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The key to combatting Hong Kong's ageing building problem

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The key to combatting Hong Kong's ageing building problem

Hong Kong faces an imminent ageing building crisis, which has been compounded by a lack of proper maintenance and management. Surveyors have a key role to play in a major government drive to tackle the problem.

Prudence Lui



Photo: SCMP/Sam Tsang



Ir Wai Chi-sing
Managing Director, Urban
Renewal Authority



Sr Daniel Chang
HKIS Building Surveying
Division Chairman



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University and HKIS Property
and Facility Management
Division Chairman

Yau Ma Tei, with Temple Street market in the foreground. Ageing buildings have become an increasingly important issue for the city, with the problem usually compounded by a lack of proper management and maintenance.

“ With every passing year, it is inevitable that the city will face a serious problem over the ever-increasing number of old buildings. ”

The bulk of Hong Kong's existing building stock was erected from the 1970s to 1980s when, driven by the surge in industrial expansion, the city's economy started to take off. The Government's Development Bureau has cited about 4,000 buildings that are more than 50 years old, and this figure is set to increase by 500 every year. Ageing buildings have become an increasingly important issue for the city, with the problem usually compounded by a lack of proper management and maintenance. As a result, many buildings in Hong Kong, which are constructed using reinforced concrete, could only achieve a general lifespan of 50 years. Professionals are urging owners to act now; otherwise the condition of these buildings will rapidly deteriorate and endanger public safety.

This dire forecast is also supported by Hong Kong 2030+, which stated that, with each passing year, it is inevitable that the city will face a serious problem over the ever-increasing number of old buildings; it is predicted that in 2046 there will be 326,000 private housing units that are more than 70 years old (i.e. completed in 1976 or before), which is about 300 times the stock of the same age in 2015. Such old private building units will be concentrated in urban areas, with the Yau-Tsim-Mong district estimated to have over 60,000 of them by 2046. The state of such older buildings will depend upon the quality of each block's building management and repair maintenance. Those lacking ongoing repairs will by then be showing obvious signs of dilapidation and defects.

The Urban Renewal Authority's Managing Director, Ir Wai Chi-sing, says the need for work is urgent. "In 2010 we carried out a survey on building conditions using structured visual inspection method to focus on criteria like concrete spalling, rusty reinforced concrete, water leakage and broken drainage pipes," he says. "From there, we combined an indicator showcasing serviceability

of the building. About 60 percent of existing ageing stocks are concentrated in Sham Shui Po, Kowloon City, Yau Ma Tei, Mong Kok and Central & Western districts."

"When a block is over 30 years old it starts deteriorating and, if neglected, at 50 years it's nearly unserviceable. The solution is either a big revamp or reconstruction. Our current projection is that 5,500 out of 9,700 blocks of 50 years or older are in a non-serviceable state. By 2046, 28,000 blocks will be 50 years old or more. If we don't start repairing them, the proportion of unserviceable blocks will be immense. Structurally speaking, however, a block constructed of reinforced concrete can usually last for a century if it has been well maintained."

Buildings that are 30 years old or more face ageing issues, such as defective lifts, spalling and rusting steel reinforcement. It's common to define an ageing building by the year it was completed, according to Sr Professor Eddie Hui of the Department of Building and Real Estate at the Hong Kong Polytechnic University and HKIS Property and Facility Management Division Chairman. "However," he says, "it really depends on the condition and quality when it was constructed. In fact, external ageing symptoms might not affect structural safety. In the next decade, ageing buildings will burgeon, given that, as new buildings become old, potential health hazards appear if there's no proper management. Prompt repairs are paramount in order to stretch the life span of older buildings; otherwise, this issue poses threats to public like a time bomb."

Building surveyors play a pivotal role in treating the problems of ageing blocks. Sr Daniel Chang, HKIS Building Surveying Division Chairman, says, "Ageing is not an issue if we maintain the building in the proper manner, especially regarding building safety and health. Take a

“Ageing is not an issue if we maintain the building in the proper manner, especially regarding building safety and health.”

traditional residential estate like Taikoo Shing as an example. Its property price remains high and stable thanks to good property management. Serviceability counts as much as the building fabric itself. It's especially true for estates with an ageing population who require changes to fixtures like replacing a step or two with a slight ramp for safer access.”

Prevention is better than cure. Various forms of assistance under the Integrated Building Maintenance Assistance Scheme are provided by Urban Renewal Authority (URA) to alleviate the problem which help eligible applicants and subsidises 10-20 per cent of repair costs. But Ir Wai warns that, by 2046, HK\$70 billion may be needed to tackle buildings of 30 years or older, although such repairs are limited to general works and not in-depth makeovers to improve serviceability.

“One of the URA's objectives is to promote the maintenance of residential buildings,” says Ir Wai. “This explains why we categorise buildings into three types – young, middle-aged and old – in order to deploy different strategies and policies. For instance, with younger buildings – those aged 30 years or less – we focus on preventive maintenance. For those “middle-aged ones” (30 years or older) the stress is on an educational approach, like how to implement repairs and maintenance step by step via our promotional activities.”

“The city faces a big problem over buildings built before the 1970s. Owners either lack money for redevelopment or the blocks were built by volume back in the old days so they can't meet the prevailing planning parameters such as a lower plot ratio. Frankly, most ageing buildings with redeveloping potential have been taken up by developers and we don't have the resources to handle all the rest. Were an increase of around 100 per cent to be permitted

in plot ratio it would only yield a break-even point of investment. There is no way out and therefore we can only adopt planning tools like up-zoning, rezoning and plot ratio transfer. Additionally, we are also exploring new tools like plot ratio trading and plot ratio reserve.”

Looking ahead, stakeholders strongly believe the situation will cause a significant problem and urge collaboration among Government, businesses and owners/professional bodies. While the Government supervises on a regular basis, owners must stay proactive in applying for various assistance schemes and ensure OCs are established and that there is sufficient funding to pay future repair bills. Ir Wai also suggests professional associations like the HKIS and the Hong Kong Institution of Engineers help formulate guidelines to post on the URA's one-stop information platform. “Since these professionals are familiar with property repair, they could draft easy-to-understand guidelines for direct owners and management companies on how to undertake repairs or inspections. Moreover, guidelines on a maintenance manual can also be drafted by developers because inaccurate technical specifications affect costings. Even accountants can help as they can look after the balance sheet.”

Sr Daniel Chang believes more surveyors will be needed to cope with the task. “As the number of ageing buildings will grow in the future and market demand for professionals continues to grow, we expect a shortage of manpower,” he says. “Hopefully, the building surveyor profession will be promoted in various universities as well as secondary schools. In return, it would be great to see more students choose this profession. The HKIS has around 1,260 Building Surveyor members and about 50 qualified professionals join the HKIS every year.”

The article is published courtesy of Classified Post.

香港樓宇老化的應對方案

樓宇缺乏適當維修和管理，加劇了香港樓宇老化情況。測量師可發揮專業，協助政府落實政策改善有關問題。

Prudence Lui

香港大部分現有建築物均落成於 1970 年代至 1980 年代，即本港經濟起飛、工業急速發展的時代。根據政府發展局的資料，香港現時約有 4,000 幢樓齡超過 50 年的樓宇，而按估算此類樓宇每年將增加 500 幢。社會關注樓宇老化的問題，不少樓宇欠缺管理及疏於保養而令問題更嚴重。不少以鋼筋混凝土建成的樓宇一般只能維持約 50 年。多個相關界別的專業人士促請業主們盡快採取行動，否則樓宇老化問題加劇將威脅公眾安全。

《香港 2030+》規劃報告部分內容揭示了問題的迫切性。報告指出，香港舊樓數目按年遞增，情況嚴峻，估計到了 2046 年，全港有 326,000 個樓齡超過 70 年的私樓單位（於 1976 年或以前落成），與 2015 年比較，數目多近 300 倍。此類老舊的私人樓宇單位主要集中在市區，其中油尖旺區在 2046 年的舊樓單位估計將超過 60,000 個。具體樓宇狀態需視乎每一幢樓宇的管理及維修保養情況，長期缺乏維修的樓宇將出現明顯的破損和失修跡象。

市區重建局行政總監韋志成工程師表示，樓宇維修刻不容緩。他說：「我們在 2010 年進行調查，有系統地目測檢查樓宇狀況，集中審視石屎剝落、漏水和污水管破爛等情況。我們整合出顯示樓宇持續可用性的指標。現時約有六成老化樓宇集中於深水埗、九龍城、油麻地、旺角和中西區。」

「樓宇落成超過 30 年便會開始老化。若樓宇持續失修，當樓齡達到 50 年，樓宇便無法繼續使用。解決方法只有兩個：大規模翻新或重建。我們估計現時樓齡在 50 年或以上的 9,700 幢樓宇中，有 5,500 幢已無法維修。到了 2046 年，全港將有 28,000 幢樓齡超過 50 年的樓宇。如果我們不開始維修，將會有更多無法持續使用的樓宇。從結構上來說，鋼筋水泥建造的樓宇只要保養良好，通常都可用上一個世紀。」

樓齡逾 30 年的樓宇，老化問題叢生，包括升降機失靈、石屎剝落和鋼筋生銹。香港理工大學建築及房地產學系教授兼香港測量師學會物業設施管理組主席許智文教授測量師表示，按照樓宇落成年份來計算樓齡是常見的做法，「但實際上要視乎樓宇興建時的情況和質素。事實上，樓宇外觀上出現老化並不會影響結構安全。未來十年，老化樓宇的數目將會急增；如果沒有適當管理，便會引發潛在風險。要延長老舊樓宇的生命週期，最重要是迅速維修；否則樓宇老化的問題就像計時炸彈一樣，威脅公眾安全。」

