan
Chairman of the HKIS Housing Policy Panel



Photo: SCMP/Felix Wong

An artist illustration is pictured during the press conference on the public engagement exercise on "Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030" in Central.

“ [The Policy Address] advocates that Hong Kong’s construction management model, now being practised on a trial basis in Qianhai, be extended to Nansha and Hengqin. ”

While the Chief Executive’s 2017 Policy Address on January 18 covered a number of important land, building and housing issues that will affect the surveying profession over the coming years, it also raised a number of questions ranging from the achievability of targets set to construction costs and labour shortages.

Sr Thomas Ho, President of the HKIS, welcomes the Policy Address in general and believes that it will open up more opportunities in China and beyond for Hong Kong’s surveyors. He explained that the Address reiterated the 13th National Five-Year Plan’s emphasis on deepening Mainland-Hong Kong cooperation, and also advocated that Hong Kong’s construction management model, which is now being practised on a trial basis in the Qianhai economic zone, be extended to the New Areas of Nansha and Hengqin.

“We hope that the model will be extended to entire provinces in the future as it is more appealing and achievable for Hong Kong’s surveyors,” Ho says. The model, he adds, is an improvement on existing CEPA arrangements which, though allowing Hong Kong professionals to register and practise in China, nevertheless requires them to be employed by qualified Mainland firms.

The Address also boosted the Belt and Road Initiative with a HK\$200 million Professional Services Advancement Support Scheme designed to support exchange and cooperation between professional sectors in Hong Kong and Belt and Road markets. Ho is excited that the scheme will help surveyors explore cooperation with target Southeast Asian countries and beyond by offering learning support on relevant laws and regulations.

The Address also mentioned relaxing visa requirements for nationals of Belt and Road countries to work in Hong Kong. Whereas the local surveying profession in general does not have an urgent need for overseas professionals, Ho believes there may be some benefits in the future for certain surveying divisions facing talent shortages.

However, Ho expresses concerns that the housing and land targets outlined in the Address will

encounter significant challenges. The Address acknowledges in relation to the “Hong Kong 2030+” plan that another 1,200 hectares of land need to be identified to meet the 4,800 hectare requirements by 2046. “Yet Hong Kong’s land which can be developed is basically used up,” Ho says. “New land development ranging from brownfield sites, land acquisition and resumption, new towns, and new development areas to rock caverns, artificial islands and reclamation all come with significant challenges.” In particular is the potential for soaring construction costs, he says, especially in the event of labour shortages.

Ho’s concerns are echoed by Sr Lau Chun-kong, Immediate Past President of HKIS and current Chairman of the Land Policy Panel. “Public housing targets rely very much on whether land in areas like Tung Chung and the North East New Territories can become available. This is a complicated process involving land resumption, compensation, and rehousing. Some sites are currently brownfield sites that are in use. Equally critical is timely approval of government funds at LegCo, a process much prolonged in recent years.”

Lau adds that to increase land supply, a team of professionals specialised in land premium assessment and lease modification should be set up within the Lands Department to deal with private land, along with town planning, land exchange and development. “It would be beneficial if this could ultimately contribute to some 15 per cent of Hong Kong’s private residential units supply, thereby giving an increase of 3,000 units per year,” he says.

Despite the concerns of some regarding further land reclamation, Lau believes it is necessary for Hong Kong’s development. He also suggests that storage units in urban industrial buildings be moved to remote areas in the New Territories, making way for the buildings to be converted to other uses including cultural and recreational use. “With ‘Hong Kong 2030+’, I have high hopes that the public will provide valuable feedback and together with us find solutions to living, work and recreational space for the next generation.”

“ Different kinds of Stamp Duty measures should be reviewed to see if they can deal with the causes of high property price effectively. ”

Sr Vincent Ho, Chairman of the Building Policy Panel, says that because the Address did not place a strong focus on building issues, there may be adverse effects on the building surveying profession in the long run.

“General building owners seldom go to surveyors for matters relating to building inspection, repair and maintenance, which in fact involve extensive surveying expertise,” he says. “The Address did not mention building-related issues or regulatory mechanisms, thus perpetuating the problem of non-professionals dominating the market and undermining the prestige and morale of building surveyors.” Government efforts, he adds, are necessary to educate the public and help re-establish proper practices.

Neither did the Address attempt to resolve important issues regarding building preservation, maintenance and enhancement, or the acceleration of vetting and approval processes, Ho says. Without proper building control, users or property owners continue to have no peace of mind. On the other hand, an earlier suggestion by the HKIS that the government combat bid-rigging by establishing a Building Maintenance and Repair Authority has seen very little progress albeit some measures and actions are being considered by Urban Renewal Authority.

Though the Address proposed enhanced enforcement of regulations to combat subdivided units in industrial buildings and ensure safety, Ho thinks it does not provide proper solutions or corresponding mechanisms to rehouse their dwellers. Other unresolved issues include unauthorised building works in village houses, an ageing labour force and a shortage of new labour, which may affect building quality and safety in the long term.

“These complex issues need to be tackled as a priority with determination and dedication by a centralised body which can coordinate efforts among government departments,” Ho says. “We hope they will be brought up in the next Address.”

Sr C K Chan, Chairman of the Housing Policy Panel, says that while the Address projected 94,500 public housing units over the next five

years, it did not say how extra land will be acquired to create a total of 280,000 units over the next 10 years, or how to handle local objections to new housing development in the neighbourhood for reasons such as traffic aggravation, inadequate social facilities, etc. He notes that there are suggestions to re-introduce Temporary Housing which he thinks worth considering in order to cope with the subdivided flats problem. He further comments that the Address tended to focus on quantity rather than quality. This is undesirable as once built, it is difficult to reverse.

While the Chief Executive acknowledged the issue of high property prices, Chan says that different kinds of Stamp Duty measures should be reviewed to see if they can deal with the causes of high property price effectively.

Chan also notes that, with the elderly population set to make up 30 per cent of Hong Kong’s total population by 2034, “ageing-in-place” has not been addressed through measures like elderly housing schemes, elderly-friendly design accommodation and communities or by modification of existing stocks. “Without new measures, the elderly can grow old only in institutionalised elderly nursing homes that have increasingly longer waiting lists like those for public housing. HKIS proposes that an Elderly Affairs Committee led by the Chief Secretary be established to spearhead the provision of dedicated elderly-friendly accommodation through administrative means such as imposing requirements in the land sale conditions. In the long run, a bureau has to be set up.”

Regarding the surveying profession, Chan hopes that the government can help surveyors in both public and private sectors “do less for more” by simplifying procedures and requirements which fall behind the times. “The landscaping proposal required in leases, for example, significantly lengthens approval time for matters that are not the expertise of surveyors,” he says. “Since property developers are already required by building ordinances, and additionally incentivised by awards and buyer preferences, to enhance landscaped building designs, such kind of lease conditions can be done away with.”

The article is published courtesy of Classified Post.

「(施政報告) 提議將現時在前海試行的本港工程管理模式擴展至南沙和橫琴的項目。」

循序漸進

本港測量師大致歡迎行政長官梁振英今年施政報告的內容，但認為報告並無著墨樓宇政策，憂慮本港建築業若欠缺周詳計劃將面臨難題。

Kit M Yip

行政長官於 1 月 18 日發表 2017 年施政報告，內容雖提及多個土地、樓宇及房屋議題，而這些議題在未來數年將持續影響測量行業，但同時亦有聲音質疑當局是否能達到報告所訂目標，以及是否有考慮到建造成本及勞工短缺的問題。

香港測量師學會會長何國鈞測量師整體上歡迎這份施政報告，相信有助本港測量師發掘更多中國內地以至全球的發展機遇。他指施政報告重申國家「十三五」規劃有關深化內地與香港合作的重點，並提議將現時在前海試行的本港工程管理模式擴展至南沙和橫琴的項目。

何國鈞表示：「隨著這個模式吸引更多本港測量師北上，我們期望日後將之推廣至其他省份。」他續說，這個模式改善了《內地與香港關於建立更緊密經貿關係的安排》(CEPA)。CEPA 允許本港專才於中國內地註冊並執業，但他們必須受僱於合資格的內地企業。」

施政報告亦提及「一帶一路」，推出兩億港元的專業服務協進支援計劃，促進香港與「一帶一路」市場的專業交流和合作。這計劃支援專才了解相關法律及規定，有助測量師與計劃內的東南亞國家及其他地區開拓合作機會，何國鈞歡迎當局推行計劃。

此外，施政報告提出放寬「一帶一路」國家的民眾在本港工作的簽證規定。雖然本地測量業整體上並無迫切需要引進海外專才，但何國鈞認為長遠對部分人才短缺的測量範疇可能有所裨益。

然而，何國鈞憂慮施政報告提出的房屋及土地政策目標會面臨重大挑戰。報告引述「香港 2030+」計劃，指本港仍需物色 1,200 公頃土地才能滿足 2046 年 4,800 公頃的土地需求。何國鈞稱：「但本港可發展土地基本上已用盡，新的土地發展計劃，如棕地、土地收購及收回、新市鎮、新發展地區、岩洞、人工島及填海，都面對重重考驗。」他還特別提到，

勞工短缺的問題可能令建造成本急升。

香港測量師學會上任會長兼土地政策小組主席劉振江測量師同意何國鈞。「能否達到公共房屋的興建目標，很大程度需要視乎東涌及新界東北等土地的開發情況，當中涉及土地回收、賠償及安置問題，過程相當複雜。部分土地目前屬於使用中的棕地。立法會適時通過政府撥款亦是關鍵所在，而近年立法會花了更多時間討論撥款。」

為增加土地供應，劉振江認為政府可成立一個由專業人士組成的團隊，隸屬地政總署，專責補地價估算及契約修訂等事宜，集中處理私人土地、城市規劃、土地交換及發展問題。他說：「這部分的土地工作若做得好，最終可供應約 15% 的本港私人住宅單位，每年可多建 3,000 個單位。」

儘管填海問題引起公眾關注，但劉振江認為香港發展無可避免需要填海。他亦提議將市區工業大廈的儲物倉遷至新界偏遠地區，再將這些樓宇改作其他用途包括文化及康樂用途。「我期望公眾對『香港 2030+』提供有用意見，各方一起尋找方法，增加下一代的居住、工作和康樂空間。」

建築政策小組主席何鉅業測量師表示，施政報告並未特別針對樓宇方面的措施，長遠而言可能對建築測量業有不良影響。

他說：「普遍業主很少找測量師處理樓宇檢查和維修的事宜，實際上這些工作涉及專業測量知識。施政報告沒提及樓宇相關議題或監管機制，任由非專業人士主導市場，繼而損害建築測量師的聲譽和士氣。」他亦謂，政府需要教育公眾，幫助重新建立正確的行業規範。

何鉅業指，施政報告亦未提出有關樓宇保護、維修及改善等重要問題的解決方法，或如何加快有關工程項目的批核程序。沒有適當的樓宇規管，物業使用者或業主便無法安心。另一方面，香港測量師學會早前建議政府成立樓宇維修工程監管局以打擊圍標。雖然市建局已研究採納部份「監管局」建議的內容作為一些短期處理措施，但總體而言，政府針對這問題的工作仍是乏善足陳。

雖然施政報告提議加強執法，遏止工業大廈的「劏房」問題，保障樓宇安全，但何鉅業認為報告並未提出適當方法或相應機制安置「劏房」住戶。其他尚未解決的問題包括村屋僱建、勞動人口老化及新增勞動力短缺，長遠而言可能影響樓宇的質量和安全。

何鉅業說：「這些複雜問題需要由一個中央機構優先專責處理，同時協調各政府部門，我們希望下一份施政報告會有相關建議。」

政府應審視不同的印花稅措施，是否能有效地針對導致高樓價的成因。

房屋政策小組主席陳昌傑測量師表示，施政報告預計未來五年推出 94,500 個公營房屋單位，但沒說明如何取得額外土地，於未來 10 年興建共 28 萬個單位，或如何應對當地居民在附近興建房屋的反對聲音，反對原因包括加劇交通擠塞問題、社區設施不足等。對於有人建議重新引入臨時房屋以應付「劏房」問題，陳昌傑認為建議值得考慮。另外，他說：「施政報告對房屋重量不重質，這並非好現象，因為房屋一旦建成便難以推倒重來。」

雖然行政長官有意解決樓價高企的問題，但陳昌傑指出政府應審視不同的印花稅措施，是否能有效地針對導致高樓價的成因。

陳昌傑指出，長者人口預計於 2034 年佔本港總人口 30%，但施政報告缺乏「居家安老」措施如長者房屋計劃、便利長者的居所和社區等措施以及如何改善現有房屋設計。「若缺

乏新措施，長者便只能在護老機構安老，這些護老中心的輪候名單跟公屋的輪候冊一樣會不斷加長。香港測量師學會建議成立長者事務委員會，由政務司司長率領，以行政方法推出專為長者而設的居所，例如於賣地條款加入有關規定。」

就測量行業而言，陳昌傑希望政府精簡不合時宜的程序及規定，以協助公私營機構的測量師減輕繁瑣工作，於一定時間內完成更多項目。他說：「舉例而言，地契對園境的要求大大增加審批時間，而涉及的工作並非測量師的專業所在。由於建築物條例已規定發展商提升園林建築設計，加上相關獎項和買家意向亦推動這方面的提升，所以這類地契條款可以刪除。」

本文由《Classified Post》撰文。



香港公共屋邨 - 大埔富亨邨

相片提供：SCMP/Felix Wong



Sr Thomas Ho

Greetings for CNY

The Year of the Rooster calls and I would like to take the opportunity to wish all members, Office Bearers and members of the General Council, Divisional Councils, Young Surveyors Group, Boards, Panels, Committees, Forums, Working Groups, Liaison Groups and Task Forces a happy, healthy and prosperous year ahead.

Moves to fuel further growth

Our growth and development continue smoothly, with two new committee and working group already established and one committee in the pipeline to cope with our expansion. The Working Group on HKIS Long Term Branding Project pursues long-lasting and sustainable ways to elevate our image. We hope we will be able to consolidate a constant format this year and roll it out in all 18 districts of Hong Kong. As this year is the 20th anniversary of Hong Kong's return to China, we aim to mark the event by elevating our image and involving the public with more works and activities.

The specially formed Government Departments Liaison Committee should shortly be introducing various objectives to foster communications with Government related to its policies and industry-related issues. Last year we started liaising with Government departments so now a dedicated team has been formed to promote meetings and unofficial gatherings between Government and the surveying sector. I am also hoping for more frequent communications between the Government and our six divisions and the Young Surveyors Group.