建築測量師在處理樓宇老化問題上擔當重要角色。香港測量師學會建築測量組主席鄭偉業測量師表示：「如果我們適當保養樓宇，注重樓宇安全和健康，老化本身並不是大問題。以太古城一類傳統屋苑為例，樓價持續高企穩定，全因物業管理做得好。持續可用性和樓宇本身物料同樣重要，尤其是人口老化的屋苑往往需要改動一些固定設施，例如把部分樓梯改裝成小斜道，以方便年老居民安全進出。」

「香港舊樓數目按年遞增，情況嚴峻。」

預防勝於治療。目前市建局推出樓宇維修綜合支援計劃，為合資格申請人提供一至兩成的維修費補貼。但韋志成提醒公眾，到了 2046 年，樓齡逾 30 年的樓宇維修費將達 700 億港元，而這些維修僅限於一般工程，不包括深入翻新和改善樓宇的持續可用性。

韋志成說：「市建局其中一個目標是推動住宅樓宇的維修保養。我們把樓宇分成老、中、青三大類別，方便調整策略和政策。舉例來說，較『年輕』的樓宇，即樓齡 30 年或以下的建築物，重點是預防性維修。而『中年』樓，即樓齡 30 年或以上的建築物，會側重於教育工作，例如推行宣傳活動，教育公眾維修及保養樓宇。」

「建於 1970 年代的樓宇目前已衍生不少棘手問題。業主可能缺乏重建資金，這些當年大量興建的建築物亦可能無法滿足現有的規劃標準，例如較低的地積比率。大部分有重建潛質的老化樓宇已被發展商收購，我們本身也沒有資源可以處理其他舊樓。如果地積比率提高約一倍，也只能在投資上達致收支平衡。在未有新方法的情況下，我們只能採用其他規劃工具去提升分區用途、改劃用途又或轉移地積比率。此外，我們也在研究新方法，例如地積比率交易和地積比率儲備。」

各界持份者均認為有關情況將帶來更多問題，促請政府、各大企業及業主/專業團體攜手合作。雖然政府定期監察樓宇，但業主亦需主動申請各種支援計劃，並成立業主立案法團，而且確保有足夠資金支付未來的維修費用。韋志成亦建議，由香港測量師學會和香港工程師學會等專業組織協助制訂指引，並張貼於市建局的一站式資訊平台。「由於相關專業人士熟識物業維修，他們可以為業主和管理公司草擬簡單易明的指引，協助他們開展維修或檢查工作。另一方面，發展商也可以草擬維修手冊指引，以免不適當的技術規格影響成本，會計師也可以幫忙處理資產負債表。」

鄭偉業認為，本港需要更多測量師去應付這項工作。他說：「老化樓宇數目日增，市場需要更多專業人士，我們預料市場將出現人手短缺。若各大專院校和中學加強推廣建築測量專業，便可吸引更多同學報讀相關科目及投身業界。香港測量師學會現時約有 1,260 名建築測量師會員，每年約有 50 位合資格專業人士加入學會。」

本文由《Classified Post》撰文。



樓齡逾 30 年的樓宇，老化問題叢生，包括升降機失靈、石屎剝落和鋼筋生銹。若欠缺適當維修和管理，老化樓宇會威脅公眾安全。(相片提供：iStock)

「如果我們適當保養樓宇，注重樓宇安全和健康，老化本身並不是大問題。」



Sr Thomas Ho

July marked a significant milestone for Hong Kong as it celebrated the 20th anniversary of its return to the sovereignty of China. I was honoured to represent the HKIS at a series of official activities, meeting Chairman Xi Jinping, attending his welcome dinner and also enjoying the grand variety show, in addition to attending the Bay Area Forum. Other momentous occasions I attended were the flag-raising ceremony and the inaugural ceremony of the fifth term government of the HKSAR on 1 July. I was also honoured to meet representatives of the scientific and professional sectors of China and Hong Kong, as well as astronauts from China, while witnessing the grand military inspection ceremony and the welcome ceremony for the 16th Naval Taskforce of the Chinese People's Liberation Army.

New HKSAR Government

With our first female Chief Executive (CE), Mrs Carrie Lam, taking over the administration along with her secretaries, I extend my best wishes to the new team. We regard our continuous dialogue and communication with the Government as being of considerable importance, and those contacts will be maintained. A letter relating to the new CE's policy address was sent this month to reflect HKIS' views and expectations. We also welcomed the suggestions made by the newly appointed Secretary for Transport and Housing, Mr Frank Chan, who has proposed safe and hygienic sub-divided flats as a temporary solution to alleviate housing needs.

A press conference was also called on 20 July to emphasise our seven suggestions for the new government, covering land supply, housing and building matters like the formation of a building repair and maintenance authority and the formulation of strategy to tackle the problem of housing for the elderly.

Active Participation in Building Rehabilitation

The Institute is forever concerned about building rehabilitation and heritage conservation in Hong Kong;

in light of this, we have applied for HK\$2 million from the Funding Scheme for Public Engagement Projects on Built Heritage Conservation to implement a timely maintenance and conservation programme relating to privately owned historic buildings. Our proposal envisions workshops and guided tours being organised to educate both public and private owners of historic building with Friends of Heritage are welcome to join. If funding is granted, the project will take place over 24 months, from January 2018 to December 2019.

CEPA Reciprocity Agreement (RA)

Two CEPA RA training and assessments are planned for this year. To stimulate exchange and cooperation with the China Institute of Real Estate Appraisers and Agents (CIREA), the CIREA/HKIS's third batch of RA training and assessment was held on July 8 and 9 in Shenzhen. Elsewhere, China Engineering Cost Association (CECA)/HKIS' third batch of RA training and assessment will be held in late August and, so far, there have been 60 qualified applications for training and assessment for the PRC Cost Engineer Practising Qualification.

EGM on Affiliated Membership

The Extraordinary General Meeting (EGM) called on 20 June to consider the proposed establishment of affiliate membership for the mutual exchange of surveying knowledge and expertise outside Hong Kong was adjourned, for want of a quorum. The adjourned EGM was reconvened on 20 July and the voting result was 315 votes for and 311 against. The resolution was not passed.

21st PAQS Congress and Closer Partnership with CIQS and CECA

The 21st Pacific Association of Quantity Surveyors Congress (PAQS Congress) took place in Vancouver from 22 to 26 July. Themed "Green Developments: The New Era", the annual congress featured keynote presentations, young surveyors programmes, selected oral abstracts, exhibitions and numerous networking opportunities. A delegation of 16 HKIS members led by me attended this worthwhile event, where they mingled with representatives of quantity surveying and cost engineering institutions from 14 countries and cities, comprising Australia, China, Japan, Canada, Korea, New Zealand, Malaysia, Fiji, Brunei, Singapore, Sri Lanka, the Philippines, Indonesia and South Africa (observer). At this Congress, our Past President, Sr Francis Leung took up the new Chair of PAQS, and QSD Chairman, Sr Raymond Kam was appointed Assistant Secretary of PAQS for a two-year term. Our QSD Council Member, Sr Joseph Chong, was awarded the PAQS Excellence Service Award. Congratulations to all of them on these great achievements.

During the event, the HKIS signed a Reciprocity Agreement with the Canadian Institute of Quantity Surveyors (CIQS), superseding the one made on 15 June 2008. Both parties agreed to exchange professional research and knowledge and to co-operate on any topics of mutual interest or liaise on matters of mutual concern. A Supplementary Reciprocity Agreement with China Engineering Cost Association (CECA) was also signed to effect the third batch of training and assesment.

Furthermore, this month, the first version of International Construction Measurement Standards (ICMS) was published worldwide and a press release was issued by the HKIS on 24 July to inform all members and the public of this new high-level international standard boasting a high-level benchmarking and reporting framework for international cost classification, reporting and comparison. It will also revolutionise the global industry by improving cost predictions for infrastructure projects and enabling global comparison of construction project costs.

Honours Awardees

I would also like to take this opportunity to congratulate those members who have been awarded such honours as the GBS, SBS, BBS, JP and Chief Executive's Commendation for Community Service.

A congratulatory message was placed in *Surveyors Times* to thank them for their service and contribution to the community. Please refer to the message for the list of recipient members.

Sr Thomas Ho
President

今年7月，香港慶祝回歸祖國20周年，此乃香港發展的重要里程碑。我很榮幸代表香港測量師學會參與多個官方活動，包括與習近平主席見面及出席歡迎晚宴，欣賞盛大的文藝表演，以及參加大灣區論壇。其他重要活動還包括7月1日的升旗儀式和第五屆香港特別行政區政府就職典禮。我亦有幸與中港兩地的科技界及專業界代表以及中國內地的太空人見面，同時見證盛大的閱兵儀式，並出席中國人民解放軍海軍16艦編隊訪問香港的歡迎儀式。

新一屆特區政府

香港首位女性行政長官林鄭月娥女士與各局局長就職，本人謹此向新一屆特區政府官員致以衷心祝賀。本會重視與政府對話和溝通，更期望未來雙方延續溝通。本會已去函行政長官辦公室，就新特首施政報告反映意見與期望。新任運輸及房屋局局長陳帆建議以安全及衛生的分間單位作為紓緩住屋需要的臨時解決方案，本會歡迎有關建議。

本會於7月20日舉行記者會，發表我們向新政府提出的七項建議，內容涵蓋土地供應、住屋和樓宇事宜，例如成立樓宇維修監管局，以及制訂策略解決長者住屋問題。

積極參與樓宇復修

本會一直關注本港樓宇復修和歷史文物保育情況，並就歷史建築保育公眾參與項目資助計劃向保育歷史建築基金申請一筆200萬元的撥款，資助推行有關私人擁有歷史建築物的維修及保育計劃。我們的建議將包括舉辦工作坊和導賞團，教育公眾和歷史建築物的私人業主，亦歡迎文物之友參加合辦。如獲批撥款，計劃將由2018年1月至2019年12月舉行，歷時24個月。

CEPA 資格互認協議

本會計劃今年推行兩個CEPA資格互認的培訓和考核。為增進雙方交流與合作，本會和中國房地產估價師與房地產經紀人學會，於7月8日及9日在深圳合辦了第三批資格互認培訓和考核。另外，中國建設工程造價管理協會將於8月底與本會合辦第三批資格互認培訓和考核。目前已收到60個合資格的培訓及考核申請，通過後可獲得中國造價工程師的執業資格。

特別會員大會 – 附屬會員會籍

本會於6月20日召開特別會員大會，討論增設附屬會員會籍，加強香港與境外交流測量知識和專業知識，但會議因人數不足而休會。本會於7月20日重新召開特別會員大會，投票結果為315票贊成、311票反對。動議未獲通過。

第21屆PAQS國際會議及與CIQS和CECA加強合作

第21屆亞太區工料測量師協會國際會議 (PAQS Congress) 於7月22至26日假溫哥華舉行。本年大會主題為「綠色發展：新世代」，除了主題演講、為年輕測量師而設的節目、精選口述簡報和展覽外，會議也為業界提供大量交流機會。本人率領由香港測量師學會16位會員組成的代表團出席會議，與來自14個國家和城市的工料測量和工程造價組織的代表會面。各代表分別來自澳洲、中國、日本、加拿大、韓國、新西蘭、馬來西亞、斐濟、汶萊、新加坡、斯里蘭卡、菲律賓、印尼和南非（以觀察員身份出席）。本會前會長梁立基測量師接任亞太區工料測量師協會的新任主席，而工料測量組主席甘家輝測量師則獲委任亞太區工料測量師協會的助理秘書，任期兩年。本會工料測量組理事會成員莊學正測量師獲頒亞太區工料測量師協會的卓越服務獎。在此恭賀三位。

會議期間，本會與加拿大工料測量師學會 (CIQS) 簽訂資格互認協議，取代於2008年6月15日簽訂的原有協議。雙方同意互享專業研究和知識，並在任何符合雙方利益的議題上互相合作，或就雙方共同關注事宜互相協調。本會亦與中國建設工程造價管理協會 (CECA) 簽訂互認補充協議以啟動第三批資格互認培訓及考核。

此外，《國際建設工程計價標準》已於全球各地正式推出。本會於7月24日發放新聞稿，通知所有會員及公眾有關消息。《國際建設工程計價標準》為國際建設成本分類、報告和比較制定嚴謹的基準和框架。有關標準可望改善基建工程的成本預測，建立國際建築工程計價的比較基礎，為全球業界帶來新氣象。

祝賀獲授勳及嘉獎的會員

本人特此祝賀榮獲金紫荊星章、銀紫荊星章、銅紫荊星章、太平紳士和行政長官社區服務獎狀等榮譽的各位會員。

為感謝獲獎會員對社會的服務和貢獻，本會特別於《測量師時代》刊登賀辭。獲獎會員名單請參閱有關賀辭。

會長
何國鈞測量師

The All-Rounder: Sr Dr Tony Leung's multifaceted career

Sr Dr Tony Leung has been a fixture of Hong Kong's property sector for four decades, being involved with a number of landmark developments. Even after enjoying remarkable success in his career, he has never stopped learning, pursuing further studies and self-improvement.

Kit M Yip



Photo: SCMP

“ It does not matter how senior my position is: it is about true loyalty to my clients and my profession. Clients entrust me with the responsibility to manage their properties, and I consider it essential that I go through all structural aspect and the electrical and mechanical equipments installation with building surveyors and engineers for them. ”

Sr Dr Tony Leung, Vice-President of the HKIS, has had a successful career in real estate and surveying, being at the heart of the industry boom over the last four decades. Now Chairman of TL Property Consultants International and Executive Director of Parkland Property Management, and formerly senior management of high-end real estate corporations and surveying firms, Sr Dr Leung has played a key role in milestone projects which mark the development of the city and the region.

Sr Dr Leung seemed destined to be a professional in real estate and surveying from a young age. He grew up in a family which, in the 1970s, rented a unit in a Chinese-style apartment building (*tong lau*) for their own living while renting out extra rooms to subtenants.

Upon graduation in 1976, Sr Dr Leung was at first going to become a banker. With a degree in social science majoring in economics and business administration from Chung Chi College, the Chinese University of Hong Kong, he was one of a handful of graduates chosen to be management trainees at Hong Kong Bank. Within months he was selected, along with two others, to join an Outward Bound, which would usually be followed by an overseas placement and then promotion to management positions in Hong Kong. Unfortunately, he was struck down by appendicitis days before the Outward Bound. By the time he recovered, the general manager who chose him had left the company. Disappointed to have lost his head-start in the banking industry, Sr Dr Leung joined the government's Lands Division, in which most of his colleagues were surveyors. This turning point proved to be crucial in his career as the story unfolded.

It was the late 1970s, an opportune time when the real estate sector was about to boom. It wasn't long before his outstanding performance at the government came to the attention of

management in Hongkong Land, which was just beginning to expand its talent pool to incorporate more local talents. Grasping the opportunity, Sr Dr Leung took the examination of Royal Institution of Chartered Surveyors and then through reciprocal agreement became a HKIS Corporate Member.

Being diligent and capable, Sr Dr Leung soon became one of the key drivers of Hong Kong's real estate industry. Working for major players, including Hongkong Land, Hong Lok Yuen Estate, Hysan Development, Lai Sun Development, Chesterton Petty, Ryoden Development and K Wah, during the golden decades of the 1970s and 1990s, as part of senior management, he was heavily involved in signature projects including trend-setting private residential complexes such as Chi Fu Fa Yuen in Pok Fu Lam, Chi Lok Fa Yuen in Tuen Mun, one of the earliest PSPS, Tsuen Wan Industrial Centre and Luk Yeung Sun Chuen in Tsuen Wan, to name but a few.

As General Manager of Hong Lok Yuen Estate for instance, he was instrumental in developing two of Hong Kong's three most prominent low-rise communities. "Fairview Park in Yuen Long, with 5,000 townhouses/semi-detached houses, and Tai Po Hong Lok Yuen, with 1,000 detached and semi-detached houses, were models of self-contained township in Hong Kong with clubhouse, schools, restaurants and malls," he says.

As Vice-President of Lai Sun during its most prolific years in the late 1980s, Leung was pivotal in the development of commercial complexes such as Cheung Sha Wan Plaza and Causeway Bay Plaza phases 1 and 2.

In tune with Hong Kong people's interest in Canada and other English-speaking countries, Sr Dr Leung also targeted opportunities overseas. He was instrumental in Lai Sun's

MEET THE SURVEYOR

“ Profits are not the most important thing. Young people: know your bottom lines and avoid going with the flow. Reach out and learn about the world. ”

acquisition of a 50 per cent stake in Canada's Delta Hotel chain. And during his time living in Canada in the early 1990s, he contributed to the local real estate market by helping to build townhouses / detached houses in the busy hub of Toronto.

After decades in senior management of major real estate companies, he became an entrepreneur in 1994, founding T L Property in Hong Kong. Thereafter, he was the operator of one of Hong Kong's three largest real estate agencies, New L&D Associates, which was known not only for its size but for the gimmick of offering Rolls-Royce rides to its clients. Two decades on, T L Property, including Parkland Property Management Ltd, is now a group with around 1,000 employees, handling 6 million square feet of property in Hong Kong, Shanghai and Guangzhou. Aside from development, property and hotel management, town planning and valuation, Leung also oversees investment deals - along with his son, who is a surveyor and an accountant.

Interestingly, Sr Dr Leung took further studies in surveying when he was already highly successful. “When I attended classes for Polytechnic University's master's in international real estate in the 2000s, the lecturer Dr Peter K S Pun, HKSAR government's former Director of Planning, asked jokingly why I was sitting in the students' row,” he recalled. While having a busy career, he enjoyed and attended every class, ultimately becoming the only student to graduate with distinction. He later went on to acquire a PhD in business administration. More than a decade ago, he joined the HKIS as a council member of the Planning and Development Division, and later became the division's Chairman before becoming HKIS Vice-President today.

Sr Dr Leung finds surveying a promising industry. “Property development is one of Hong Kong's economic pillars, whereas land supply and elderly housing are some of our most pressing issues.”

“I have no regrets about becoming a surveyor; in fact there is always an urge in me to go on site visits. It does not matter how senior my position is: it is about true loyalty to my clients and my profession. Clients entrust me with the responsibility to manage their properties, and I consider it essential that I go through all structural aspect and the electrical and mechanical equipments installation with building surveyors and engineers for them,” he continues.

He also cleaves to a devout ethical worldview. “I all the time uphold my professionalism and do my work with integrity.”