While the Investment and Office Premises Committee is still in the pipeline, we have started planning with the ultimate goal of buying our own office as part of necessary

expansion. Having saved prudently, we have some funds sitting in the bank drawing low interest. Indeed, where practical, we should explore options to snowball returns. As a result, views and suggestions will be sought while studies will be conducted based on our established risk-management policies and rules.

Building our brand

The Working Group on HKIS Long Term Branding Project was officially formed with the first meeting held on January 10. Two competitions have already been proposed. One is aimed at students – a map-making competition supplemented with guided tours to encourage the students to consider surveying for their undergraduate studies and ultimately enter the surveying profession. There is also a cartoon competition open to HKIS members, which will be launched in March, a novel way for them to enhance the public's understanding of the responsibilities and duties of surveyors. The map-making competition will be launched in September, supported by an event secretariat.

Like us on Facebook

I urge members to regularly visit the HKIS Facebook page for updates on our latest developments and activities. There is no better way to keep your finger on the Institute's pulse than to go to www.facebook.com/hkisofficial. You must like the page to access it. From there, you will be constantly connected with us and be able to obtain lots of institutes' information.

Positive Policy Address

The HKIS welcomes the direction and commitment made by the Hong Kong Government on housing, land supply and Smart City development (spatial data sharing). We also urged Government on the establishment of the Building Repair and Maintenance Authority. Additionally, demand for professional services from regions in the Belt and Road initiative is strong, so we applaud the HK\$200 million earmarked to encourage studies and overseas study tours to Belt and Road countries. The HKIS therefore will actively look for funding opportunities.

Likewise, the Built Heritage Conservation Fund is under our radar because it subsidises professional bodies to study repair and conservation. The fund has already been involved in existing heritage building measures and works, such as the Revitalising Historic Buildings Through Partnership Scheme and the Financial Assistance for Maintenance Scheme. Two new subsidy schemes which were added in January 2017 touch on preservation of historic architecture with public participation and thematic studies. In future, the HKIS will consider assertively organising activities such as public education and community involvement.

Worrying delays in LegCo funding

Legislative Council funding delays last year triggered the postponement of infrastructure and building construction. Regrettably, such delays are likely to continue this year. HKIS expressed grave concern over these projects having to be halted. Such start-stop procedures set off a vicious cycle as industry development is affected. Logically, there must be reconciliation between Government and LegCo members to speed up funding approval and get work on these projects restarted.

Effort on green buildings

The HKIS is proud to take up the Chair of the Professional Green Building Council for the next two years. This two-year tenure means more forums and activities will be staged during that period. From the HKIS' perspective, we truly encourage members to join these activities and contribute their valued views.

New events need your participation

In February, we will hold our annual retreat, providing a very timely platform for Council members to brainstorm what more the HKIS should be doing about future goals. A luncheon talk by the Chief Executive on land and housing supply will also be held on 24 February co-organised by the HKIS, The Hong Kong Institution of Engineers (HKIE), The Hong Kong Institute of Architects (HKIA), The Hong Kong Institute of Planners (HKIP) and The Hong Kong Institute of Landscape Architects (HKILA). This will be followed by a joint institutes' CE Election forum in March co-organised by the HKIS, HKIA, HKIP and HKILA. We will invite all candidates to meet our 30 electing members. Obviously, your support is indispensable and we hope you can take part in it. Further details will be announced soon.

Sr Thomas Ho
President

恭賀新禧

踏入雞年，我在此恭祝全體會員、執行理事、理事會成員、各組別委員會成員、青年組成員、各委員會、政策組、議會、工作小組及聯絡小組成員新年快樂、身體健康、萬事如意。

精益求精

本會發展步伐穩健，現已增設兩個委員會和工作小組滿足發展需要。品牌推廣計劃工作小組務求以長遠、可持續的方式提升學會形象，我們希望在今年制訂長遠計劃，並將計劃推廣至全港十八區。適逢今年是香港回歸祖國二十週年，我們將舉辦更多項目和活動給公眾參與，從中提升學會形象。

此外，政府部門聯絡委員會即將推出多項計劃，促進本會與政府就政策及行業相關議題進行討論。我們去年開始與政府各部門溝通，如今已設立專責小組，推動政府與測量業界舉行會議及非官方聚會，我亦寄望政府與本

會六個專業組別及青年組加強溝通。

投資與購置辦公室研究工作小組仍在籌組當中，我們已展開計劃工作，最終目標是購置辦公室，以配合未來的發展需要。本會奉行審慎理財，現於銀行存有若干資金，但在低息的環境下，本會有必要根據實際情況，設法賺取更多回報。有見及此，我們將徵詢相關意見及建議，並按照風險管理政策及規定展開研究。

建立形象

本會已正式成立品牌推廣計劃工作小組，並於1月10日舉行首次會議，建議舉辦兩項比賽活動。第一項是為學生而設的地圖繪製比賽，當中包括導賞活動，藉此鼓勵學生入讀大學時修讀測量課程，畢業後投身測量業。另一項是為會員舉辦的漫畫設計比賽，該比賽於3月舉行，希望會員發揮創意，讓公眾更深入認識測量師的職責和職務。而地圖繪製比賽將於9月舉行，由活動秘書處協助統籌。

讚好 HKIS Facebook

本會將定期在 Facebook 專頁更新發展動向及活動，歡迎會員定期到訪本會的 Facebook 專頁 www.facebook.com/hkisofficial，緊貼本會最新動向。會員只要點擊讚好專頁，今後即可時刻與我們保持聯繫，獲取各種各樣的會本會資訊。

對施政報告持正面態度

本會贊同香港政府在房屋、土地供應及發展智能城市（分享空間數據）等方面的施政方針和承諾，同時我們亦致請政府成立樓宇維修工程監管局。此外，鑒於一帶一路沿線地區對專業服務的需求殷切，政府撥款兩億港元鼓勵業界開展研究，以及到沿線國家進行交流，本會對此表示歡迎，亦將積極爭取撥款。

另外，本會亦有意申請保育歷史建築基金。該基金旨在資助專業機構進行歷史建築的修復及保育研究，如今已應用於現有歷史建築措施和項目，例如活化歷史建築伙伴計劃及維修資助計劃。基金於2017年1月推出兩個新資助計劃，當中涉及公眾參與和專題研究的歷史建築保育工作。本會未來將考慮舉辦活動，加強公眾教育及社區參與度。

立法會撥款延誤令人擔憂

立法會去年工程撥款審批的拖延，導致部分基建及建築工程被逼押後，而今年亦很可能重蹈覆轍，情況令人擔憂。本會對有關情況深表關注，若工程展開不久即被剝停，即會影響業界發展，並導致惡性循環。情理上，政府與立法會議員應儘快協商，加快審批撥款程序，重新展開工程。

為環保建築出一分力

本會很榮幸於未來兩年出任環保建築專業議會的主席機構，我們於任期內將舉辦更多論壇及活動，亦衷心鼓勵本會會員參與其中，並提出寶貴意見。

踴躍參與新活動

我們於二月舉行年度退修會，理事會成員可藉此集思廣益，討論如何使學會精益求精，完成未來發展目標。此外，本會將於二月二十四日與香港工程師學會、香港建築師學會、香港規劃師學會及香港園境師學會合辦午餐會，屆時行政長官將就土地及房屋供應發表演講。其後，本會將於三月與香港建築師學會、香港規劃師學會及香港園境師學會合辦行政長官選舉論壇，邀請各候選人與本界別30名選委會面。以上活動極需會員支持，請各位踴躍參與。有關詳情將於稍後公布。

會長
何國鈞測量師

Putting on a show

Two Hong Kong surveyors from different generations highlight how their common interest in the arts helps spur them on both personally and professionally.

Chris Davis

Photo: SCMP and interviewees



The passion in choral singing and stage management bring Sr Au Choi-kai (R) and Sr Hazel Tee (L) to shine on different stages.



“Singing in the choir has always helped me to approach whatever I am doing feeling refreshed and prepared.”

After more than four decades performing as a tenor with the Allegro Singers, one of Hong Kong’s longest-standing choirs, Sr Au Choi-kai firmly believes that singing, like laughter and exercise, is an uplifting activity that helps to maintain well-being and a healthy outlook.

“Singing in the choir has always helped me to approach whatever I am doing feeling refreshed and prepared,” says Au, who worked in various posts in the government’s Buildings Department for 40 years and was the Director from 2008 until his retirement in 2014.



Sr Au Choi-kai

Being a chorister not only satisfies Au’s passion for singing, but has enabled him to travel throughout Asia – including Korea, Malaysia, Singapore, Taiwan and various cities in China – as well as further afield to Vienna, Salzburg and Toronto. The Allegro Singers were the first Hong Kong choral group to perform in Beijing and Shanghai and while all of the choristers are amateurs, Au is proud of the dedication and attitude shown by its members. “We put a lot of effort into rehearsing and every performance is a result of a lot of hard work,” Au says.

Because of the diversity of the choir’s repertoire, weekly rehearsals can last up to four hours. Depending on upcoming performances, the music can include traditional Chinese folk songs and art songs, works by Western masters such as Beethoven, Mozart, Schubert, Haydn, Handel and also songs composed specifically for the choir. “Whether we are singing in Chinese, English, Italian, French, German or Latin, there is always a great feeling when you connect with the audience,” Au says. “The words of a song tell a story, but so does the way it is sung and the arrangement.”

In addition to the choir’s highly regarded annual concert held at the Hong Kong Cultural Centre, the Allegro Singers perform at charity events and special occasions. While every concert is special and demands full commitment, there are certain performances and venues that, for Au, hold particularly special memories – such as singing at the world-famous Golden Hall in Vienna, Austria. “It is always rewarding to perform in front of an appreciative audience, but it was a very special experience to perform at such a famous venue,” he says.

Au’s enthusiasm for music and singing bloomed in the late 1960s and early 1970s, an era when music was considered a low priority on the education scale. He developed a fondness for traditional Chinese folk songs, including classics performed by the late world-renowned soprano Barbara Fei Ming-yi. As a naturally gifted singer and a top music student at his secondary school, Au thought he would be a natural candidate for the school choir. However, as a non-Anglican studying in an Anglican school, the invitation to join the choir never came.

Perplexed but undaunted, Au began his surveying studies at The Hong Kong Polytechnic (now The Hong Kong Polytechnic University, or PolyU) in 1971 and joined the Polytechnic Students Union Choir. He graduated and joined the Buildings Department in 1974. Bar a two-year hiatus while he completed his professional exams for the Royal Institution of Chartered Surveyors, he has been singing ever since, having joined the Allegro Singers in 1976.

Little could he have known when he was younger but as part of Allegro Singers, Au found himself learning from Barbara Fei herself. Fei founded the Allegro Singers in 1964 and for more than half a century groomed generations of choristers. Her recent passing on January 3 this year, at the age of 85, has been acknowledged as a great loss to the music industry not only in Hong Kong, but across the world.

Nowadays, Au’s commitment to the Allegro Singers means he is almost as busy as he has ever been – despite being retired. Along with other experienced choir members, he helps younger choristers improve their singing techniques and sight-reading abilities. He also designed the Allegro Singers’ logo and creates programme covers for their annual concerts, having completed a short commercial design

course. “As the choir is a non-profit-making organisation, I share the administration work with other members of the Executive Committee,” he says.

Sr Hazel Tee joined the Buildings Department in 2014 – the same year Au retired from it. As a student, it was theatre, and in particular stage management, that hooked her, mostly thanks to seeing a local theatre group – the Actors’ Family – perform the highly acclaimed Cantonese musical *1941 Girl*.

“I was so impressed by the professionalism of the performance,” says Tee, who was especially drawn by the smooth costume changes and synchronisation of stage sets. Studying at the time to become a surveyor at PolyU, she joined the university drama club, which enabled her to learn more about the technical aspects of production management and lighting techniques.

Such was her enthusiasm for theatre that, in 2006, Tee established her theatre group, Dramanic and she has since taken part in productions staged by it and other companies. “The first year after my graduation I participated in three plays, which was quite a challenge combined with my regular work,” says Tee, who adds that her behind-the-scenes theatre activities complement her professional commitments. “In both environments you have to use planning and organisational skills, analytical thinking, teamwork, and problem-solving. Being a people-friendly management person is also a great help.”

Tee has no desire to appear on stage herself and prefers to concentrate on backstage of theatre production. “It is making a performance come together behind the scenes that really interests me,” she explains. With a small committee of writers and actors, who are mainly family members and friends, Tee has participated and presented a variety of original works, including *Meet You There*, a play about comedy, fear and desire, which was inspired by a dream. There is also *Lost in All-Fish*, which was prompted by the question: Does a fish ever feel lost in a crowd? *The Idea about ME*, which examines what it means to be oneself and how to be a better “me” by approaching the dilemma from several different angles. Meanwhile, *The Dinner Game*, adapted from the French comedy, *Le Dîner de Cons*, provided

Tee with an opportunity to work with professional directors and actors.

Tee is able to participate in the annual Hong Kong Drama Festival, organised by the Hong Kong Federation of Drama Societies. “We have picked up a few awards,” she says. “We have even been a part of the ‘Winners’ Performance’ before, which was an unforgettable and exciting experience – each team has only six hours to prepare, set up and rehearse in theatre before presenting a 45-minute drama.”

Although Tee’s passion and involvement in theatre productions has the firm support of her family, this was not always the case. “At first, some of my family members thought the time I spent on Dramanic productions was a distraction from my professional career. But it only took seeing one production for them to shake off any doubts. They were impressed by the way we produced and presented our productions to such a high standard.”

Although she has no plans to expand Dramanic beyond its small, close-knit local team, Tee is always looking for ways to add new technical dimensions to her productions. For instance, while watching the multi-award-winning productions *Les Misérables* and *The Lion King* during a visit to London, she kept a watchful eye on the lighting and scenery changes. And she would love to be invited backstage to see how the lake is lit in the famous scene in *The Phantom of the Opera*, which gives the impression the actors are walking on water. “I am always looking for ways I can use new ideas to improve our own productions.”

The article is published courtesy of Classified Post.



Sr Hazel Tee

“In both theatre and surveying you have to use planning and organisational skills, analytical thinking, teamwork, and problem-solving.”

「參加合唱團，有助我裝備自己，準備迎接任何挑戰。」

多才多藝

兩位來自不同年代的香港測量師，卻同樣鐘情於藝術，而這份興趣也同時為他們的個人生活及事業發展帶來正面影響。

Chris Davis

明儀合唱團是本港歷史最悠久的合唱團之一，而區載佳測量師擔任這個合唱團的男高音已有 40 多年，他認為唱歌與大笑和運動一樣，既可保持身心舒暢，同時令人年輕有活力。

「參加合唱團，有助我裝備自己，準備迎接任何挑戰。」區載佳在屋宇署服務 40 年，曾任不同職位，他自 2008 年起擔任署長，至 2014 年退休。

區載佳加入合唱團一展歌喉之餘，還有機會在亞洲各地巡迴演出，足跡遍及韓國、馬來西亞、新加坡、台灣及中國多個城市，甚至曾遠赴維也納、薩爾斯堡及多倫多表演。明儀合唱團是首個於北京和上海演出的香港合唱團，合唱團雖屬業餘性質，但團員努力練習，而且態度積極，區載佳為此感到自豪，他說：「我們都很用心綵排練習，每次演出都是刻苦努力的成果。」

由於合唱團演唱的曲目廣泛，團員每週的練習時間可達四小時。合唱團按表演需要選擇曲目，當中包括中國傳統民謠及藝術歌曲、西樂大師貝多芬、莫札特、舒伯特、海頓和韓德爾等人的作品，以至專門為合唱團譜寫的歌曲。區載佳說：「我們不論以中、英、意、法、德或拉丁文演唱，都能與觀眾產生共鳴，這種感覺十分美妙。除了歌詞，演唱方式和編曲同樣具有感染力。」

除了每年於香港文化中心舉行的周年音樂會外，明儀合唱團還會作慈善及特別演出。雖然每場音樂會都需要精心安排和團員的全情投入，但部分演出和表演場地卻讓區載佳留下深刻印象，他回憶過往在享負盛名的維也納金色大廳演唱的畫面，感嘆說：「為懂得欣賞音樂的觀眾表演，是對表演者最好的回報，而身處這樣著名的音樂廳演出更是機會難逢。」

區載佳熱愛音樂和唱歌，這份興趣萌芽於六十年代末至七十年代初，當時學校不太重視音樂教育，但他卻對中國傳統民謠產生濃厚興趣，尤其欣賞已故知名女高音費明儀的演唱。本身具有歌唱天賦，而且在中學時期的音樂科成績優秀，區載佳以為自己會入選學校合

唱團，奈何事與願違，他就讀聖公會學校，但自己卻並非教徒，因此未獲邀請加入學校合唱團。

區載佳雖然失望，但無減他對唱歌的興趣。他於 1971 年修讀香港理工學院（現稱香港理工大學）測量課程時，參加了學生會合唱團，畢業後於 1974 年加入屋宇署。他為應付英國皇家測量師學會的專業考試，曾有兩年時間沒有唱歌，之後於 1976 年加入明儀合唱團，再登台至今。

區載佳小時候雖然很喜歡聽費明儀的演唱，但沒想到加入明儀合唱團後，他竟可跟隨費明儀學習唱歌。費明儀於 1964 年創辦明儀合唱團，逾半世紀以來培育出無數歌唱人才，但不幸於今年 1 月 3 日逝世，享年 85 歲。她的離世對本港乃至國際音樂界都是一大損失。

時至今日，區載佳仍為明儀合唱團盡心盡力，即使已經退休了，但日子依然過得充實忙碌。他與其他資深團員一同指導年輕團員，提升他們的歌唱技巧和視唱能力。此外，他亦曾在修畢短期商業設計課程後，負責設計團徽，並為週年音樂會創作場刊封面。他說：「由於我們合唱團是非牟利團體，我要與其他執行委員會成員一同分擔行政工作。」

區載佳在 2014 年退休，鄭莉瑋測量師則於同年加入屋宇署。學生時代的鄭莉瑋在機緣巧合下觀賞了本地劇團演戲家族的演出，當時劇團演出的是知名粵語音樂劇《遇上 1941 的女孩》，她之後便對戲劇產生興趣，尤其對舞台監督情有獨鐘。

鄭莉瑋說：「劇團的專業演出讓我非常難忘。」演員的演出及轉換舞台場景的設計及流程，這些畫面已深深刻在鄭莉瑋腦中。她在香港理工大學修讀測量課程時加入學校劇社，從中學會更多舞台監督的知識。

鄭莉瑋對戲劇充滿熱忱，更於 2006 年成立劇團「迷理戲院」。她說：「在我畢業後第一年，便參與了三齣話劇的製作，還要兼顧日常工作，很具挑戰性。」不過劇團的幕後工作與她的專業相輔相成：「兩者都需要規劃和組織能力、分析力及應變能力。作為管理層，具備親和力同樣重要。」

鄭莉瑋無意在台前演出，反而醉心於話劇的幕後工作。她解釋道：「舞台監督的工作才是真正讓我感興趣的地方。」鄭莉瑋的劇團由幾位中堅的成員組成，編劇和演員主要由親友擔任。至於她個人曾經參與的製作包括：靈感來自夢的《如夢•連》；由「一條魚在魚群中會否感到迷失」引發的《懸空在小千世界》；內容圍繞何謂自我，透過不同角度了解兩難困境，從而探究如何提升「自我」的《是不是這樣的夜晚才会有這樣的一個我》。由法國喜劇 *Le Diner de Cons* 改編的《娛人飯局》，這作品更讓她有機會與專業導演和演員合作。

「戲劇和測量都需要規劃和組織能力、分析力及應變能力。」

鄭莉瑋曾參與香港戲劇協會每年舉辦的戲劇匯演。她說：「我們贏過一些獎項，亦有幸參與『優勝演出』環節，過程實在令人興奮難忘，每組只有六小時準備、佈置場景及綵排，然後上演 45 分鐘的劇作。」

鄭莉瑋熱衷投身戲劇製作，雖然得到家人支持，但也並非一帆風順：「起初家人以為劇團的製作只是我的工餘消遣，直至他們看了一齣劇後才開始改觀，對我們能製作及上演如此高水準的作品感到驚嘆。」

迷理戲院規模小，團員關係密切，鄭莉瑋無計劃擴充劇團，但她希望為作品增添嶄新的技術元素。舉例而言，她在倫敦觀賞獲獎無數的歌劇《孤星淚》和《獅子王》，期間亦會留意舞台的設計及場景轉換的過程，希望能從中學習。她亦希望有幸能參觀《歌聲魅影》的後台，了解劇團如何亮起湖面，做出讓演員在水上行走的經典場景。她說：「我一直在想如何創新，提升自家劇作的水平。」

本文由《Classified Post》撰文。



建築測量師區載佳（左）和鄭莉瑋（右）對藝術表現有濃厚興趣。



Professional Certificate in Quantity Surveying Practice Engineering Training Subsidy Scheme*

Programme Structure

Core Modules:

- Construction Cost Control and Management
- Construction Law and Contract
- Principle of Measurement for Construction

Elective Modules (Select one out of three):

- Measurement Practice for Civil Engineering Works
- Measurement Practice for Building Works
- Measurement Practice for Building Services Works

Duration: 96 hours

*Successful applicants will be refunded 60% of the tuition fees of eligible programmes, subject to a maximum of \$45,000 per person. For details, please visit our website.

Enquiries 查詢

T: (852) 2435 9423

W: <https://edit.vtc.edu.hk>



Member of VTC Group

北京新闻

“9·30”北京实施楼市新政以来，调控效果初步显现，房地产泡沫和投机投资需求得到有效抑制。从北京市住房和城乡建设委员会获悉，自2016年10月以来，北京市商品住房交易需求回落，量价平稳，市场逐步回归理性。

北京楼市回归理性的主要表现为：一，总量回落。2016年第四季度，北京市商品住房成交6.96万套，较第三季度减少28.4%，其中二手住房成交量从9月的3.01万套降至12月的1.78万套，下降40.8%，需求过热态势得到明显缓解。二，结构优化。2016年第四季度，非本市户籍、二套购房比重为17.7%、21.9%，较第三季度分别下降2.2个百分点和0.9个百分点，投机投资性购房需求得到有效遏制。三，价格稳中略降。2016年12月份，北京市新建商品住房成交均价为3.82万元（人民币，下同），价格环比下调0.1%，这是新房价格自2015年3月以来的首次下调。国家统计局公布的北京10月、11月价格指数环比涨幅分别为0.6%、0.0%，在全国70个大中城市分别排37位、56位。北京加强了商品住房交易监管，对报价明显高于周边在售项目价格和本项目前期成交价格且不接受指导的商品住房预售项目，一律暂缓核发预售许可证。北京还发布了加强现房销售的管理通知，将明码标价、一房一价的管控措施全面纳入现房销售备案。同时，北京全面实施存量房交易房源核验和资金监管制度，切实保障二手房市场交易安全。

北京还加大执法查处力度，规范开发、销售、中介等行为，净化市场环境。10月份以来，该市住建委对全市199个在售项目和7171家中介机构门店进行拉网式全覆盖执法检查，对于违法违规企业依法给予停止网签、降低资质等级、罚款等处理，并依法注销250多家开发企业资质，有力地震慑了违规主体。

内地监理工程师与香港建筑测量师资格互认十周年

前会长何钜业测量师和建筑测量组前主席梁志添测量师于1月11日到访住房和城乡建设部和中国建设监理协会，就内地监理工程师与香港建筑测量师资格互认十周年的连串庆祝活动作筹备。适逢2016年乃签署《内地监理工程师与香港建筑测量师资格互认协议》十周年，2017年乃考核、颁证十周年，香港测量师学会建筑测量组与广东省建设监理协会协商合作于2017年举办连串活动，共庆资格互认十周年！



中国建设工程造价管理协会资深会员颁授仪式

学会10名资深会员获中国建设工程造价管理协会颁授资深会员资格。颁授仪式于2017年1月16日在深圳举行，详见工料测量组的主席报告。

上海浦東新區代表到訪

上海浦東新區建設和交通委員會副主任嚴炯浩等一行六人，於1月9日到訪學會，由學會會長何國鈞測量師、副會長梁家棟博士測量師、義務秘書陳東岳測量師、規劃及發展組主席龐錦強教授測量師出席接待。是次上海浦東新區代表到訪學會，主要就兩地的專業發展進行深入交流，雙方並希望可以加強合作。



廣東省機構編制委員會辦公室培訓班到訪

廣東省機構編制委員會辦公室社會中介服務機構在行政管理中的地位和作用主題培訓班一行19人，由廣東省編辦政策法規處處長李學經帶領，於1月17日到訪學會。會長何國鈞測量師在會上向學員介紹了學會的架構和運作，建築測量組理事兼廣州議會副主席李國華測量師亦向學員講解了測量師的註冊程序和專業操守。



UCEM Visits HKIS

University College of Estate Management (UCEM) Chairman Mr John Gellatly, UCEM Principal Mr Ashely Wheaton, UCEM Vice Principal Mr Tim El-Hady and the management team of UCEM visited the HKIS on 9 Jan. They were warmly welcomed by the HKIS President Sr Thomas Ho, Sr Dr Tony Leung (Vice President), Sr Prof James Pong (Chairman of Planning and Development Division), Sr Prof Lawrence Poon (Chairman of Board of Education) and Sr Dr Sandy Tang (Member of Board of Education). Both parties explore the opportunity of future collaboration between the HKIS and UCEM.



HKIS Board/ Committee/Forum/ Policy Panel/Working Group/Task Force 2017

The following tables introduce the Board/ Committee/ Forum/Policy Panel/ Working Group/ Task Force for the HKIS in 2017, the chairmen and their brief functions. For the full member list, please visit http://www.hkis.org.hk/zh/hkis_council_2.php.

| HKIS Committee/ Forum/ Policy Panel/ Task Force 2017 | Chairman | Brief function |
|--|------------------------|--|
| Board of Education | Sr Prof Lawrence Poon | The general objectives of the Board shall be: (a) to scrutinise, validate and keep under review academic qualifications for admission to the Training Grade of the Institute; (b) to develop, implement and control the qualifying mechanism to corporate and technical membership of the Institute. |
| Board of Membership | Sr Prof Barnabas Chung | The Board shall be accountable to the General Council for all matters relating to membership of the Institute, subject to any condition that may be imposed by the General Council. |
| Board of Professional Development | Sr Francis Lam | The Board shall be accountable to the General Council, subject to any condition that may be imposed by the General Council, for all matters relating to the following objectives: (a) to establish and maintain a high standard of professional competence of members; and (b) to organise and promote continuing professional development of members. |
| Administration Committee | Sr Dr Lesly Lam | To monitor, report and advise on the effectiveness and efficiency of the running of the HKIS Administrative Office. |
| BIM Committee | Sr Y Y Yip | To actively promote the uses of BIM in the surveying profession. To document and publish (where possible) some best BIM practices related to the surveying professionals. |

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| Community and Charity Services Committee | Sr Kenny Chan | To coordinate and organise events and activities to promote members' participation in volunteer contribution. |
| Dispute Resolution Committee | Sr Daniel Ho | To establish policies with regard to the development of dispute resolution activities for the surveying profession. To set up, manage and co-ordinate sub-committees and boards for promotion of arbitration, mediation, adjudication, expert witness, and other activities. |
| Editorial Board | Sr Tony Chan Sr Dr Joseph Chan (Honorary Editor) | To formulate and implement an editorial policy for, and oversee the publication of the Institute's monthly newsletter – <i>Surveyors Times</i> and <i>HKIS Annual Report & Directory</i> , and other publications. |
| Finance Committee | Sr Billy Wong | To assist the HKIS Honorary Treasurer in the monitoring of the overall income and expenditure of HKIS and Surveyors Services Limited (SSL). |
| Government Departments Liaison Committee | Sr Thomas Ho | To liaise and keep dialogue with relevant government departments. |
| HKIS/RICS Liaison Committee | Sr C K Lau | To foster a better relationship between HKIS and RICS including regular dialogue. |
| IT Committee | Sr Joseph Chong | To advise on matters relating to IT requirements of HKIS including plans for improvement works and capital expenditure. |
| Land Boundary Committee | Sr Prof Leung Shou Chun | To establish policies with regard to the development of the land boundary professional service. To recommend to the legislators, government and professional societies on the adoption of legal sanction of land boundary. |
| Mainland Affairs Committee - Task Force on Belt and Road Initiatives - Task Force on Mainland Membership | Sr Stephen Lai | To explore new opportunities for HKIS to establish linkages with mainland professional bodies including reciprocity arrangements. To identify and make recommendations to the General Council on mainland issues related to surveying including the "Belt and Road" Initiative. |
| Mainland Forums - Beijing Forum - Guangzhou Forum - Shanghai Forum | Sr Y L Wu Sr Paul Cheung Sr Iris Lee | To serve HKIS members stationed / visiting the concerned area / region mainly in the area of provision of CPDs and social events. To assist in maintaining and cultivating the relationship with relevant China government departments/professional institutions in the concerned cities / region. |