Sitting in on the meetings of Young Surveyors Group at the HKIS, he thinks there are good prospects for the new generation in Hong Kong, with the hinterland of mainland China and especially in the neighbouring Great Pearl River Delta. By the same token, he has strong faith in young surveyors, seeing them as talented people with vision. It would be even better if they participate, communicate and express more about their professional insights.

Sr Dr Leung's public services range from serving government committees on land, housing and planning, to roles in top institutions including the Hong Kong Polytechnic University, the Chinese University of Hong Kong, Shanghai Jiaotong University, Macau University of Science and Technology and the University of South Queensland.

“Profits are not the most important thing. Young people: know your bottom lines and avoid going with the flow. Reach out and learn about the world,” says the seasoned surveyor and real-estate professional who enjoys meeting young people to exchange views and experience.

The article is published courtesy of Classified Post.

「不論我是否身居要職，我都想盡心服務客戶，發揮自己的專業，這些才最重要。客戶委託我管理物業，我必須細心連同建築測量師及工程師審視所有結構及機電設備安裝。」

全能發展： 梁家棟博士測量師 的多方位職業

梁家棟博士測量師投身香港物業發展 40 年，參與眾多大型建築項目，成就有目共睹，而他多年來更是孜孜不倦，持續進修和裝備自己。

Kit M Yip

香港測量師學會副會長梁家棟博士測量師成功在房地產和測量界建立自己的事業，也見證了業界在過去 40 年的興旺發展。梁家棟現為置業行房地產顧問國際有限公司董事長、柏齡物業管理有限公司執行董事，並曾任職多家頂尖房地產開發公司及測量行的管理高層，他亦參與過多項香港和區內的重要大型項目。

梁家棟自小和房地產和測量專業結下不解緣。1970 年代，他隨家人租住唐樓單位，他們一家還把多出的房間分租予其他住客。

1976 年畢業後，梁家棟投身銀行界。一個香港中文大學崇基書院社會科學學士學位（主修經濟及工商管理），賦予他加入香港匯豐銀行擔任管理見習生的門券，當時只有少數畢業生有此機會。數月後，他與另外兩位同事被選中參與外展訓練活動。按照慣例，完成外展訓練活動的學員會被派駐海外，回港後再獲安排晉升管理職位。就在外展訓練活動舉行的前幾天，梁家棟得了盲腸炎。待他康復後，當時提名他參加活動的總經理已經離職。在銀行界出師不利，心灰意冷的梁家棟轉而入香港政府地政署，大部分同事都是測量師。這次轉職成為梁家棟事業發展的轉捩點。

及至 1970 年代末，香港房地產急速發展。梁家棟在政府工作表現優秀，引起香港置地管理層的注意。當時香港置地正積極吸納更多本地人才。梁家棟把握機會，報考英國皇家特許測量師學會，及後成為香港測量師學會的正式會員。

梁家棟勤奮能幹，很快便成為香港房地產界的領軍人物。1970 至 1990 年代被視為香港房地產的「黃金二十年」，梁家棟把握種種機遇，先後效力多家龍頭企業，包括香港置地、康樂園地產、希慎興業、麗新發展、卓德、菱電發展有限公司及嘉華集團，以高級管理層身份參與多個重點項目，當中不乏有名的私人住宅屋苑，好像薄扶林的置富花園、第一代私人參建居屋屋苑屯門置樂花園、荃灣的荃灣工業中心及綠楊新邨等。

出任康樂園地產總經理期間，梁家棟主導開發本港三大低密度住宅區的其中兩個。他表示：「元朗錦繡花園一共興建了 5,000 間半獨立 / 連排洋房，而大埔康樂園則由 1,000 間獨立屋和半獨立屋組成，集合住客會所、學校、食肆和商場等設施，開創本港住宅社區的先河。」

梁家棟在 1980 年代後期擔任麗新集團副總裁，見證集團發展最蓬勃的時期，而他在發展長沙灣廣場和銅鑼灣廣場一期和二期等商業綜合大樓項目上亦發揮了重要作用。

「賺錢不是最重要的事。年輕人應認清自己的底線，不要隨波逐流。走出去，多認識這個世界吧。」

眼見港人有興趣在加拿大和其他英語國家置業，梁家棟亦將目光投放到海外市場。他努力促成麗新收購加拿大 Delta 連鎖酒店 50% 股權。梁家棟 1990 年代初曾在加拿大生活，期間參與推動在多倫多市中心興建獨立洋房的項目，為當地房地產市場作出貢獻。

在多家大型物業公司累積豐富的管理經驗後，梁家棟於 1994 年在香港創辦了置業行。其後更成功收購當時本港三大地產代理商之一的新利達行。當時置業行不僅規模龐大，更以勞斯萊斯接送客戶，做法新穎有綽頭。二十年後，置業行（包括柏齡物業管理有限公司）已成為員工人數近 1,000 人的大型集團，在香港、上海和廣州經營的物業總樓面面積達 600 萬平方呎。除了開發、物業和酒店管理、城市規劃和估值，梁家棟與同樣是測量師兼會計師的兒子還會合力監督投資項目。

梁家棟在業界地位舉足輕重，但他仍在進修測量學。他憶述指：「當我於 2000 年代修讀香港理工大學的國際房地產碩士學位課程時，香港規劃署前署長潘國城博士是其中一位講師。他曾打趣問我為什麼坐到同學那邊去。」雖然工作繁忙，他卻很享受每一課，最後更成為唯一一位以優異成績畢業的學生。其後他繼續進修工商管理博士學位課程。十多年前，梁家棟以規劃及發展組理事會成員身份加入香港測量師學會，其後成為該組主席，現為香港測量師學會的副會長。

梁家棟對測量業前景很樂觀。他說：「物業發展是香港一大經濟支柱，土地供應和興建長者房屋都是目前最迫切的問題。」

他續指：「我從未後悔成為一位測量師。事實上，我經常都想到工地實地視察。不論我是否身居要職，我都想盡心服務客戶，發揮自己的專業，這些才是最重要。客戶委託我管理物業，我必須細心連同建築測量師及工程師審視所有結構和機電設備配套。」

他堅持自己的道德及專業底線。「我一直堅守我的專業精神，並以誠信行事，以克己復禮為依歸。」

梁家棟亦有參與青年組之會議，他認為香港背靠中國內地，加上位處大珠江三角洲，新一代將有很好的前景。他同樣對年輕測量師充滿信心，認為他們是有遠見的人才。梁家棟鼓勵年輕一代參與業界事務、多與業界人士溝通交流，以及勇於表達自己的專業意見。

梁家棟積極參與公共事務，兼任政府多個與土地、房屋和規劃相關的委員會成員，亦服務多家頂尖學府，包括香港理工大學、香港中文大學、上海交通大學、澳門科技大學及南昆士蘭大學。

既是一位經驗豐富的測量師，又熟識房地產發展，梁家棟喜歡接觸年輕人，與他們交流意見及分享心得。他說：「賺錢不是最重要的事。年輕人應認清自己的底線，不要隨波逐流。走出去，多認識這個世界吧。」

本文由《Classified Post》撰文。



相片提供：SCMP

北京代表处简讯

有关内地会员会费的缴纳方式

从 2017 年起，香港测量师学会内地会员的会费缴纳方式有所改变，从之前的香港和北京两地收缴改变为北京代表处统一收缴。再次提醒一些还未缴纳今年会费的会员请尽快缴纳。以下为北京代表处的银行帐号：

账户名称：**香港测量师学会服务有限公司
北京代表处
Surveyors Services Limited
Beijing Office**

开户银行：交通银行北京西直门支行
 账户号码：110061640018010020920
 开银行代码：301100000275

会员请将需缴纳的年费（港币），按当天汇率兑换为人民币，存入以上账户，汇款时备注会员号及会员姓名，把存款记录及年费通知书一并交回学会北京代表处（传真：86-10 8219 1050 或电邮：info-bjo@hkis.org.hk）。

有关会费的变化

有会员收到会费通知单时疑惑账单的金额是否有出入，自己没有欠费，但是为什么今年账单上的金额增加了？

香港测量师学会于 2016 年 9 月 19 日的会员特别大会上商议决定：从 2017 年起，会员的会费将小幅度调整，内地会员每年的会费从之前的 895 港币 / 每年调整为 985 港币 / 每年。

有关滞纳金

学会每年的会费收缴工作会从 3 月末开始，会员们会陆续收到学会发送的电子邮件或是纸质版信件的会费通知单，按照学会正常的缴费日期是在当年的 6 月 30 日之前，如在 6 月 30 日之后缴费就要缴纳滞纳金，这也就是为什么账单上会有两个不同的金额。如图所示：6 月 30 日之前缴纳 985 港币，6 月 30 日之后缴纳 1185 港币。（注：个别会员的应缴会费金额可能因以往的欠缴 / 多缴情况而有所不同。）

Amount payable on or before 30 June 2017	Amount payable after 30 June 2017
0	0
1970	2170
-985	-985
<u>HK\$985</u>	<u>HK\$1185</u>

CALENDAR OF EVENTS

Date	Event	Organiser	Location
2017			
AUG	01 HKIS Scholarship Presentation Ceremony 24 HKIS Executive Committee Meeting	HKIS HKIS	Board Room, HKIS SLC, HKIS
SEP	09 HKIS Annual Conference 16 Planning & Development Division Annual Conference 28 HKIS General Council Meeting 28 HKIS Executive Committee Meeting	HKIS PDD HKIS HKIS	JW Marriott Hong Kong Royal Plaza Hotel Board Room, HKIS Board Room, HKIS
OCT	14 Building Surveyors Conference 26 HKIS Executive Committee Meeting	BSD HKIS	Crowne Plaza Hong Kong Kowloon East Board Room, HKIS
NOV	14 HKIS Annual Dinner 18 International QS BIM Conference 2017 Hong Kong 23 HKIS General Council Meeting 23 HKIS Executive Committee Meeting	HKIS QSD HKIS HKIS	Grand Hyatt Regal Hong Kong Hotel Board Room, HKIS Board Room, HKIS
DEC	08 HKIS Annual General Meeting	HKIS	SLC, HKIS

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

HKIS Members Honoured by the HKSAR Government

Our sincere congratulations go to the following members who were recently honoured or appointed Justices of the Peace by the HKSAR Government in recognition of their significant contributions and dedicated public and community service to Hong Kong.