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| Members Welfare Committee | Sr Paul Wong | To identify members' needs and recommend welfare services plans (including lunch and/or dinner and/or drink gatherings) to General Council for approval. |
| Project Management Committee | Sr Chan Man Wai | To enhance the Project Management skills of HKIS members. To promote the public acceptance on employing surveyors for providing Project Management services. |
| Public and Social Affairs Committee | Sr Dick Kwok | To identify social affairs which may increase HKIS publicity and/or public relation and recommend to General Council / Executive Committee to implement. To follow up social affairs issues as delegated by the General Council / Executive Committee. |
| Research Committee | Sr Prof Eddie Hui | To initiate and devise research projects and submit to General Council for consideration. To enhance the link between the industry and academic fields of the profession. |
| Sports and Recreation Committee | Sr Jason Chan | To promote sports and recreational activities among HKIS members. To set up interest groups for various sports and recreational activities. |
| Standing Committee on Code of Measuring Practice | Sr Prof Lawrence Poon | To provide advice to the President on the interpretation of the Code of Measuring Practice and its Supplement(s), and review them when necessary. |
| Strategic Planning Committee | Sr Dick Kwok | To review the direction and goals of the HKIS, develop a strategic direction, and identify source of funding. |
| Building Policy Panel | Sr Vincent Ho | To review, comment on, and make recommendation to the government on the building policies, procedures and legislation that may affect the practice of members of the HKIS. |
| Land Policy Panel | Sr C K Lau | To monitor the actions/plans announced by the government on land supply and land use policies including public consultations. To provide recommendation to HKIS relating to consultations on land supply and land use policies organised by the government. To recommend to the HKIS other relevant actions including research studies and publication of reports. |

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| Housing Policy Panel | Sr C K Chan | To identify issues including Elderly Housing Policy that are of public concern and initiate discussion of such issues via different means such as forums, and interviews with stakeholders and academics. To formulate recommendations to Government on the policy for such issues. |
|----------------------|-------------|---|

| Organising Committee/ Liaison Group / Working Group | Convener | Brief function |
|--|-----------------------|--|
| HKIS Annual Conference 2017 Organising Committee | Sr Dr Tony Leung | To organise the 2017 Annual Conference |
| HKIS Annual Dinner 2017 Organising Committee | Sr Dr Tony Leung | To organise the 2017 Annual Dinner |
| HKIS/SRPA Liaison Group | Sr Prof Lawrence Poon | To liaise and keep dialogue with the Sales of First-hand Residential Properties Authority. |
| Preparation Committee of the 10 th Cross Strait Academic Land Conference 2018 | Sr Prof Francis Ng | To coordinate the arrangement of the 10 th Cross Strait Academic Land Conference 2018 |
| Quality Building Award (QBA) 2018 Organising Committee | Sr Stephen Lai | To coordinate and organise the QBA 2018 |
| Working Group on Competition Ordinance | Sr Alnwick Chan | Study issues on related subject and make recommendation to the General Council/Executive Council. Organise activities relating to the subject as required. |
| Working Group on Green Building | Sr Kenneth Chan | |
| Working Group on Heritage | Sr Vincent Ho | |
| Working Group on HKIS Long Term Branding Project | Sr Dr Lesly Lam | |
| Working Group on Lantau Development | Sr Dr Tony Leung | |
| Working Group on Review of Disciplinary Procedures | Sr Tony Chan | |
| Working Group on Security of Payment | Sr Raymond Kam | |



The PAQS-Iwata Foundation 2017 Travelling Scholarship Competition

The Pacific Association of Quantity Surveyors (PAQS) established the PAQS - Iwata Foundation in 2008 for the purpose of promoting the QS profession and the professional development of young quantity surveyors in the PAQS region. The Foundation is now sponsoring an international essay competition for young members from PAQS member countries.

The competition winner will receive travel fares, 3 nights' accommodation and full registration for their attendance at the next PAQS Annual

Congress which will be held from 23rd – 25th July 2017 in Vancouver, Canada.

Entries for the competition are now being accepted and will close on Friday 6th April 2017. For more details, please visit <http://www.paqs.net/node/127>.

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

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Join us and click the 'like' button now!



HKIS Official



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



Congratulations to the following who were elected as HKIS Members on 24 January 2017

FELLOW (6)

GP DIVISION

MAN SHUI FAI GARY

PD DIVISION

YIP WAI LAM WILLIAM

PFM DIVISION

CHAN YIU KEUNG
HUI CHI MAN
NG KIT WAH

QS DIVISION

LUI PO LUNG KENNY

MEMBER (62)

BS DIVISION

LI KIN YI
NGOR KA FU
SHEK NGA TING
TSUI HIU LEONG
WAN CHEUK HANG
WONG PUI LAM KELLY

GP DIVISION

AU-YEUNG CHING
CHENG WING KA
CHEUNG DICK CAUNG
CHEUNG HIU YING
CHEUNG LAI YING
CHEUNG WING HONG
CHOY YEE WAI
KUANG CHEUK-NAM ALAN
KWOK CHIN HEI
LAM KWAN SUI
LAM SIU TUNG RUSSELL
LAU CHUN CHUNG
LAU KA MAN
LEE HAU MING
LEE SZE MING
LEUNG HO MING
LO KING FAN
NG KA YI
PANG TSZ TSUNG RICHARD IRWIN
SHUM YUEN YING
TANG CHEUK HANG
TANG SIN CHI PHYLLIS
TSE CHEUK KIN
WONG HUNG KWONG
WONG MAN WAI
WONG SHUN SZE
WONG YIK LONG

LS DIVISION

KING SIU KEI
WONG WING YIN

QS DIVISION

CHAN CHI PING
CHAN KWOK YUEN
CHAN MAN HOU
CHEN YU CHIU
CHIU CHING WAI
CHIU KA YAN
HO MING CHEONG
LAM KI MEI
LAM WAI KIN
LAU WING YEE
LEUNG CHING WAI

LEUNG PAK HANG
LEUNG TAK FAI
LO WING SZE
MA KWAN LONG
MAN HUNG CHUN
MUK MEI KI MEIKI
POON HEI LAM
SHUM KA MING
TAM HOI YEE HATTIE
TONG KA WING
TSANG KAM YI
TSE HO YIN
WAH CHI KIT
WONG SIU HEI WILMAN
WU CHOI SZE
YAU MING KIN

RESIGNATION (12)

CHENG YAU
CHU WING YI
HO KING HO
HUNG KWOK CHING
HUNG MEI CHUN
LAM YAN CHI
LAU MAN HOU
PANG WAI SUM
TAM PO CHU TAMMIE
TAM WING YIN
TANG KAI SING
TIAN ZHUOJUN

Council Members Reaching Out

| | | |
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| 4 January | Joint Institute Dinner hosted by the Hong Kong Institution of Engineers | Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung |
| 6 January | Hong Kong Institute of Construction Managers 20 th Anniversary cum Construction Management Awards 2016 Presentation Banquet | Sr Thomas Ho Sr Daniel Chang Sr Raymond Kam |
| 9 January | University College of Estate Management Courtesy Lunch | Sr Thomas Ho Sr Dr Tony Leung Sr Tony Chan Sr KK Chiu Sr Wong Bay Sr Sandy Tang Sr Raymond Kong Sr Prof Lawrence Poon Sr Prof James Pong Sr Edwin Tsang |
| 9 January | University College of Estate Management Principal Reception | Sr Thomas Ho Sr Dr Tony Leung Sr Daniel Chang Sr Vincent Ho Sr James Chan Sr Prof Lawrence Poon |
| 10 January | Social Enterprise Research Institute Gathering Dinner | Sr Thomas Ho |

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| 12 January | Monthly Thursday Luncheon organised by the Executive Council | Sr Thomas Ho |
| 19 January | Annual Dinner of the Hong Kong Institute of Chartered Secretaries | Sr Thomas Ho |
| 23 January | Spring Dinner of the Commercial Office, Economic Affairs Department Liaison Office of the Central People's Government in the HKSAR | Sr Thomas Ho Sr Dr Tony Leung Sr Billy Wong |
| 23 January | Construction Industry Council Luncheon | Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung |
| 23 January | Consultation Session on the Hong Kong Palace Museum organised by the West Kowloon Cultural District Authority | Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung |
| 23 January | Gammon Safety Conference | Sr Thomas Ho |



Applications are now invited for admission during the 2017/18 academic year for both the full-time (normally 1 year) and part-time (normally 2.5 years) taught postgraduate programmes for relevant professionals working in the construction and real estate sector

MSc/PgD in Construction and Real Estate (CRE)

建築及房地產學 理學碩士學位/深造文憑
(Programme Code 04001)

Programme Structure

- Students pursuing the MSc award can opt for specializing in one of the three study disciplines, i.e. Construction, Planning and Development or Commercial Property

Entrance Requirements

- A Bachelor's degree with Honours; OR
- A Bachelor's degree in a construction or real estate related discipline; OR
- Corporate membership of a relevant professional institution with a substantial content in the construction and real estate sector
- Relevant employment in industry, commerce or public administration is preferred

Professional Recognition

- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) as meeting their academic requirements

MSc/PgD in Project Management (PM)

項目管理 理學碩士學位/深造文憑
(Programme Code 04001)

Programme Structure

- Face-to-face contacts consist of three full-day lectures/workshops for each core subject (normally during weekends, including Saturdays and Sundays)
- Study Guides are provided for core subjects

Entrance Requirements

- Bachelor's degree in relevant disciplines or the equivalent (including recognized professional qualifications); and preferably with 2-year relevant work experience

Professional Recognition

- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) and the Chartered Institute of Building (CIOB) in the UK, as well as the Hong Kong Institute of Project Management (HKIPM), as meeting their academic requirements

Info Seminars: 18/2, 3-4:30pm & 24/3, 7-8:30pm
Room AG710, PolyU

MSc/PgD in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位/深造文憑
(Programme Code 04001)

Programme Structure

- Supported by visiting practitioners, including Lawyers, Arbitrators, Mediators, experts from China and senior construction professionals. (A scholarship is provided by Arcadis)

Entrance Requirements

- Bachelor's degree in a construction-related discipline or equivalent (including recognized professional qualifications) plus relevant work experience (preferably at least 2 years); OR
- Qualified Lawyer

Professional Recognition

- The PgD/MSc programme has full accreditation for membership (AHKI Arb) from the Hong Kong Institute of Arbitrators
- Those students who opt to complete the mediation workshop of the programme will be exempted by various professional institutions in Hong Kong and overseas as achievement of approved mediation course leading to membership
- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) as meeting their academic requirements

Students must obtain 30 credits (10 subjects or 7 subjects plus a dissertation) for the MSc award and 21 credits (7 subjects) for the PgD award

Programme Flyer

<http://www.bre.polyu.edu.hk/teachinglearning/teachinglearning-02.html>

Online Application

<http://www.polyu.edu.hk/study> on or before 30 April 2017 (Sun). Applications after this deadline may be considered only when places are available



Two subjects of each of the above programmes have been included in the list of reimbursable courses for Continuing Education Fund (CEF) purposes

| | CRE | CLDR | PM |
|-----------|---|---|--|
| Enquiries | 2766 7770 (Ms Lee) bsgracie@polyu.edu.hk | 3400 3819 (Ms Yap) bsconnie@polyu.edu.hk | 3400 8122 (Ms Wong) bssywong@polyu.edu.hk |



Building Surveying Division
Sr Daniel Chang BSD Council Chairman

Building Surveyor Awards 2017

Nominations for the Building Surveyor Awards (BSA) will close on 28 February 2017. While there are still some months until the award ceremony in June, the Organising Committee and other sub-committees have been busy arranging the judging panel site visits, finalist presentations, ceremony venue setting, media support, event sponsorship, etc. So far, we are happy to announce that a good mix of private and public projects led by building surveyors have been nominated. To reiterate, the BSA is a good platform for building surveyors to share and commend each other on their projects. Do make use of this arena to demonstrate your competence and excellence in building surveying.

Update on the Registered Fire Engineer Scheme

As mentioned in the September 2016 Chairman's Message, the Fire Services Amendment Bill 2015 that covered the introduction of a registered fire engineer (RFE) in the risk assessment, inspection, and certification of designated tasks/installations lapsed at the end of the previous Legislative Council's term of office. On 23 December 2016, the Chairman of the Bills Committee on the Fire Services Amendment Bill 2016 (hereafter "the Bill") invited the HKIS to give

a written submission of the Bill. As the BSD had submitted its views and comments on the subject last year, it took the lead in drafting a response and sent it to the Chairman of the Bills Committee on 12 January. In brief, the BSD supports the devolving of specific risk assessment services to the RFE to help expedite the licencing process. In addition, it stresses the need to reduce the relevant fire safety work experience and top-up course requirements for persons holding building surveying qualifications.

Senior Appointment in the Buildings Department

By now, most BSD members should be aware that the Director of Buildings, Sr Hui Shiu Wai, is taking pre-retirement leave on 23 January. On the same day, the Deputy Director of Buildings, Sr Cheung Tin Cheung, will succeed Sr Hui as Director.

The BSD wants to take this opportunity to thank Sr Hui for his contributions to the building surveying profession and successfully upholding the industry's high standards. In addition, the BSD congratulates Sr Cheung for taking up this challenging position and looks forward to seeing him take building control and safety in Hong Kong to new heights.

University College of Estate Management Principal Reception


I trust that the College of Estate Management (CEM) is no stranger to members of the earlier generation of surveyors. For decades, this UK-based college has offered diploma and degree courses in surveying via distance learning to students around the world who want to pursue built environmental qualifications. Today, quite a number of HKIS members in its different divisions are CEM alumni. In 2015, it achieved university status and became the University College of Estate Management (UCEM). I was delighted to join its Principal Reception in Hong Kong on 9 January together with the HKIS President and others, and met its Chairman, Mr John Gellatly; Principal, Mr Ashley Wheaton; and Vice Principal, Mr Tim El Hady. Certainly UCEM remains a good institution for younger members who want to achieve a surveying qualification in a flexible way.

第二屆建築測量師大獎 (BSA 2017) 將於 2 月 28 日截止接受報名。雖然距離 6 月的頒獎典禮尚有一段時間，我們籌委會現已為評審、贊助、媒體聯絡等等大小事宜馬不停蹄籌備中！很高興接獲多個界別報名，請各會員把握機會，踴躍參與。

《2015 年消防（修訂）條例草案》二讀未能於上屆立法會會期內完成。學會應《2016 年消防（修訂）條例草案》委員會主席邀請，由建築測量組專責小組帶頭，於 2017 年 1 月 12 日向立法會再作進一步書面建議。簡單概述，學會對於推行《註冊消防工程師計劃》簡化有關牌照審核程序表示支持，並重申需平衡消防工程師申請人相關工作經驗與銜接課程的比重，以保障建築測量師的服務機會。

屋宇署副署長張天祥將於 2017 年 1 月 23 日接替開始退休前休假的許少偉出任屋宇署署長。建築測量組謹此感謝許少偉測量師歷年來對業界貢獻，並為建築測量專業樹立典範。我們同時恭喜張天祥測量師，祝願他在新崗位更上一層樓。

相信上一輩測量同業對於英國的 CEM 絕不陌生。CEM 在香港提供房地產及建築測量遙距課程已超過 40 年，並於 2015 獲得大學資格，現重新命名為 UCEM。學會參與了 2017 年 1 月 9 日 UCEM 的 Principal Reception。UCEM 主席 Mr John Gellatly, UCEM 校長 Mr Ashley Wheaton, UCEM 副校長 Mr Tim El-Hady 由英國專程到香港出席。期待 UCEM 能繼續為香港培訓建築測量人才。



測量師研習中心
Surveyors Learning Centre

測量精英 不斷提升
Surveying Professionals Search of Excellence

Surveyors Learning Centre 測量師研習中心
Room 1207, 12/F, Wing On Centre,
111 Connaught Road Central, Sheung Wan, Hong Kong
香港上環干諾道中 111 號永安中心 12 樓 1207 室

研習中心適用於會議、研討會及培訓，有關預訂設施詳情，請與學會秘書處聯絡，
電話：2526 3679 或 電郵：slcbooking@hkis.org.hk

Rooms are available for meetings, seminars and training. For further details and reservation, please contact HKIS Secretariat at 2526 3679 or email at slcbooking@hkis.org.hk



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

Nomination of Members to HKIS Boards/ Committees/Panels/ Working Groups 2017

More nominations have been made for the various HKIS Boards/Working Groups/ Committees/Panels.

| | |
|------------------------------|---|
| Board of Education | Sr Prof Lawrence POON Sr Jim LAM Sr Kirsten LAM |
| Editorial Board | Sr Tony CHAN Sr Thomas LAM |
| Dispute Resolution Committee | Sr Alwick CHAN Sr Victor CHOW Sr Tony CHAN (Co-opted) |
| HKIS/RICS Liaison Committee | Sr Jason CW CHAN Sr CK LAU |
| Mainland Affairs Committee | Sr KK CHIU Sr Alexander LAM Sr Tony CHAN (Co-opted) |
| Housing Policy Panel | Sr Jim LAM Sr Thomas LAM Sr Tony CHAN (Co-opted) |
| Land Policy Panel | Sr CK LAU Sr Henry CHENG Sr Tony CHAN (Co-opted) |
| Work Group on Green Building | Sr Jeffrey WONG Sr Jason CS CHAN |

Nomination of GPD Representatives for the Re-accreditation Panels of HKIS-accredited programmes

The following members were nominated as GPD representatives to the re-accreditation panels for HKIS-accredited programmes.

| University | Programme | Panel Member(s) |
|--|--|---|
| Division of Building Science & Technology, City University of Hong Kong | ASc in Surveying | Sr Jim LAM |
| Department of Real Estate & Construction, University of Hong Kong | BSc (Hons) in Surveying | Sr Edward AU |
| Department of Real Estate & Construction, University of Hong Kong | MSc in Real Estate majoring in Urban Development | Sr Edward AU Sr Tony CHAN |
| Department of Building & Real Estate, The Hong Kong Polytechnic University | BSc (Hons) in Surveying | Sr Edward AU Sr Tony CHAN Sr Benson LEE |
| Department of Building & Real Estate, The Hong Kong Polytechnic University | Higher Diploma in Building Technology and Management (Surveying) | Sr Jim LAM |

Strategic Growth Committee

The number of GPD Corporate Members has stagnated in recent years, while the GPD's growth has significantly lagged behind that of the other divisions and institutions. The GPD Council has set up a Strategic Growth Committee co-convened by its two Vice-Chairmen, Sr Alex LAM and Sr Jason CW CHAN, to formulate directions, strategies, and action plans to encourage greater membership growth.

Competition Ordinance Discussion Forum (February 13)

The HKIS Scale of Fees has been abolished since 19 September 2016. Now there is no yardstick to measure what a reasonable fee payable to members who perform professional works should be.

Representatives of the GPD Council and the Working Group on the Competition Ordinance met with officials from the Lands Department's Acquisition Section and Competition Commission (CC) on 4 January.

Although Government departments are exempted from the Competition Ordinance, the Government promised the Legislative Council that it would abide by the competition rules. Therefore, the CC views that the Lands Department (LandsD) should not publish the Scale of Fees despite its governance of lawyers

who provide legal aid services.

LandsD has declined to consider issuing any guideline on fees, notwithstanding the fact that we cited the potential difficulties that affected parties could encounter when they engage surveyors without knowing what constitutes "reasonable" fees that could be reimbursed by the Government. This will also make surveyors uncertain over the "reasonable" fee that LandsD would accept. The absence of a yardstick will make life difficult for affected claimants, owners, surveyors in private practice, and LandsD surveyors when fee claims are assessed. Likewise, the Lands Tribunal would be burdened by having to determine what constitutes a reasonable fee if a dispute escalates to litigation.

All the above violates the spirit of the resumption ordinance in that affected parties are not given the best professional service and could be further penalised if their fee claims are considered "unreasonable" for whatever reason. Without a yardstick, every party will suffer.

The GDP Council finds this situation most unsatisfactory.

A discussion forum has been organised for 13 February in the Surveyors Learning Centre. Its objective is to present the GPD's previous discussions with LandsD and gather views from members, which will be submitted to the Government. Members who have experience in resumptions or disturbance claims are particularly encouraged to attend this event.

IVS 2017

The International Valuation Standards Council (IVSC) launched IVS 2017 in January.

IVS 2017 comprises five General Standards and six Asset Standards. The General Standards set requirements for the conduct of all valuation assignments, including establishing the terms of a valuation engagement, basis of value, valuation approaches and methods, and reporting.

The Asset Standards include requirements related to specific asset types, including background information on the characteristics of each asset type that influences value and additional asset-specific requirements regarding common valuation approaches and the methods used.

A soft copy was provided to HKIS members by e-mail for their reference. Members are reminded that IVS 2017 is the property of the IVSC. The soft copy is for their personal and non-commercial use only.

IVS 2017 will serve as the key guide for valuation professionals globally and underpin consistency, transparency, and confidence in valuations, which are key to sound investment decisions and financial reporting.

The launch is the latest step in the IVSC's mission to raise the standards of international valuation practices as a core part of the financial system for the benefit of capital markets and the public interest.

The latest version of the Standards brings greater depth to the IVS, as requested by members, including major accountancy firms and other stakeholders.

The Valuation Standards Panel convened by Sr C K Lau will assume the task of incorporating IVS 2017 into the HKIS Valuation Standards and liaising with the IVSC.



GPD Education Committee

APC Part II

The Part II Interview was completed on 17 December 2016. Fifty-one probationers took part and 31 passed, making the pass rate 61%.

APC Part I Re-examination

In order to assist those second year probationers who marginally failed the Part I exam so that they could sit for their referral interviews in June instead of waiting until October and December, the Education Committee will arrange a re-examination for them in February.

Invitation for Speakers: HKIS General Practice Division

PRE-QUALIFICATION STRUCTURED LEARNING PROGRAMME (SLP)

In accordance with Section 6 of the APC Rules and Guide promulgated in June 2012, candidates are required to attend a mandatory 40-hour programme designed to prepare them for the Part I Assessment. In order to help candidates meet this APC requirement, the GPD Education Committee will organise a 16-session (48-hr) SLP for APC candidates. The SLP aims to teach candidates the practical side of GP surveying and how they can apply their academic knowledge learnt from university to their daily professional work. Candidates are expected to complete at least 40 hours of the lectures.

The GPD Education Committee would like to invite those senior practicing members (with a minimum of seven, but preferably ten, years of post-qualification practical experience) who are experienced in the following fields to deliver talks (three hours per session) to probationers on the following subjects.

1. Laws and Surveying (12 hrs)

- 1) General Practice Surveying Law (Lecture 1)
- 2) General Practice Surveying Law (Lecture 2)
- 3) General Practice Surveying Law (Lecture 3)
- 4) Land Acquisition & Compensation

2. Agency Practice, Development, and Property Management (9 hrs)

- 1) Transaction by Private Treaty, Sale & Letting, and Auction & Tender
- 2) Planning and Development
- 3) Property Management

3. Valuation (15 hrs)

- 1) General Valuation Principles (Session 1)
- 2) General Valuation Principles (Session 2)
- 3) General Valuation Principles (Session 3)
- 4) Statutory Valuation – Rating
- 5) Business Valuation

4. Urban Land Economics and Analysis (12 hrs)

- 1) Urban Land Economics (Lecture 1)
- 2) Urban Land Economics (Lecture 2)
- 3) Urban Land Economics (Lecture 3)
- 4) Urban Land Economics (Lecture 4)

An honorarium for travel and meals for speakers/lectures will be paid at a rate of \$1,000/hour or \$3,000 for each three-hour session (inclusive of the preparation of lecture materials, notes, and model examination questions with answers for the consideration of the GPD Education Committee). Teaching sessions will normally be held on Saturday mornings and afternoons and will tentatively commence in April 2017.

Interested members may e-mail the HKIS Education Manager, Ms Judy Shiu, at edudept@hkis.org.hk or call 2526-3679 for an application and further details of the SLP. The deadline for application is **28 February 2017**. The GPD Education Committee will select the most suitable members to be SLP speakers and reserves the right to accept or reject any application.



Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

Smart City

As addressed in the 2017 Policy Address, land surveyors should “make best use of [the] opportunities” to contribute to the building of a smart city. The Development Bureau is commissioning a strategic study on the development of common spatial data infrastructure (SDI). With this announced theme of development, surveyors should further consider how the data for precise positioning, detailed maps and plans, and lot boundaries could be freely used and shared by our community. The development of a data policy on the use and assessment of spatial data is of utmost importance to our industry.

The LSD has formed an SDI working group led by Sr Chan Yue-chun. It welcomes input from other HKIS members, too. If you are willing to help, please contact an LSD council member or me at lstang@hkis.org.hk.

Boundary

Land surveyors in Hong Kong understand that it lacks the legal sanction of lot boundaries. Under leasehold land grants without subsequent provisions on the re-establishment of lot boundaries, land surveyors’ attempts to achieve precise works are reduced to individual professional opinions. Unlike typical title jurisdictions, where subsequent surveys prevail, our works are just intelligent guesses of where the lot boundaries were when the land grants were made, be it 1905, 1884, or any date indicated on an initial land grant.

The same land boundary system worked well before the 1980s because Hong Kong was under a prerogative (i.e., Crown) government administration. Flourishing land boundary disputes and court cases have emerged in recent decades. They are not caused by high land prices, but rather by the lack of an

authoritative determination of lot boundaries. Easily disputable boundary determinations have prevented the government from performing or even confirming lot boundary re-establishments in areas that undergo frequent turnover in terms of development. Unnecessary hurdles are imposed, so delays and cost overruns are expected. Fairly speaking, professionals may be glad to repeatedly provide their services on the same lots; it is just inefficient for Hong Kong to stick with such a primitive land boundary system.

The LSD has a conscientious duty to strive to amend the Land Survey Ordinance so that individual lot boundaries could be re-established with legal effect. The helpless, if sincere, excuse from top policy officials on this matter indicates that the government would have great difficulty amending the Land Survey Ordinance in the current legislative environment. Thus, the LSD aims less to achieve its goals.

The Land Boundary Committee, under the leadership of Sr Prof Leung Shou-chun, seeks pragmatic ways to ascertain the lot re-establishment results. With such a conviction, the LSD’s delegate to the Working Group of the Site Area Determination for Building Development under the Buildings Department, Sr Dr Ken Ching, has advised the committee and called for an efficient and positive decision from the government.

The Building (Administration) Regulations [Cap 123A 8(1)(h)(i)] stipulate that an authorised person should submit a diagrammatic plan with information that includes site coverage and plot ratio. The Building (Planning) Regulations [Cap 123F 19-21] provide detailed rules on calculating site coverage and plot ratio, which are inevitably based on site area. The Buildings Department recently amended the Essential Information in Plan Submissions in the Practice Note for AP, RSE and RGE (ADV-33). It stipulates that site area and dimensions can be submitted using a land survey plan prepared by an authorised land surveyor. Details of this arrangement will be shared in the upcoming CPD Event 2017021 – Site Area Determination and Land Boundary Plan (LBP) for Building Plan Submission, which is scheduled for 27 February 2017.

A duplicate set of land survey plan together with the survey record plan, survey report and proof of owner's approval will be submitted to Buildings Department for onward transmission to Survey and Mapping Office of Lands Department for the purpose of information sharing with others.

Membership

The LSD Council continues to pursue possible ways to recognise the professional training and experiences of local professional institutes of equal status. Sr Edmond Yu leads the newly-reformed Working Group, which conducted its first meeting on 20 January. The Working Group commenced a preliminary liaison with the relevant professional institutes to find ways that benefit both sides.

The HKIS has been inquired on the Guidance Notes for Land Boundary Survey. The HKIS promulgated the first edition of the Guidance Notes in 2002. Its second edition was updated by the then-Boundary Survey Advisory Committee, pursuant to the instruction of LSD Chairman Sr Koo Tak-ming, in 2013. This edition has, of course, superseded the first edition and has been approved and promulgated by the HKIS for use by its members. The Guidance Notes can be downloaded from the HKIS website at: <http://www.hkis.org.hk/ufiles/GN-LBS1.pdf>.

This month, the HKIS informed the LSD that four corporate members, 25 probationary members, one associate member, and three student members were quitting the HKIS after they declined to renew their annual subscriptions. Members are reminded to update their contact information to avoid receiving this embarrassing message. The significant number of probationers quitting certainly reflects practical difficulties in the professional training process. The LSD is willing to hear from and seek ways to help its younger members to succeed. Should our probationers require further assistance in the course of their professional training, they are

welcome to contact any LSD council member or me at lstang@hkis.org.hk.

Publicity for Land Surveying Activity

Apple Daily has made a video and report on the "Protection of Trigonometric Stations". Many local hikers like to take photos using trigonometric points as landmarks. But this may delay surveying work and damage the trigonometric posts. Vice Chairman Sr Joseph Wong appeared in the video and called for the protection of this form of infrastructure. The link of 【港式Kill標】行山做柱男影相 can be found on Apple Daily's website:

http://hkm.appledaily.com/detail.php?guid=2_462326_0&category_guid=nextplus&category=magazine

Surveying & Geomatics Technology Forum for Smart City Development in Hong Kong

The conference is organised by the Hong Kong R&D Centre for Logistics and Supply Chain Management Enabling Technologies. It is scheduled on 2 March 2017 (14:30 - 17:00) at the Lecture Theatre Y305, Lee Shau Kee Building, The Hong Kong Polytechnic University. The Hong Kong Institute of Surveyors is a supporting organisation. No conference fee is needed for HKIS members; registration starts at 14:00.