Gold Bauhinia Star (GBS) 金紫荊星章



Sr LAU Ping Cheung, SBS, JP
1996/97 HKIS President
Quantity Surveying Division

Silver Bauhinia Star (SBS) 銀紫荊星章



Sr CHAN Ka Kui, BBS, JP
Quantity Surveying Division

Sr HUI Siu Wai, JP
Building Surveying Division

Sr SO Hing Woh Victor, JP
General Practice Division

Bronze Bauhinia Star (BBS) 銅紫荊星章



Sr LEE Kwok Wing Albert, JP
Quantity Surveying Division

Sr LAM Yun Tong Jeff
General Practice Division

Chief Executive's Commendation for Community Service 行政長官社區服務獎狀



Sr TSUI Siu Lung
Building Surveying Division and
Property and Facility Management Division

Justice of the Peace (JP) 太平紳士

Appointed under section 3(1)(a) of the Justices of the Peace Ordinance with effect from 30 June 2017

Sr LEUNG Kin Wah
Land Surveying Division

Sr JIM Yuen Shan Sandy
General Practice Division

Sr SIU Ka Yin, Kevin
General Practice Division

HKIS EGM on Proposed Affiliate Membership

An Extraordinary General Meeting (EGM) for the voting on resolutions in respect of the proposed establishment of Affiliate Membership was adjourned on 20 June 2017 because of insufficient quorum.

At the reconvened EGM held on 20 July 2017, the two resolutions were put to the vote of Corporate Members. The results were as follows:-

Resolutions	Number of votes (%)		Total number of votes*
	For	Against	
Resolution 1 In respect of Affiliate Membership	315 (50.3%)	311 (49.7%)	626
Resolution 2 In respect of the Annual Subscription and Application Fee for the newly created Affiliate Membership	322 (51.4%)	304 (48.6%)	626

*Including 611 by proxy and 15 voting in person

Resolution 1 was not carried as it received affirmative votes of less than the three-fourths majority required for changing the provisions under the HKIS Constitution and Bye-Laws in connection with the Affiliate Membership.

Although Resolution 2 was carried by a majority vote of more than 50%, the proposed fees would not come into effect since it is dependent on the passing of Resolution 1. The result of the voting would be put on record.

For full details of the resolutions, please visit the HKIS website at www.hkis.org.hk.



Press Conference on HKIS's 7 Key Suggestions to the New HKSAR Government on Land, Housing and Building Policies

The HKIS held a press conference on 20 July at HKIS Surveyors Learning Centre to deliver the HKIS's 7 key suggestions to the new HKSAR Government on land, housing and building policies. President Sr Thomas Ho, Immediate Past President and Chairman of Land Policy Panel Sr C K Lau, Past President and Building Policy Panel Chairman Sr Vincent Ho, Housing Policy Panel Chairman Sr C K Chan hosted the press conference and answered questions raised by the press.

The 7 key suggestions to review the current situation in Hong Kong include:

1. To Facilitate Private Sector's Participation in Land Supply
2. To Review Definitions of "Industrial Use" under Land Grants
3. To Relocate Brownfield Sites
4. To Reconstruct the Housing Ladder
5. To Formulate Policies for Elderly-Friendly Housing
6. To Set up Building Repair & Maintenance Works Authority
7. To Improve Safety and Environment of Sub-divided Units

The press conference received overwhelming coverage in the media with 36 reporters from 24 media outlets in attendance. There were 50 news coverage on digital, print and online media in total. Full coverage and press release are available at the HKIS website.



- 1 Immediate Past President and Chairman of Land Policy Panel Sr C K Lau
- 2 Housing Policy Panel Chairman Sr C K Chan
- 3 President Sr Thomas Ho
- 4 Past President and Building Policy Panel Chairman Sr Vincent Ho
- 5 President Sr Thomas Ho (L2), Immediate Past President and Chairman of Land Policy Panel Sr C K Lau (L3), Past President and Building Policy Panel Chairman Sr Vincent Ho (L1), Housing Policy Panel Chairman Sr C K Chan (R1) hosted the press conference
- 6 The press conference attracted overwhelming interest from the media

ANNOUNCEMENT

The HKIS congratulates Sr Francis Leung Lap-ki, Past President (2008-2009) on commencing his Chairmanship (2017-2019) of the Pacific Association of Quantity Surveyors on 25 July 2017 at the Westin Bayshore in Vancouver, Canada.

Interim Reports from HKIS Committees/ Forums/Policy Panels/ Working Groups



Administration Committee

Chairman: Sr Dr Lesly Lam

The Administration Committee was formed to monitor, report, and advise on the effectiveness and efficiency of the HKIS Secretariat's operations. Its other tasks include inquiring into and advising on the updating of various office operational policies and procedures that include, but are not limited to, human resource and operations management and office accommodations. It also investigates complaints on matters related to office administration and recommends corrective and preventative actions.

The Committee held its last meeting on 4 July, during which it discussed the current utilisation of the HKIS Library and proposed reallocating space, so as to attain a more comfortable area for meetings. It also recommended some environmentally-friendly measures for the HKIS and divisional council meetings.



BIM Committee

Chairman: Sr Y Y Yip

The Building Information Modelling (BIM) Committee has been set up and comprises representatives of the HKIS's various divisions to promote the uses of BIM in the surveying profession and to document and publish (when possible) some of the best BIM practices related to surveying.

In the 2017 Policy Address, the Committee highlighted the benefits of adopting BIM to avoid changing the construction process for as long as possible, thereby reducing risk and giving more clarity to costs during the various stages of a project. Also, the Government will require consultants and contractors to use this modelling technology when they undertake designs of major government capital works projects starting in 2018.

BIM is becoming widely adopted in the construction industry and its application in the surveying profession still has room for improvement. Therefore, the BIM committee has an action plan to:

1. set up a useful tool kit for members;
2. arrange a CPD/sharing session to promote BIM to all surveying specialties; and
3. explore the Chief Executive's Policy address to determine how to refine BIM in surveying.

The first CPD, "BIM: Experience-Sharing – the Road to Using BIM as a Business," was held on 12 July. Over 100 members from the HKIS's different divisions attended this event and got to know how surveyors use BIM to develop their own business and the importance of determining the value of BIM. It is our wish that this first sharing session will inspire its participants to think about the value of BIM to their own work.

Meanwhile, we will set up a forum in the Member's Area on the Institute's website to keep members updated on useful BIM-related information. Members are welcome to share their experiences there.





Building Policy Panel

Chairman: Sr Vincent Ho, JP

The Building Policy Panel is tasked with coordinating and consolidating the expertise of HKIS members to provide professional input in respect of the government's building-related government policies and practices for Hong Kong's long term development.

The Building Policy Panel (hereafter the Panel) has identified several government policies that would warrant some fine-tuning and reviews including GFA calculations for car parks, heritage building conservation and adaptive reuse, ageing buildings improvement and conversion, and overall building maintenance policies for both private buildings and public housing. The Panel will initiate discussions on areas of improvement to the respective policy regime.

Proof of Ownership on Building Plan Submissions

Many practitioners and members have experienced difficulties when observing the Building Authority's policy on proof-of-ownership when it comes to building plan applications for approval since its announcement in October 2011. On behalf of the HKIS President, the Panel wrote to the government in May to request a review of this policy with a view to minimising delays in the approval process and shortening the development period for many housing projects.

The Development Bureau recently replied to us, but reiterated the need for the Building Authority (BA) to seek particulars, proof of ownership, or realistic prospects of controlling a site in this respect. Meanwhile, the BA circulated a letter on 29 June to provide a few examples of the types of information needed from applicants in order for their plans to be approved. Among

these was a demonstration of an applicant's ability to control a site.

Press Conference on Proposals to the Government

The Panel is also mindful of the importance of cultivating a healthy maintenance and repair works market in order to encourage more competent and disciplined building professionals and contractors to provide repair services to building owners who need them. I represented the Panel as a speaker during the Institute's press conference on 20 July, which reiterated the Institute's recommendation to set up a Building Maintenance and Repair Authority to regulate Hong Kong's building repair market.

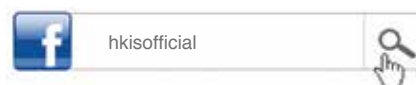
The appalling safety and hygienic conditions of many sub-divided units (SDUs) is another great concern for society, as well as for the Institute. As a follow-up to the Institute's repeat calls to find ways to improve the safety and health of SDUs and a response to the new government's initiatives to tackle the SDU problem, I also briefed the media on our proposal to formulate a set of transitional SDU safety and health requirements to guide the necessary improvement works, while also preserving a reasonable supply of small housing units to meet societal needs in the interim.

Members may read the full proposals suggested to the government for further details.

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

www.facebook.com/hkisofficial

Join us and click the 'like' button now!





Community and Charity Services Committee

Chairman: Sr Kenny Chan

The Committee was formed in 2007 with the aim of promoting and encouraging members to volunteer their services to the community. It coordinates the nomination of the HKIS for the “Caring Organisation Award,” which is administered by The Hong Kong Council of Social Service.

Conferment of the “10 Years-Plus” Caring Organisation Logo

The HKIS has been awarded the “10 Years-Plus” Caring Organisation Logo in recognition of its commitment to the community and concern for its employees and the environment over the past decade.



Community Services Programme for HKIS Members

Project SPARKLE 2017-18

Following the success of Project SPARKLE (Supporting Preteen Access to Resource, Knowledge, Love and Education) in recent years, the Committee jointly implemented its mentorship programme at the TWGH's Jockey Club Tin Shui Wai Integrated Services Centre again in 2017. First launched in 2010, Project SPARKLE is a mentorship programme that aims to create a harmonious and healthy environment to facilitate the development of children who live in Tin Shui Wai.



The Committee already organised an induction event on 26 February, Exo Tour in Tai O on 23 April, and 有營過暑假 on 16 July. Future activities have been arranged for 26-27 August, 15 October, and 10 December 2017. The events under Project SPARKLE 2017-18 are all initialised and implemented by individual mentor groups.



Growing Partners II: Child Development Fund (Batch 6: 2017-2020)

結伴再成長 - 兒童發展基金計劃 (第六批計劃 : 2017-2020)

The Boys' & Girls' Clubs Association (BGCA, 香港小童群益會) has launched the Growing Partner II – Child Development Fund Programme for Shatin and Kwun Tong Districts for 2017-2020. Supported by the Government's Labour and Welfare Bureau, the programme intends to support 200 children aged 10-16 from low-income families to help them develop the right attitude, social networks, and personal experiences, so as to be able to garner the right kind of help during the critical stages of their lives. Under the guidance of mentors, the children could explore the world, as well as plan and achieve their life and career goals. Ten HKIS members have participated in the programme, while Sr Billy Wong was elected Chairman of its Advisory Committee.



Apart from the long-term service programme, the Committee also explores and arranges ad hoc community service opportunities for members.

農樂融融體驗日營

Jointly organised by the Hong Kong Society for the Deaf, the Committee arranged a day camp at Our Hands Farm (一對手農舍) on 2 April. About 15 volunteer members led some hearing-impaired children to experience camp life.



On 24 June, an appreciation certificate was presented to the HKIS during the 聯合畢業典禮暨家長資源中心成立25週年慶典 for its contributions and services.

Other Volunteer Opportunities

Links to the “Volunteer Movement” and “Volunteer Link” have been added to the Charity Page on the HKIS website to assist members who seek interesting and suitable volunteer opportunities.





Dispute Resolution Committee

Chairman: Sr Daniel Ho

The Dispute Resolution Committee (DRC) currently has 16 representatives from all six Divisions and YSG. Up to July, the DRC had carried out the following key activities:

- Conducted meetings to discuss the appointment of mediators and arbitrators, along with various relevant matters.
- Handled two applications for appointing an arbitrator and one application for appointing a mediator.
- Considered setting up a Panel of Adjudicators for those members who passed the HKIS Adjudication Examination in July 2016. A panel of HKIS adjudicators will be formed, in accordance with the provisions of SOP and the HKIS Standard Form of Building Contract, as a nominating body. Hence, the panel will not be in place until the Security of Payment Ordinance is enacted.
- Prepared the implementation of the mediation pro-bono scheme.

工程學科

ENGINEERING
YOUR FUTURE
工程 創未來



Programmes under Engineering Training Subsidy Scheme (ETSS)*

Professional Certificate in Quantity Surveying Practice (EG424113P)

Duration: 96 hours
Course Fee: \$12,950

Diploma in Land Surveying (EG423104P)

Duration: 202 hours
Course Fee: \$18,500

Professional Certificate in Building Diagnosis and Inspection (EG424109P)

Duration: 105 hours
Course Fee: \$12,700

*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



Editorial Board

Chairman: Sr Tony Chan

The Editorial Board reports to the General Council and its members comprise representatives from the six Divisions and Young Surveyors Group. The Board's primary role is to oversee the production of the Institute's publications including, but not limited to, the monthly newsletter, *Surveyors Times*, and the *HKIS Directory & Annual Report*.

The Board will continue to enrich its content with more topical and informative stories on professional and/or social issues that are related to surveying and the Institute's latest developments. New columns such as "Meet the Surveyor," which introduces the HKIS President and Vice-presidents to members, and "Sight Line," which discusses court decisions that have an impact on the work of surveyors, were launched in 2017. The revival of the Members' Corner column has received positive response. Members are encouraged to contribute more articles to share their views on current topics and future trends, the implications of new technologies and recent court decisions, the highlights of the new practice notes, etc. For enquiries and to make a submission, please e-mail: steditor@hkis.org.hk.

Cover Stories in the first six months of 2017:

Jan-17	Making progress: 2017 Policy Address review
Feb-17	Hong Kong prepares to go underground
Mar-17	Raising property management professionalism
Apr-17	Hong Kong 2030+ to herald a more liveable, more dynamic city
May-17	Refashioning housing for an ageing populace
Jun-17	New valuation standards to facilitate Hong Kong surveyors' work



Government Departments Liaison Committee

Chairman: Sr Thomas Ho

The Committee was formed in 2017 with the aim of maintaining closer relationships and dialogue with various government bureaux and departments. Lunch meetings with the Secretaries for Transport and Housing and Development, along with the Chairman of the Urban Renewal Authority, were arranged on 6 June, 13 June, and 6 July, respectively. Casual drinks gathering with Director of Buildings and Director of Plannings and their senior officials are scheduled on 11 and 16 August. Other casual gatherings with government departments will be arranged during the second half of 2017.



1. Meeting with Secretary for Transport and Housing on 6 June
2. Meeting with Secretary for Development on 13 June
3. Meeting with Chairman of the Urban Renewal Authority on 6 July



HKIS Annual Conference 2017 Organising Committee

Chairman: Sr Dr Tony Leung

The HKIS Annual Conference is a significant event for our surveyors and provides a unique platform for real estate and construction professionals and industry stakeholders to exchange views.

The conference for this year will be held on 9 September 2017 at JW Marriott HK. The conference theme is “Golden Opportunities in the Ageing Community and Built Environment”. The conference will explore and present golden opportunities for companies in the property sector and beyond – from building rehabilitation and urban renewal to the construction of community facilities.

We have many well-accomplished presenters from a variety of academic, government, and private sector professions offering diverse perspectives from both local markets and abroad. We are pleased to welcome Ms Elaine Tan, Director of Strategic Research (R&D), the Urban Redevelopment Authority Singapore, as one of our speakers. Ms Tan’s expertise is in analysing the impact of the built environment on the elderly to improve liveability, activity, and interaction from a broader master-planning level. Her experience in directing key research programmes and securing funding and support from organisations has been a catalyst for innovation and collaboration among government, industry, and academic stakeholders in Singapore.

The organising committee and Conference Secretariat are working hard to solicit sponsors and prepare the conference booklet. Please mark down this significant date and join us to share your views with the speakers and fellow audience members. For more details, please refer to the promotional flyer.



HKIS Annual Dinner 2017 Organising Committee

Chairman: Sr Dr Tony Leung

The HKIS Annual Dinner is one of the Institute’s most significant annual events for surveyors, professionals, practitioners, and government officials to network and share their views and visions for improving the surveying profession and construction industry. This year, it will be held on 14 November in the Grand Ballroom of the Grand Hyatt Hong Kong. The HKIS always encourages members to develop their own interests. It is currently recruiting members who play musical instruments. So come show us your musical talent! Please contact our Corporate Communications Department for more details if you are interested in exhibiting it in our event.

The organising committee and Dinner Secretariat are working hard to solicit sponsors, prepare event booklets, and organise the dinner programme. Please mark down this important date and join us for a memorable and enjoyable evening.



HKIS/RICS Liaison Committee

Chairman: Sr C K Lau

The HKIS/RICS Liaison Committee aims to foster a better relationship between the HKIS and RICS by encouraging regular dialogue between the two institutes. The Committee has 13 members (including the Chairman) from the six divisions and the Young Surveyors Group. It met on 14 March and discussed collaboration with the RICS, including holding joint conferences and joint publications.

The LSD held an informal meeting with the RICS in January and proposed a reciprocity agreement. The HKIS awaits the RICS's formal response.

The GPD is reviewing the possibility of mutual recognition with RICS. The "Report on the Results of the Questionnaire to GPD Members Relating to the Proposed Memorandum on the Mutual Recognition of Membership (MMRM) between the GPD and its RICS Counterpart" was announced in March and the questionnaire was conducted in December 2016. A formal meeting was held between the RICS and GPD HKIS/RICS Working Group on 29 June.



Housing Policy Panel

Chairman: Sr C K Chan

The Panel continued to focus on preparing a paper on Hong Kong's elderly housing policy. The main content of the paper has been finalised with the following proposals:

1. NGOs and private developers should be encouraged to develop an elderly housing scheme with appropriate incentives and land premium policies.
2. Private housing should adopt elderly-friendly designs, which can be achieved by:
 - (i) imposing suitable requirements in their land sale conditions and;
 - (ii) offering conditional incentives for redevelopment schemes like those for green buildings.
3. The Hong Kong Planning Standards and Guidelines should start a new chapter on elderly housing and ancillary facilities provision.