Planning & Development Division

Sr Prof James Pong PDD Council Chairman

Nomination of PDD Members to HKIS Boards, Committees, and Task Forces for 2017

The PDD Council has passed the resolutions, which state that the following PDD members will represent it in the HKIS Council, as well as its various boards, committees, task forces, and working groups:

| Council/Board/Committee/Task Force/Working Group | Name of Representative |
|--|---|
| General Council | Sr Prof James Kenneth PONG |
| Executive Committee | Sr Prof James Kenneth PONG |
| Surveyors Registration Board | Sr Dr Tony LEUNG, Sr Prof James Kenneth PONG |
| Board of Membership | Sr Edmond YEOW, Sr Francis LAU, Sr Ben CHONG (alternate member) |
| Board of Education | Sr WONG Bay, Sr Edwin TSANG, Sr William YIP (alternate member) |
| Board of Professional Development | Sr Francis LAM (BoPD Chairman for 2017), Sr Victor NG, Sr William YIP |
| Disciplinary Board | Sr Ben CHONG, Sr Edmond YEOW, Sr WONG Bay |
| Administration Committee | Sr Victor NG, Sr Cyrus MOK |

| | |
|--|---|
| BIM Committee | Sr Eureka CHENG, Sr WONG Bay, Sr Joseph HO (alternate member) |
| Community & Charity Committee | Sr Jennifer CHOW |
| Dispute Resolution Committee | Sr Ben CHONG, Sr Edmond YEOW |
| Editorial Board | Sr Victor NG, Sr William YIP |
| Finance Committee | Sr Cyrus MOK |
| HKIS's Liaison Group with SPRA | Sr Prof James Kenneth PONG |
| HKIS/RICS Liaison Committee | Sr Stephen CHAN, Sr Dr Tony LEUNG |
| IT Committee | Sr William YIP, Sr Icy CHOI, Sr Victor NG (alternate member) |
| Mainland Affairs Committee | Sr Dr Tony LEUNG, Sr Edwin TSANG, Sr Edmond YEOW (alternate member) |
| Members Welfare Committee | Sr Joanmi LI, Sr Stephen CHAN |
| Project Management Committee | Sr William YIP, Sr WONG Bay |
| Public & Social Affairs Committee | Sr Francis LAM, Sr Victor NG |
| Research Committee | Sr Eureka CHENG, Sr Cyrus MOK |
| Sport and Recreation Committee | Sr Stephen CHAN |
| Standing Committee on the Code of Measuring Practice | Sr Francis LAM, Sr Joseph HO |

| | |
|--|---|
| Strategic Planning Committee | Sr Prof James Kenneth PONG, Sr Eureka CHENG |
| HKIS Annual Conference Organising Committee | Sr Eureka CHENG, Sr Icy CHOI |
| HKIS Annual Dinner Organising Committee | Sr Icy CHOI, Sr Joanmi LI |
| Housing Policy Panel | Sr Edwin TSANG, Sr Prof James Kenneth PONG, Sr WONG Bay (alternate member) |
| Building Policy Panel | Sr Raymond CHAN, Sr WONG Bay, Sr Victor NG (alternate member) |
| Land Policy Panel | Sr Edmond YEOW, Sr Prof James Kenneth PONG, Sr Eureka CHENG (alternate member), Sr Francis LAU (alternate member) |
| Working Group on Lantau Development | Sr Tong LEUNG, Sr Eureka CHENG, Sr WONG Bay, Sr Joanmi LI, Sr Edmond YEOW |
| Working Group on Heritage | Sr WONG Bay (Chairman), Sr William YIP, Sr Victor NG, Sr Edmond YEOW |
| Working Group on Competition Ordinance | Sr Prof James Kenneth PONG, Sr Edmond YEOW |
| Working Group on HKIS Long Term Branding Project | Sr Jennifer CHOW, Sr Victor NG |

Consultation Forum on Underground Space Development

On 19 January, by invitation of the PDD and YSG, the Executive Director (Geotechnical) of AECOM, Dr Johnny Cheuk; Senior Town Planner of the Planning Department, Mr Mann Chow; and Senior Geotechnical Engineer of the Civil Engineering and Development Department, jointly delivered a CPD at the Surveyors Learning Centre to share their research findings on and insights into three proposed locations for underground space development in Hong Kong: (a) Tsim Sha Tsui West, (b) Admiralty/Wan Chai, and (c) Causeway Bay/Happy Valley.

As the moderator for the follow-up Q&A discussion forum, I, together with the three speakers, revisited the physical ways to achieve such a form of development (i.e., through open-cut or tunnel boring) and discussed the various challenges facing such proposed underground space developments, such as the stringent fire compartmentation and fire-resistant construction requirements, the high construction costs involved when compared to aboveground developments, the difficulty of amalgamating land ownership for such underground developments, and disposing of the debris produced by open-cutting the land.

Nevertheless, I support the proposed underground space developments so that Hong Kong would be in line with other cities like Taipei, Paris, Guangzhou, and Tokyo. The proposed underground space development can definitely enhance pedestrian connectivity, create spaces in prime locations, and improve Hong Kong's urban living environment.



CPD Event

On 5 January, we held a CPD Event with the topic - “Does the industrial building stock still matter to Hong Kong?” by Mr Jimmy Leung. The CPD followed by Mr Leung’s research on “Industrial Land Use Changes in Response to Economic Restructuring in Hong Kong” in November 2015. It was a successful event in which we have enriched our knowledges on the recent trend of industrial buildings. We much appreciate Mr Leung for delivering a wonderful talk to us.

We are happy to share his research from the link below for your further interest.

http://www.cpu.gov.hk/en/public_policy_research/pdf/2013_A8_012_14B_Final_Report_Mr_Leung.pdf



Upcoming CPDs

The followings are the coming CPD events in February 2017. We look forward to seeing you in the events.

6 February 2017, 7pm - 8:30pm

CDP Talk by Prof Anthony G O Yeh

Topic: Impacts of Smart Technologies and Smart Cities on Urban Development and Planning

16 February 2017, 7pm - 8:30pm

CDP Talk by Mr Eric C M Lee

Topic: Experiences Sharing on Heritage Conservation and Revitalisation Scheme Projects

18 February 2017 (Sat.), 10am - 12noon

Led by Mr Eric C M Lee

Site Visit to the Blue House Cluster (藍屋) – A Revitalisation Scheme Project

25 February 2017 (Sat.), 10am - 12noon

Led by Mr Eric C M Lee

Site Visit to Tai O Police Station at Tai O (大澳) – A Revitalisation Scheme Project

Lunar New Year Greetings

As Chinese New Year is approaching, I take this opportunity to wish you all a Happy, Healthy, Successful, and Prosperous Year of the Rooster!



Property & Facility Management Division

Sr Prof Eddie Hui, MH PFMD Council Chairman

Happy Year of the Rooster!

This issue will present one news item and one article:

1. An article by Sr Oliver Chan, entitled “綠色物管全方位，環保融入百姓家”
2. The Property Management Services Authority: Question and Answer Session at LegCo

綠色物管全方位 環保融入百姓家

By Sr Oliver Chan, PFMD council member

Oliver remarked, “Our professional members can view our ‘Green Property Management Practice’ for good practice.”

香港華廈萬千，夜裡火樹銀花，燈光閃爍，但可知香港市民每天在這個石屎森林，耗用了多少的能源？根據政府機電工程署香港能源最終用途數據的 2014 年統計資料，住宅、商業及工業樓宇內的總耗電量竟達 43 x 109 度（千瓦時），相等於 30.1 百萬噸溫室氣體排放量！豪氣背後，大家其實要付出沉重的代價；近年平均溫度不斷上升，氣候反常，空氣質素持續惡劣，地球人不正是為自己的豪華生活付鈔嗎！所以，愛護環境，保育生態，實在刻不容緩。香港測量師學會近年致力推動全方位綠色物業管理，正是朝着這個目標努力。

全方位綠色物業管理首要把 3R - 減少 (Reduce)、再造 (Recycle)、再用 (Reuse) 的環保理念注入整個樓宇的生命周期，從樓宇的設計、建造、使用、直至拆卸，為樓宇適時加護保養，務求令使用者既可以節能減廢，也能夠獲得一個舒適安全的環境。例如，在樓宇設計階段，位置及座向要配合環境採光及通風，室內照明亦應配合用途需要，避免過度照明，同時選用耗能量較低的裝置如 LED 燈泡、電子鎮流器；在建造及維修過程中，盡量選取一些產自當地或鄰近地區的建材，減省運輸；使用有 FSC 森林認證的木材，避免濫砍亂伐；同時，為保障室內空氣環境安全，採用物料必須不會釋放有毒物質包括氯氟碳化物 (CFC)、甲醛、氫氣及氮氧化物等。

環保工作有成效，必須把綠色理念融入生活。專業測量師會在物業管理每一個範疇注入環保概念，提供舒適安全的居

住、工作和娛樂地方，減排節能地進行各類活動。現今科技創新，發展日新月異，昔日建材和技術限制，今天一一突破。例如，在樓宇活動空間使用區域照明、利用智能調光玻璃窗、光感或動感調光裝置、用水冷和分區多聯式 (VRV) 空調系統、升降機智能控制運行減少行機次數、加裝升降機動能轉化等，皆能提升環保效益，又能節省物業管理成本。排污減廢方面，物管可以盡量減少翻新或更換簇新的裝修，從經濟角度考慮部件的更換周期，減少不必要的消耗。日常生活中，亦可推動源頭分類，鼓勵回收再用，採用廚餘堆肥。綠化植物要做到真正保護環境，必須選取本地耐旱植物品種，減少灌溉用水；使用含苦楝油 (neem)、阿巴汀 (abamectin) 等成分的有機除蟲劑；使用有機肥料和收集落葉樹枝再造天然堆肥技術 (compost bin)；善用可再生能源和循環水資源，包括生物氣體 (bio-gas) (堆填區和污水處理廠產生的氣體)、供車輛使用的生物柴油 (bio-diesel)、用於為水加熱的太陽能和光伏板產生的電力；綠化方面可考慮引入零灌溉系統 (zero irrigation system) 等。

將全方位綠色管理實踐於物業設施管理，往往需要測量師的專業知識和豐富經驗，並可參考國際認證標準，例如 ISO 14001「環境管理體系」及 ISO 50001「能源管理體系」，以制定完善的綠色物業管理系統，務使上行下達。此外，環保必須各持份者同心同行才能成功，物業及設施管理團隊與居民保持緊密溝通，饋集意見，揀選最適合可行的管理策略及設施；透過活動推動社區，將綠色生活概念宣揚至所有家庭，一起攜手實施全方位綠色管理，為保育環境，平衡生態，可持續發展作出多一分努力。

The Property Management Services Authority: Question and Answer Session at LegCo

On 26 May 2016, LegCo enacted the Property Management Services Ordinance (PMSO), which was intended to put in place a legislative framework for the regulatory regime that manages property management services and establish a Property Management Services Authority (PMSA) to enforce the respective mandatory licencing regimes for relevant

companies and practitioners. On 7 December 2016, the Secretary for Home Affairs, Mr Lau Kong-wah, notified Dr Hon Yiu Chung-yim of LegCo to keep abreast of the Authority's developments. The following key points were extracted from the press release for members' information.

A. About the PMSA's Composition

The PMSA's composition was prescribed by the PMSO. According to Section 2 of Schedule 3 to the PMSO, the PMSA consists of the chairperson, vice-chair, and not more than 18 ordinary members. The provision also stipulates that the Chief Executive (CE) has to appoint members of the PMSA from among the following categories of individuals:

- (a) around one-fourth are individuals who are engaged in property management services (Category I persons);
- (b) around one-fourth are individuals who, because of their experience in property management, general administration or consumer affairs, appear to the CE to have knowledge of property management services (Category II persons); and
- (c) at least half are general public, who appear to the CE to be suitable to be appointed as members (Category III persons).

In total, 20 members of the PMSA are appointed by the CE. Among them, five are Category I persons, four are Category II persons, and nine are Category III persons, apart from the chairman and vice-chair.

B. About the Standing Committee for Hearing Disciplinary Matters

According to Section 23(1) of Schedule 3 to the PMSO:

...the PMSA may establish a standing committee for hearing disciplinary matters

under the PMSO, i.e. **the disciplinary committee**. Every member of the disciplinary committee is to be appointed by the PMSA. The disciplinary committee must also comply with the relevant requirements under Section 23 of Schedule 3 to the PMSO.

In appointing members to the disciplinary committee, the PMSA will ensure that the disciplinary committee will include persons representing different categories of stakeholders to strike a balance between protecting the interests of the industry and those of owners and the general public.

In addition, under Section 33 of PMSO, the Secretary for Home Affairs (SHA) will appoint **an appeal panel**, consisting of individuals, with 1 chairperson and 11 other members. A member of the PMSA is not eligible for the appointment. Members of the panel will be responsible for hearing appeals lodged under Section 34 of the PMSO by any person aggrieved by the following matters:

- (a) a decision not to issue or renew a licence;
- (b) a decision to impose conditions on a licence or renewed licence;
- (c) a decision regarding the period for which a licence is issued or renewed;
- (d) a finding made at a disciplinary hearing; or
- (e) a disciplinary order.

Members are encouraged to keep themselves up-to-date with the matters relating to the PMSO and PMSA.



Quantity Surveying Division

Sr Raymond Kam QSD Council Chairman

Kung Hei Fat Choy!

In the Year of Rooster, I wish everyone the best of health and wealth.