The paper will contain financial models and elderly-friendly design illustrations and should be released soon.

In view of the skyrocketing price of private housing, the Panel also analysed the mortgage repayment affordability of the sector with household income at least on par with the Home Ownership Scheme limits. As the new Chief Executive announced that she will introduce a subsidised housing scheme for younger buyers, the Panel announced its intent to comment on the scheme with reference to the above-mentioned analysis in due course.

The Panel also discussed ways to increase housing supply without sourcing new land, such as converting existing non-domestic buildings for residential use and pushing for new legislation.

The Panel will continue to explore ways to relieve Hong Kong's acute housing problem and make feasible suggestions to the government in the future.

Thunder Bowl (雷霆保齡)

VENUE First basement B-1, Site 8 Whampoa Garden, Hunghom, Kowloon
九龍紅磡黃埔花園八期美食坊地庫B-1
Code No. HKIS/S/201710

Jointly organised by the Members' Welfare Committee and the Sports & Recreation Committee

HKIS Bowling Fun Day 2017

Prize: Champion, 1st runner-up and 2nd runner-up for each game; and the highest score of male and female player

TIME **10:00-13:00**
Registration: 09:45

DATE

8 October 2017 (Sunday)

QUOTA

80 On a first-come-first-served basis with payment

FEE

HK\$100 FOR HKIS MEMBERS ONLY
Including 2 games, hiring of bowling shoes, insurance

REGISTRATION

To register, please fill in the **CPD Standard Reservation Form and Declaration Form** and return together with your payment to the HKIS by Friday, 29 September 2017.
For enquiries, please contact Ms Donna Yu at 2526 3679.

Remark: This event is NOT eligible for CPD and PQSL hours



IT Committee

Chairman: Sr Joseph Chong

Terms of Reference:

- To advise on matters relating to the IT requirements of the HKIS, including plans for improvement works and capital expenditures.
- To oversee the development and maintenance of the HKIS website.

In the last six months, the IT committee has held monthly meetings to review draft layouts prepared by the appointed vendor. The preliminary layouts of the website are shown below for your reference (subject to minor changes).



Divisional Web Page

According to the latest programme submitted by the vendor, the full website's final version and User Acceptance Test will be completed by the end of October 2017. The website will be launched officially by the end of 2017.



Website Main Page

The new website will provide a refreshed look and feel, along with enhanced CPD registration service to members.



Land Boundary Committee

Chairman: Sr S C Leung

The Committee proceeded with its plan of urging the Government to amend the Land Survey Ordinance and attempt improvement measures on related boundary issues. To start the groundbreaking exercise, the HKIS's Immediate Past President, Sr C K Lau, met the (former) Director of Lands to discuss amending the Land Survey Ordinance. It transpired that, in view of the prevailing political atmosphere, the Director was not optimistic about any move in this direction.

The Committee then sought alternative approaches by contacting the Deputy Director for Mapping and Surveying to see if the Surveying Authority could introduce administrative measures to endorse land boundary plans prepared by authorised land surveyors in accordance with the stipulated requirements. This approach again proved to be a dead end, as the Surveying Authority declared that without any legal support, such administrative measures would be impossible.

Meanwhile, the Building Authority reviewed its job of approving building plans and came up with a new set of Practical Notes for the Authorised Persons to ensure that their submitted plans would contain reliable land boundary data certified by authorised land surveyors. We took this requirement of the land boundary definition as a related case to discuss it with the Surveying Authority again. However, the Surveying Authority maintained its stance of not endorsing any action. Upon our revealing this non-committal attitude of the Surveying Authority to the Building Authority, the latter expressed that seeking the support of the Surveying Authority was outside its purview. Hence, things are back to square one.

Up to this stage, we perceived that further discussion with the Government at the departmental level would be a waste of effort. We will consider new approaches to the land boundary problem and likely engage the Government's higher levels concerning it. Irrespectively, we view that our scope of work should basically concern the academic and professional aspects of the boundary problem rather than a specific technical item such as the said Practical Notes. We shall leave this issue of the Practical Notes to Authorised Land Surveyors, who knowingly formed their own group to continue the pursuit in whatever way they deem appropriate.



Land Policy Panel

Chairman: Sr C K Lau

The Land Policy Panel monitors the government's actions/plans concerning land supply and land use policies. The panel further makes recommendations to the HKIS regarding the relevant consultations organised by the government and other actions including research studies and published reports.

The Panel has 17 members (including the Chairman) from the six divisions and the Young Surveyors Group. A committee meeting was held on 28 February.

Along with the Housing Policy Panel, the Panel arranged a study of the town planning application system. The study aimed to find ways to advise the government on how to expedite the town planning process, so as to boost land supply. The study analysed over 1,400 applications between 2013 and 2015. The study's results, together with six recommendations, were announced during a press conference in February.

In March, Sr Tony Chan represented the Panel and HKIS at a Legislative Council meeting on the Hong Kong 2030+ Planning Study. The Panel believes that a study of Hong Kong's strategic growth areas is essential for its long term land supply.

In May, Panel representatives attended a meeting with Lands Department officials to discuss the government's lease extension arrangement. Comments, including the extension of leases through legislation for those leases expiring in 2047, were subsequently submitted to the Lands Department.

In June, the Panel convened a forum to discuss the development of the peripheries of country parks. A submission that includes comments gathered during the forum will be submitted to the government.



Mainland Affairs Committee

Chairman: Sr Stephen Lai

The Mainland Affairs Committee was formed to consolidate every Division's requests on CEPA-related issues before raising them with the relevant Hong Kong and Mainland government bodies or officials and to push each Division to establish and maintain closer dialogue with its Mainland counterpart. The Committee also explores collaborative opportunities with Mainland institutes and universities. It held meetings on 28 March and 17 July.

Mainland Forums

One of the Committee's main duties is to promote the surveying profession and enhance the HKIS's image in China. This year, the HKIS appointed the following members as Chairmen and Vice Chairmen of the Mainland Forums.

Forum	Chairman	Vice Chairman
Beijing Forum	Sr YL Wu	Sr Alice Law
Shanghai Forum	Sr Iris Lee	Sr Martin Leung
Guangzhou Forum	Sr Paul Cheung	Sr Edgar Lee

The Forums will arrange different kinds of CPD events and gatherings to enhance the HKIS's relationship with its members, who may refer to individual reports on the Mainland Forums hereafter.

Visit to Beijing

The Committee has arranged annual visits to Beijing since 2011 to maintain closer dialogue with the relevant Mainland ministries and counterparts. The 2017 visit is scheduled for early November.

Establishment of Mainland Membership

In 2014, the HKIS Executive Committee supported the proposal to establish a new category of Mainland membership. A Task Force under the Mainland Affairs Committee was set up to further study this proposal. The Task Force recommended to the HKIS General Council the creation of a new category of "Affiliates" to attract mid-level managers in established and upcoming building and real estate industries to major Mainland cities. A Members' Forum was held on 24 May. An Extraordinary General Meeting (EGM) on Proposed Affiliate Membership, which was scheduled for 20 June, was adjourned to 20 July, as the required quorum was not present. At the adjourned EGM, the resolutions on the proposed amendments to the HKIS Constitution and Bye-laws were not passed.

Belt and Road Initiatives

A task force was set up to study the ways to support and encourage HKIS members and member companies to participate in Belt and Road projects. The three Mainland forums will maintain closer liaisons with the relevant Mainland authorities (among them the Department of Housing and Urban-Rural Department of Guangdong Province) to promote surveying services in Belt and Road countries.



北京议会

主席：胡煜琳测量师

自 2013 年成立以来，北京议会每年都会为在京工作的会员举办与地产、测量、资产、设施及物业管理行业相关的专业讲座、项目参观和聚会活动。今年也同以往一样，北京议会开展了一系列活动，为在京工作的测量师会员及业界朋友提供了一个提升会员专业知识、增进彼此交流的平台。

港人在京新春拜年

2017 年 2 月 15 日，本人与多名在京工作的香港测量师学会会员应香港特区政府驻京办邀请一起出席了港人在京新春拜年活动。本次活动不仅增进了测量师们与驻京办的联系与沟通，也在会员们与香港政府间搭建了无可替代的互动平台。



《项目融资项目贷款行要求及保险及风险顾问的职责》研讨活动

2017 年 4 月 27 日，北京议会举办了本年第一场专业讲座。此次活动中，北京议会邀请了中怡保险经纪有限公司基建电力及金融特殊险的负责人陈志雄先生为会员剖析了项目融资贷款行的贷款要求及保险和风险顾问在贷款中的职责。该活动吸引了将近三十位会员及业界朋友的参与，大家不但认真倾听，会后还积极地向讲者提问。



下半年，北京议会将会更频繁地举办会员活动，希望在京的测量师朋友们能鼎力支持出席活动，加强会员及业界朋友间的专业交流。敬请各位会员密切关注北京议会的活动信息。



上海议会

主席：李佩华测量师

香港测量师学会上海议会于 2007 年设立，负责联系在上海及华东区的会员，举办持续专业发展项目及会员聚会，加强与内地会员的沟通。2017 年上半年，议会举办了两个活动。