QSD Sub-Committees/ Working Groups/Task Force

This year, the QSD has formed the following Sub-Committees/Working Groups/Task Force on various works. Members are encouraged to participate in these bodies and contribute their help to accomplish each body's mission.

| QSD Sub-Committees/ Organising Committees | Chairperson |
|--|------------------|
| BIM Sub-Committee | Sr Sunny Choi |
| BIM Conference Organising Committee | Sr K C Tang |
| CPD Sub-Committee | Sr Paul Wong |
| Contract Sub-Committee | Sr Daniel Ho |
| QS Scope of Services Sub-Committee | Sr Dr Sandy Tang |
| International Sub-Committee | Sr T T Cheung |
| Liaison Sub-Committee | Sr Raymond Kam |
| Macau Sub-Committee | Sr George Chan |
| Mainland Sub-Committee | Sr Keith Yim |
| New Members' Welcoming Party Organising Committee | Sr Karen Wong |
| Professional Practice/Practice Notes Sub-Committee | Sr Steven Tang |
| Promotion Sub-Committee | Sr Dr Ken Hui |
| QSD Annual Dinner Organising Committee | Sr Raymond Kong |
| SMM Review Sub-Committee | Sr Dr Paul Ho |

| | |
|--------------------------------|-------------------|
| Social & Welfare Sub-Committee | Sr Christina Wong |
| Training Sub-Committee | Sr Amelia Fok |

HKIS Boards/Committees/ Organising Committees/ Panels/Liaison Groups/ Working Groups/Task Force

During the first QSD Council meeting on 5 January, the following nominations of QSD representatives to the various HKIS Boards/Committees/Panels/Liaison Groups/Task Force were endorsed.

| HKIS Boards | QSD Representatives |
|-----------------------------------|---|
| Board of Education | Sr Raymond Kong Sr Dr Sandy Tang |
| Board of Membership | Sr Keith Yim (endorsed as Deputy Chairman by the General Council) Sr Jesse Wong Sr Raymond Kong |
| Board of Professional Development | Sr Paul Wong Sr Amelia Fok |

| HKIS Committees/ Organising Committees | QSD Representative(s) |
|---|--|
| Administration Committee | Sr Raymond Kam Sr Rex Ying |
| BIM Committee | Sr Dr Paul Ho Sr Sunny Choi |
| Community and Charity Services Committee | Sr Tzena Wong Sr Christina Wong |
| Dispute Resolution Committee | Sr Daniel Ho (endorsed as Chairman by the General Council) Sr Gregory Tung Sr Wan Ho Yin |

| | |
|--|---|
| Editorial Board | Sr Dr Ken Hui Sr Dr Betty Lo |
| Finance Committee | Sr Poleon Chan |
| HKIS/RICS Liaison Committee | Sr Raymond Kam Sr Paul Wong |
| IT Committee | Sr Joseph Chong (endorsed as Chairman by the General Council) Sr Rex Ying |
| Mainland Affairs Committee | Sr Stephen Lai (endorsed as Chairman by the General Council) Sr Keith Yim Sr Antony Man |
| Members Welfare Committee | Sr Paul Wong (endorsed as Chairman by the General Council) Sr Tzena Wong Sr Jesse Wong |
| Project Management Committee | Sr Keith Yim Sr Tzena Wong |
| Public & Social Affairs Committee | Sr Poleon Chan Sr Rex Ying |
| Research Committee | Sr Dr Mei-yung Leung Sr Dr Sandy Tang |
| Sports & Recreation Committee | Sr Amelia Fok Sr Rex Ying |
| Standing Committee on the Code of Measuring Practice | Sr Joseph Chong Sr Eric Ting |
| Strategic Planning Committee | Sr Raymond Kam Sr Raymond Kong |
| 2017 HKIS Annual Conference Organising Committee | Sr S C Tse Sr Staw Wong |
| 2017 HKIS Annual Dinner Organising Committee | Sr Raymond Kong Sr Tzena Wong |
| Building Policy Panel | Sr Keith Yim Sr Antony Man |
| Housing Policy Panel | Sr S C Tse Sr Staw Wong |
| Land Policy Panel | Sr Keith Yim Sr Raymond Kam |

| | |
|---|--|
| HKIS/SPRA Liaison Group | Sr Rex Ying Sr Christina Wong |
| Working Group on Competition Ordinance | Sr Poleon Chan Sr Eric Ting |
| Working Group on Heritage | Sr Paul Wong Sr Eric Ting |
| Working Group on Lantau Development | Sr Rex Ying |
| Working Group on Security of Payment | Sr Raymond Kam (endorsed as Convener by the General Council) Sr Dr Paul Ho Sr Raymond Kong |
| Task Force on Belt and Road Initiatives | Sr Stephen Lai (endorsed as Chairman by the General Council) Sr Antony Man |

QSD APC Professional Interviews and Announcement of Results

The QSD APC Final Assessment Professional Interviews took place on 21 January. The interviews were held at the HKIS Office and Confucius Hall Secondary School. Over 100 QSD corporate members kindly served as interviewers and assisted in the assessment. Before the interviews started, Sr Raymond Kam (QSD Chairman) and Sr Raymond Kong (QSD Vice Chairman and Chairman of the Divisional Education Committee) briefed the interviewers on their duties at the HKIS Office and Confucius Hall Secondary School, respectively.

The QSD wants to thank the President, Sr Thomas Ho, and all interviewers for being able to complete the interviews in one day.



The results of the QSD APC were announced on 25 January. 30 candidates passed their referral interviews in December (including four pending an examination of their diary submissions), 96 passed their professional interviews (including 52 pending an examination of their diary submissions), seven passed their Associate Membership interviews in January, and two were admitted via reciprocal arrangements in 2016. Congratulations to all of them and we look forward to meeting them at the New Members' Welcoming Party.

year for the QSD Council to welcome newly-qualified members, congratulate them on their successes, establish contacts and dialogue with them, listen to their views, and stimulate their interest in the activities of the Institute and the QSD. Invitation letters have been sent to these members and I look forward to meeting them all at the Party.

Date: 3 March 2017 (Friday)

Time: 7-10 PM

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

Fee: Free for newly-qualified members and their guests (limit of one for each newly-qualified member)

中國建設工程造價管理協會資深會員頒授典禮

在 2017 年 1 月 16 日，香港測量師學會會長何國鈞測量師、工料測量組主席甘家輝測量師與一眾工料測量組資深會員參與了在深圳舉行的中國建設工程造價管理協會（中價協）資深會員頒授儀式。本次是中價協首次頒發資深會員資格予香港測量師學會工料測量組推薦的資深會員，工料測量組及有關資深會員深感榮幸。獲頒授的會員在過去十至二十年與中價協有密切聯繫及提供了獲認授的貢獻，他們包括張達棠測量師、廖美薇教授測量師、嚴汝江測量師、賴旭輝測量師、何國鈞測量師、鄧琪祥測量師、嚴少忠測量師、文志泉測量師、李佩華測量師、林清錦測量師。

New Members' Welcoming Party

The New Members' Welcoming Party will be held on 3 March. It is a social gathering held every





Young Surveyors Group

Sr Chris Mook YSG Committee Chairman

Joint Young Professionals Drinks Gathering (13 January)

As initiated by the HKIE's Young Members Committee, around 20 committee members from the young groups of the HKIE, HKIS, and HKIA gathered for drinks this month. Mr Tony Ip, one of the winners of the "JCI Hong Kong Ten Outstanding Young Persons Selection 2016" award and "HKIA Young Architect Award 2010," was invited to share his experiences with and ideas on innovations in the construction industry.

During the event, the HKIS committee learned more about the structures of the other young groups. Also, it exchanged ideas on what the younger generation of surveyors, engineers, and architects are interested in nowadays.

After this relaxing and meaningful gathering, the committee looks forward to more joint professional events for its younger members in the future.

(East Asia Branch) for inviting me and the YSG committee to join its annual party. We met many professionals who handled claims in the construction industry.



Upcoming YSG CPDs

1. **Site Visit to the MTRC's Super Operations Control Centre at Tsing Yi Station (11 February)** New

Site Visit to
MTR Super Operation
Control Center

DATE: 11/02/2017 TIME: 10 - 12 NOON
2 CPD HRS : HK\$150 FOR MEMBERS
VENUE: TSING YI STATION

The Tsing Yi Operations Control Centre (TSY OCC) is truly the brains of the MTR network. It oversees train service on the Tsuen Wan, Kwun Tong, Island, Tseung Kwan O, Tung Chung, Disneyland Resort, and Airport Express lines. An experienced speaker has



CI Arb (EAB) YMG Annual Party 2017 (19 January)

Special thanks go to the Young Members Group of the Chartered Institute of Arbitrators

been invited to share his/her knowledge of the operations of TSY OCC with participants.

2. Seminar for Passenger Movement and Evacuation Using Lifts in Deep MTR Stations (23 February) **New**



This seminar will outline the challenges involved in designing deep underground stations and the resulting fire safety designs, with particular emphasis on the development of new “lift-only entrances,” normal passenger movement schemes, robust fire safety features for safe evacuations, emergency access arrangements, refuge lobbies located one level above concourse lift lobbies, and the modes of lift operation in both normal and emergency situations. Acknowledgements by NFPA 130 and local railway guidelines for the use of lifts to assist in station evacuations will also be discussed.

3. Joyous Golden Years Tours of the Elderly Resource Centre (4 February & 11 March)

4. Seminar for Passenger Movement and Evacuation Using Lifts in Deep Metro Stations (23 February)

5. Technical Visit to the Hilti Testing Laboratory and Training Centre (4 March & 1 April)

6. Visit to the Fire and Ambulance Services Education Centre cum Museum (6 May)

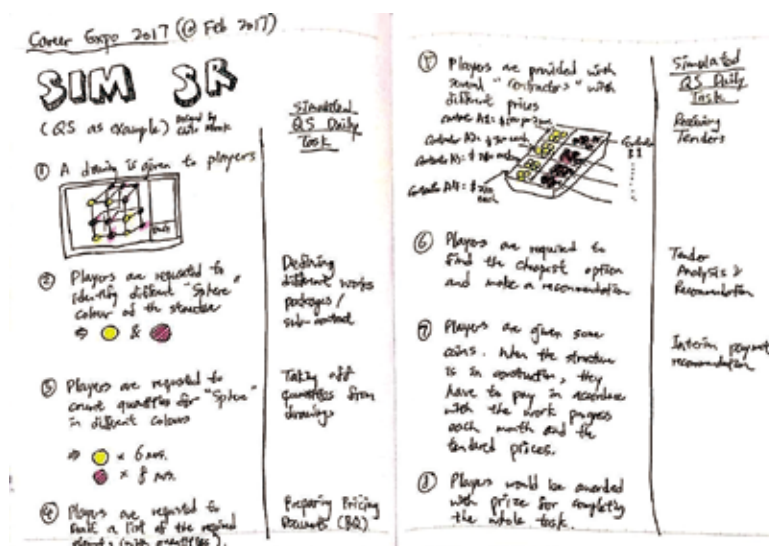
Upcoming Career Talk/Exhibition

HKTDC Education & Careers Expo 2017 in Hong Kong Exhibition Centre (23-26 February)

This month, our careers expo committee group has explored conducting several mini-games to demonstrate the daily tasks of surveyors and preparing souvenirs for participants who complete the mini-games. To give the public an idea of the full spectrum of HKIS members' professional practices, the six professional practices of surveyors will be printed on the souvenirs.



Design illustration of the souvenir



One of the proposed mini-games

Special thanks go to our careers expo committee members, including Sr Victor Ng, Sr Gigi Mok, and Sr Kendy Cheuk, for their great efforts in preparing for the career expo.

This is a great opportunity to introduce the surveying professions to the public. Members are welcome to join as helpers. The HKIS is recruiting helpers and if you are interested, please e-mail us at ysg@hkis.org.hk.

Upcoming Joint Professional Activity

Dialogue in the Dark (18 February)

Thanks to the great responses from members, the event has achieved full registration.

Photo of the Month

YSG at the January 2017 YSG Meeting



Wanted: Young Surveying Guys and Gals!

If you are interested in serving as a guest speaker at a career talk or as an OC or helper during YSG events, please e-mail us at ysg@hkis.org.hk. Please also feel free to attend our monthly 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.

The dates of the upcoming YSG meetings are as follows (all held at 7 PM in the HKIS boardroom):

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 Jason Chan
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 or 2526 3679 to register.

HKIS Band's Performance during Water Conservation Week (節約用水週) 2016 & the HKIS Annual Dinner 2016

Band Soul: Sr George Chan

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

The HKIS Band, S!R, was cordially invited to perform during Water Conservation Week 2016 on 20 November 2016 with the following amateur bands from the various industries.

| | Performing Group | Band Name | Song List |
|---|--------------------|------------------|--|
| 1 | 香港測量師學會的 S!R | S!R 樂隊表演 | 人生馬拉松, 彩虹, 小幸運 |
| 2 | Iron Music (盧偉國議員) | Iron Music | 不再猶豫, 友共情, 真的愛你 |
| 3 | 土木工程拓展署 | CEDD Music Group | Paint My Love, Reflections of My Life, California Dreaming |
| 4 | 渠務署 | The Revival Band | Lemon Tree, 一天一天, 上海灘 |
| 5 | 屋宇署 | B&D | Careless Whisper, Tell Me If You Wanna Go Home, I Hate Myself for Loving You |
| 6 | 水務署 | ABC Band | 制水歌, 我恨我癡心, A Whiter Shade of Pale |



In conjunction with the Climate Ready@HK Campaign, the HKIS and S!R shared in the efforts to promote water conservation and strengthen efforts to overcome the challenges of climate change so that Hong Kong would be a better place to live.

On 24 November 2016, S!R performed the following songs during the HKIS Annual Dinner:

1. 你, 好不好
2. 人生馬拉松
3. 彩虹 [composed by Chris Mook and S!R]
4. 小幸運
5. 月半小夜曲

S!R sang “強” with all HKIS General Council committee members and boosted the atmosphere of the annual dinner.



Bowling Competition Organised by the Association of Hong Kong Professionals

Team Captain: Sr Tommy Lam

The HKIS Bowling Team joined the Bowling Competition 2016 organised by the Association of Hong Kong Professionals on 11 January at the Kowloon Club. The HKIS team enjoyed competing with teams from the Hong Kong Medical Association, the Law Society of Hong Kong, and the Kowloon Club under a friendly atmosphere. President Sr Thomas Ho came to cheer on the HKIS team with Past President Sr Samson WONG.

We welcome all interested members to join our bowling team. Please register with the HKIS Office.

HKIS Running Team

香港渣打馬拉松, The Hong Kong Standard Chartered Marathon 2017

Team Captain: Sr Dr Lesly Lam

The list of the HKIS's teammates in "香港渣打馬拉松, The Hong Kong Standard Chartered Marathon 2017" has been consolidated. Please continue to let me know at leslylam@hkis.org.hk after you have registered for the competition and the category so that the HKIS can form a strong team to participate in the Joint Professional 10km, Half-Marathon, and Full Marathon. See you all at the races and offer your support to boost our attendance on 12 February 2017 (Sunday).

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

Reported by Sr Gigi Mok, YSG CPD Convener, and Sr Victor Ng, PDD CPD Convener

Proposed Underground Space Development in Selected Strategic Urban Areas by the CEDD and PlanD

The YSG and PDD organised a joint event, Proposed Underground Space Development in Selected Strategic Urban Areas, with the Civil Engineering and Development Department (CEDD) and Planning Department (PlanD) on 19 January.

The CEDD and the PlanD launched the Stage 1 Public Engagement for the Pilot Study on this project, with AECOM appointed as its consultant. Mr Jeffrey C F Wong, Senior Geotechnical Engineer of CEDD, Mr Mann M H Chow, Senior Town Planner of PlanD and Dr Johnny C Y Cheuk, Director of Operations and Executive Director, Geotechnical, HK of AECOM were cordially invited to participate in the meeting to exchange views on the Study, including its preliminary planning concepts, key considerations, and potential uses of underground space.

After the briefing session on the project information overview, members were made aware that the study aimed to identify the opportunities for and challenges to underground space development in four selected strategic urban areas, namely Tsim Sha Tsui West, Causeway Bay, Happy Valley, and Admiralty/Wan Chai. They were also invited to explore suitable underground space development proposals within these areas and formulate underground master plans for wider districts to guide future similar developments.

All members enjoyed being able to share some views concerning the technical, financial, land, and building issues of the project, as well as took something away from the Study.





Sr Tang Cheuk Kuen, Jason
MHKIS, QSD

Legal Update on Condition Precedent to Extension of Time: A Practical Approach

The article below updates the legal analysis of an extension of time and makes recommendations on the drafting of notice requirement clauses in tender documents.

If you ask any building professional to name a few issues that are often subjects of dispute in the construction industry, an extension of time (EOT) is very likely to be one of them. To support such a contention, one need look no further than the number of EOTs that usually arise in a typical construction contract. The manpower hours and resources spent by contractors to compile EOT claims are enormous. No less so are those spent by consultants to assess the EOT claims.

That being said, the countless manpower hours and resources spent on EOT claims are usually justified in the context of the implication given a building project's construction period is usually condensed and the damages arising from delays which the contractors are liable for are huge.

Common subjects of dispute over EOTs include the relevance of events that give rise to them, assessment of the extent, the concurrency of relevant events and culpable delay on the part of contractors, etc. Among these, two baffling questions that are continuously open to debate are:

- 1) whether a notice requirement worded to the effect of condition precedent in a construction contract is enforceable; and
- 2) if it is and in case the delaying event is one that qualifies for an EOT under the construction contract, could the contractor argue that the time be set at large on the grounds of the prevention principle under the common law if the contractor fails to comply with such notice requirement clause?

The recent construction and arbitration proceeding for [Chun Wo Building Construction Limited v Metta Resources Limited](#) before the Judge Hon Anthony Chan

in the High Court of HKSAR covered a wide range of topics in the construction industry. The judgement, which exceeds 100 pages, provides a reasoned legal analysis of various issues and warrants an in-depth examination by all building professionals. Now is an opportune time to recap some crucial legal principles inferred from the judgement which shed some light on the above two questions and thereby make some recommendations to the contract administrators whilst drafting the notice requirement clause in the tender documents.

For Question 1, the judge reconfirmed the legality of the notice requirement worded to the effect of condition precedent which is commonly found in a construction contract by attaching weight to the legal principles and other authorities as below:

- a) Whether or not a provision is a condition precedent clause is to be construed in the same manner as any other contract terms. No specific wordings are required, as held in *WW Gear Construction Ltd v McGee Group Ltd* 131;
- b) the use of the term, 'condition precedent', in the notice provision is not necessary, as held in *AstraZeneca UK Ltd v Albemarle International Corporation* (2011);
- c) for a notice requirement to be enforced as condition precedent, there is a general approach, as held in *Bremer v Vanden* (1978):
 - i) The precise time-limit for a submission of notice must be expressly set out in the provision; and
 - ii) the loss of right for non-compliance with the notice requirement has to be expressly stated in the provision.
- d) that the use of the term, 'provided that...', suffices and it is not necessary to expressly state in the notice provision that '...unless written notice is given within...will not be entitled to an extension of time', as held in *Steria Ltd v Sigma Wireless Communications Ltd* (2008).

Pertaining to Question 2, the judge cited the authorities as held in [Multiplex Construction \(UK\) Ltd v Honeywell Control Systems Ltd \(No.2\)](#) (2007) that:

...contractual terms requiring a contractor to give prompt notice of delay serve a valuable purpose; such notice enables matters to be investigated while they are still current. Furthermore, such notice sometimes gives the employer the opportunity to withdraw instructions when the financial consequences become apparent.

Notwithstanding that the judge refused to go into the sobering details of his argument on this point, the argument strongly suggests that he shared the same line of thought as the authorities in the Multiplex case, which held that, 'if the facts are that it was possible to comply with the EOT clause that the contractor simply failed to do so (whether or not deliberately), then those facts do not set time at large.'

The legal reasoning behind is when a contract prescribes the clearest intention that an EOT can only be granted, subject to the strict compliance with the notice requirement, the time-at-large argument seems to be unsustainable both as a matter of party autonomy and reasonable commercial intention. Otherwise, as the authorities put it, 'a contractor would simply disregard with impunity any provision making proper notice a condition precedent, and at his option the contractor could set time at large'. Such a situation does not square with the commercial intention of the contracting parties to a construction contract, which are at liberty to agree on any term and condition within the legal boundaries without any undue duress in any form.

Following the judgement, it would be reasonable and sensible to conclude that:

- i) so long as the notice requirement as condition precedent is precisely and expressly worded to give effect to the intended purpose, it should be enforceable; and
- ii) in the event that there is non-compliance with such notice requirement clause by the contractor either deliberately or inadvertently, the time would not be set at large even though the relevant event is one that qualifies for an EOT.

In practice, whilst the notice requirement worded to the effect of condition precedent is commonly found in a construction contract, it is often for the contract administrator to set the requirement so stringent that, not only is there a short time period within which the notice has to be served but a long list of supporting documents has to be accompanied in an EOT submission, failing which an EOT application would not be entertained.

Some contract administrators have argued that by setting the bar high, it would be more difficult, if not impossible, for the contractor to be entitled to an EOT. But only doing so could the interests of their clients be best protected. Some may go further by arguing that

given the stringent notice requirement worded to the effect of condition precedent, the architect could have some leeway such that in case of non-compliance on the part of the contractor, s/he could relax from the contract conditions and exercise discretion in granting an EOT in exchange for the contractor's agreement to forfeit any right to claim any direct loss or expense which the contractor is entitled to under other contract conditions.

When reading through the lines of the above-cited judgements, one should be circumspect of those arguments which could be ill-founded, if not flawed, altogether.

First, the notice requirement worded to the effect of condition precedent in itself is an exemption clause of which the legitimacy and effectiveness is subject to other legislations, inter alia, Control of Exemption Clauses Ordinance (Cap 71).

The reasonableness test is generally applied to determine if any such clause is enforceable. Considered in this light, when the period for serving a notice is too short or the requirement for submitting supporting documents is too onerous, the court may rule that such clause unreasonable and thereby unenforceable.

Second, the notice requirement worded to the effect of condition precedent in a construction contract is as much an obligation by the contractor to fulfill in order to be eligible for an EOT as it is a hurdle for the granting of an EOT by the Architect. Once the clause passes the reasonableness test, it should be enforced strictly. There is no flexibility in the interpretation and operation of contract terms with condition precedent status in the legal realm. In the event the contractor fails to comply with such notice requirement clause, the architect will not, nor can s/he, grant an EOT to the contractor pursuant to the contract provisions. The way only to deal with such situation by the Architect is to reject the EOT claim. This may not be the intention of the employer who is well aware of the fact that the allocation of risk tilts towards the contractor would push up the tender price and, furthermore, provide fertile ground for a tit-for-tat working relationship with the contractor which would jeopardise, if not the weaken, the quality or safety of the works.

It is advisable for contract administrators to bear the above principles in mind while drafting the notice requirement clauses in the tender documents.

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

04 FEB - 08 MAY
2017

| 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 (FULL) | Representative(s) of Hong Kong Housing Society | YSG | 2.0 | To be determined by respective Division | | HK\$200 - members |
| 06 Feb 2017 | 2016196 | Impacts of Smart Technologies and Smart Cities on Urban Development and Planning (Rescheduled from 5 December 2016) | Anthony G O Yeh | PDD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$150 - non-members |
| 11 Feb 2017 | 2017011 | Site Visit to MTR Super Operation Control Centre in Tsing Yi Station (FULL) | Representative(s) of MTRC | YSG | 2.0 | To be determined by respective Division | | HK\$150 - members |
| 13 Feb 2017 | 2017025 | Discussion Forum on the Competition Ordinance Cap.619 and impact on surveyors New | - | GPD | 2.0 | ✓ | 2.0 | HK\$150 - members |
| 16 Feb 2017 | 2017019 | Experiences sharing on heritage conservation and revitalization scheme projects New | Eric C M Lee | PDD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$150 - non-members |
| 17 Feb 2017 | 2017017A | QSD PQSL Specialization Series 2017 (1) – Review on Insurance Provisions from a Quantity Surveyor's Perspective New (FULL) | Kenny Lui | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 18 Feb 2017 | YSG/ S/201701 | Joint Professional Social Event - Dialogue in the Dark Hong Kong | - | YSG | - | - | - | HK\$120 - members; HK\$220 - non-members |
| 23 Feb 2017 | 2017007 | Seminar for Passenger Movement and Evacuation Using Lifts in Deep Metro Stations | Fiona S C Tsui | YSG | 1.5 | To be determined by respective Division | | HK\$120 - members; HK\$150 - non-members |
| 24 Feb 2017 | 2017017B | QSD PQSL Procurement Series 2017 (1) – Contractual Arrangement New (FULL) | H Y Wan | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 27 Feb 2017 | 2017021 | Site Area Determination and Land Boundary Plan (LBP) for Building Plan Submission New | Ken Ching, Natalie Chan, Joseph Wong | LSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$150 - non-members |
| 28 Feb 2017 | 2017002 | Quantity Surveying Education in Asia-Pacific – A Brief Review (Rescheduled from 25 October 2016) (FULL) | Ken Hui | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |

| DATE | CODE | EVENT | SPEAKER(S) | ORGANISER | CPD HOUR(S) | Recognised Divisional PQSL Event | Divisional PQSL Hour(s) | Reservation Fee |
|-------------|----------|---|--|-----------------------|-------------|---|-------------------------|---|
| 04 Mar 2017 | 2017003 | Technical Visit to Hilti Testing Laboratory and Training Centre (FULL) | Isaac Mak | YSG | 3.0 | To be determined by respective Division | | HK\$20 - members |
| 06 Mar 2017 | 2017016 | Latest Development of BEAM Plus and How to Become BEAM Assessors New | Eddy Lau | BSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 07 Mar 2017 | 2017020 | QSD Cost Management Series 2017 (2): A Practical Approach to Cost Planning in Construction Projects New | Y Ling Lam | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 09 Mar 2017 | 2017022 | QSD Insurance Series 2017 (1): Walkthrough the Clauses of Macau Employees' Compensation Insurance Policy and Contractors' All Risks Insurance Policy New | John Lam | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 11 Mar 2017 | 2016163 | Factory Visit for Windows and Doors Products in Dongguan (Rescheduled from 14 January 2017) | Patrick Ma | BSD | 3.0 | ✓ | 3.0 | HK\$350 - members; HK\$450 - non-members (fee includes transportation in Mainland China, lunch and insurance) |
| 11 Mar 2017 | 2017006 | Site Visit to Joyous Golden Years Tour at Elderly Resource Centre in Hong Kong Housing Society (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 - members |
| 15 Mar 2017 | 2017023 | QSD Macau Series 2017 (1): The Use of Professional Indemnity Insurance for Macau Projects (CPD in Macau) New | John Lam | QSD, ICES, MABCD | 1.5 | ✓ | 1.5 | HK\$80 - members of HKIS, ICES & MABCD; HK\$150 - non-members |
| 16 Mar 2017 | 2017015 | QSD Cost Management Series 2017 (1): An Overview of the Cost Engineering Professional Development in Mainland China for the Past 20 Years and its Future Directions | T T Cheung | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 17 Mar 2017 | 2017017E | QSD PQSL Contract Administration Series 2017 (2) – Payment Valuation and Final Account (From Consultant's Perspective) New | Antony Man | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 18 Mar 2017 | 2017018 | QSD Technical Visit Series 2017 (1): Visit to Heat-Treated Glass Production Factory in Shenzhen New | Eric C H Lim | QSD & HKIE (Building) | 4.0 | ✓ | 4.0 | HK\$300 for members of HKIS & HKIE (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 |
|-------------|----------|--|---|----------------------------|-------------|---|-------------------------|---|
| 23 Mar 2017 | 2017028 | QSD Legal and Contract Series 2017 (1): Joint Venture in Construction and Engineering Projects New | Gary Lee | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 28 Mar 2017 | 2017017C | QSD PQSL Specialization Series 2017 (2) – Value Management New | Thomas Wong | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 01 Apr 2017 | 2017004 | Technical Visit to Hilti Testing Laboratory and Training Centre (FULL) (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\$20 - members |
| 01 Apr 2017 | 2017014 | QSD Technical Visit Series 2017 (2): Visit to Limestone Quarry and Cement Manufacturing Plant in Guangzhou (FULL) | B T Duan, Jaime Yeung, Y L Wong | QSD, HKIE (Building), HKCI | 4.0 | ✓ | 4.0 | HK\$300 for members of HKIS, HKIE & HKCI (fee includes transportation in Mainland China, lunch and insurance) |
| 13 Apr 2017 | 2017017D | QSD PQSL Contract Administration Series 2017 (1) – Extension of Time and Liquidated Damages New | Allen Lai | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 06 May 2017 | 2017008 | Visit to Fire and Ambulance Services Education Centre cum Museum | Representative(s) of Fire Services Department | YSG | 1.5 | To be determined by respective Division | | HK\$180 - members (including transportation and insurance) |
| 08 May 2017 | 2017026 | QSD Management Series 2017 (1): "Subjective" Vs "Objective" Management Approach in Quantity Surveying Practices New | Johnson So, Joe Chan | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |

(1) "Recognised Divisional PQSL Event" and "Divisional PQSL Hours": Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.

(3) "Recognised Divisional PQSL Event" is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.

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

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.

MEMBERS' PRIVILEGES

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CALTEX STARCARD

From 1 January 2017, 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\$2.30 per litre in gasoline and HK\$4.90 per litre in diesel purchase everyday. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **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**.

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36%/34% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of HK\$3,080 for male and HK\$3,990 for female. Plan inclusive of physical examination and medical history; medical report with comment and 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% OFF 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.etcwineshops.com/>.

10% OFF 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% OFF 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 2017.

15% OFF 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 30 April 2017. 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/>).

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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 2017, 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/eneewsletter/specialoffers.pdf>.

18% OFF DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 1 January 2017 and last until 14 December 2017. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

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20% OFF 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.

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28% OFF 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.

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.



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