2017 年首个 CPD 活动兼新年聚餐

上海议会于 2017 年 3 月 4 日参观新鸿基地产位于浦东浦明路之高尚住宅“滨江凯旋门”，开发商代表暨学会会员张永顺测量师亲自就该项目的特色及定位给出了极其专业、细致的讲解。

活动当日，参加者参观了项目一期的顶层复式天际屋和临江大宅，示范屋刚刚完成，我们很荣幸成为第一批参观者。

最后，会员到「新荟所」参观，并在新荟所宴会厅进行新年聚餐，席间上海议会主席李佩华测量师、副主席梁傲文测量师向大家预报今年上海议会活动，并徵询大家对学会的意见。



面向 2040 的静安城市更新规划与路径午餐会

2017 年 4 月 8 日，上海议会邀请了现任上海市静安区规划和土地管理局副局长伍攀峰先生进行午餐交流会，演讲聚焦未来城市更新路径，希望通过对上海 2040 总体规划的解读，分析新静安区的优势与不足，结合重点地区、民生项目等实例的规划研究和更新实施路径，与大家分享静安区一轴三代战略发展的目标、内容、规划构想和实践。



是次活动是继去年举办的“2040 城市总体规划发展战略讲座”后第二次由 5 个香港组织共同举办的活动，由本会上海议会及香港建筑师学会主办，香港大学、香港中文大学及香港理工大学之上海校友会协办，出席人数逾 60 人，各方均希望日后可以有更多互相交流知识的机会，增强港人在沪的凝聚力。



广州议会

主席：张子涛测量师

香港测量师广州议会成立于 2015 年 4 月，日常负责联系广东及华南地区的会员，定期举办持续专业发展项目及会员交流活动，增强香港总部与内地会员的沟通交流。

2017 年 3 月 16 日，我代表广州议会参加由香港特别行政区政府驻粤经济贸易办事处在深圳举办的“香港商会会长交流会”活动。

下半年，广州议会将在原有的基础上，充分了解会员们的专业发展需求，继续提供最前沿资讯，开展多项专业活动，包括组织会员拜访广东省建设厅和广州市建设局，举办主题为“一带一路与粤港澳大湾区发展”的持续发展项目活动；考察调研广东自由贸易试验区（前海、横琴、南沙）；探讨广深两地房地产市场发展现状，前往广深两地知名标杆项目参观。



Members Welfare Committee

Chairman: Sr K L Wong

The Members Welfare Committee was formed to identify members' needs and recommend and implement welfare services plans for them.

The Committee successfully held its first drinks gathering in 2017 on 5 June with over 100 members in attendance. More social and sports events will be organised this year including the HKIS Bowling Fun Day on 8 October (jointly-organised with the Sports & Recreation Committee) and the Sports Fun Day in November.

Some new discount offers for members have been added to their privileges, which include banking, insurance, professional courses and personal healthcare. The Committee will continue to liaise with different merchants and source more privileges for members. For more details, please refer to the Members' Privileges section in *Surveyors Times* and on the HKIS website.



Project Management Committee

Chairman: Sr Dr Chan Man Wai

A new Chairman, Sr Dr Chan Man Wai, was appointed by the Council to succeed Sr Samson Wong, who had already served the Committee for two successful years.

The Committee has already held two meetings in 2017:

- 28 February
- 17 May

The key issues covered were:

- Consolidating the findings of the study, which was undertaken by the former committee.
- Reviewing the Committee's Terms of Reference. This has been done and the proposed revised terms will be submitted to the Council for amendment.
- Setting a date for a casual, happy hour gathering of those surveyors who work in the project management field for September/October.



Public and Social Affairs Committee

Chairman: Sr Dick Kwok

This Committee was formed to identify those public and social affairs that may enhance the HKIS's public image and/or improve its public relations. It held its first meeting on 11 April.

The Committee intends to produce a brand-new corporate video, which it will use for several years to introduce the HKIS to its Mainland and overseas counterparts, along with secondary school students. A tender meeting was held on 24 July to discuss the direction and style of the video.

The Committee, in collaboration with the Business School Partnership Programme (BSPP) of the Education Bureau, will organise a cross-division career talk in the HKIS Surveyors Learning Centre on 12 October 2017 for secondary school students. Also, the Institute joined the “Work Experience Movement 2016/2017,” organised by BSPP, as a co-organiser. As of 11 April, 58 students had applied to work in the supporting organisations that joined the movement, while another 23 students were approved to work in the supporting organisations to experience the workplace culture for a few days.

The Committee will continue to keep an eye on the most important issues of relevance to the surveying profession and recommend to the General Council/Executive Committee the ones to implement.



Research Committee

Chairman: Sr Prof Eddie Hui, MH

The Research Committee initiates and devises research projects for the General Council’s consideration. The Committee also vets research proposals from the Divisions and recommends the best ones to the Executive Committee for its formal approval. The Committee last met on 7 July.

The 2016 HKIS Outstanding Final Year Dissertation Awards Presentation Ceremony was held on 9 June (in conjunction with the HKIS Diploma Presentation to newly-qualified members). An Executive Summary of these winning papers will be published in *Surveyors Times* in the upcoming issues. Currently, the 2017 Awards are being organised. The nominated dissertations/theses will be assessed by appointed judges. All results will be announced by December 2017.



Working Group on the HKIS Long Term Branding Project

Chairman: Sr Dr Lesly Lam

To enhance the public’s understanding of the surveying profession, the Working Group on the HKIS Long Term Branding Project was formed in late 2016 to organise long-term annual branding projects for the HKIS.

This year, the working group inaugurated the “Create Your District” competition to correspond with the 20th anniversary of the establishment of the HKSAR. Its kickoff ceremony was held on 25 May with the Secretary for Development, Mr Eric Ma, present to officiate it. The event was widely reported in the local media.

The competition encourages F3-6 secondary school students to demonstrate their creativity by designing an ideal community that promotes the surveying industry by demonstrating its role in urban development to younger generations. Guided tours and workshops will be organised for the participants and the winning entries will be displayed in a public exhibition.

Another competition, the HKIS Cartoon Design Competition, attracted some impressive submissions from members, who depicted surveyors from the different divisions as cartoon characters. The winning designs will be used in the Institute’s future promotional materials.

For the member list of Committees, Forums, Policy Panels and Working Groups (January 2017 – January 2018), please visit http://www.hkis.org.hk/en/hkis_council_2.php.

Council Members Reaching Out

3 July	Symposium on Inclusive Building Design Organised by the Architectural Services Department	Sr Thomas Ho Sr Edgar Li
3 July	Technical Seminar on 'Tomorrow's Construction: Robots, Drones, and Printed Buildings' Jointly Organised by the Construction Industry Council and The Hong Kong University of Science and Technology	Sr Daniel Hui
4 July	Celebration Dinner for the 20 th Anniversary of the Establishment of the HKSAR and Lo Pan Patron's Day cum the 31 st Anniversary of the Establishment of the Union Organised by the Hong Kong Construction Industry Employees General Union	Sr Thomas Ho
6 July	Luncheon with the Urban Renewal Authority	Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung Sr Tony Chan Sr Billy Wong Sr C K Lau Sr Daniel Chang Sr KK Chiu Sr Dr Conrad Tang Sr Prof James Pong Sr Prof Eddie Hui Sr Raymond Kam Sr Victor Ng Sr C K Chan
6 July	Site Safety Forum 2017 for Works Contracts and Property Services Contracts Co-organised by the Hong Kong Housing Authority and Occupational Safety and Health Council	Sr Thomas Ho
7 July	Celebration of the 20 th Anniversary of the Establishment of the Hong Kong Special Administrative Region Organised by the Home Affairs Bureau	Sr Thomas Ho
7 July	Lo Pan Patron's Day Dinner of the Hong Kong Construction Association	Sr Thomas Ho

7 July	Summer Drinks Party of the Hong Kong Bar Association	Sr Thomas Ho
9 July	建造業議會主辦建造業義工計劃啟動禮	Sr Thomas Ho
10 July	Reception for the 25 th Anniversary of the Foundation of the Democratic Alliance for the Betterment and Progress of Hong Kong	Sr Thomas Ho
11 July	香港中華總商會主辦香港高峰論壇 2017	Sr C K Lau
13 July	Monthly Thursday Luncheon Organised by the Executive Council	Sr Thomas Ho
15 July	Building Safety Pioneer Programme (BSPP) Inauguration Ceremony Organised by the Buildings Department	Sr Thomas Ho
17 July	Round Table Session with the Secretary for Constitution & Mainland Affairs on the Big Bay Area Organised by the Hong Kong Coalition of Professional Services	Sr KK Chiu
18 July	The Hong Kong Polytechnic University "BRE Reception 2017"	Sr Thomas Ho
19 July	Consultation Forum on the Review of the Building (Planning) Regulations' Multi-stakeholders Organised by the Buildings Department	Sr Eddy Cheung
21 July	Consultation Forum on the Review of the Building (Planning) Regulations' Multi-stakeholders Organised by the Buildings Department	Sr Arthur Cheung Sr Jason Kwong Sr Connie Wang
21-26 July	PAQS Congress 2017 & ICEC Region 4 Meeting	Sr Thomas Ho Sr T T Cheung Sr Francis Leung Sr Daniel Ho Sr Dr Paul Ho Sr Raymond Kam Sr Raymond Kong Sr Sunny Choi Sr Tang Ki Cheung Sr Dr Mei Yung Leung Sr Joseph Chong Sr Sandy Tang Sr Karen Wong Sr Frank Poon

HKIS Annual Conference 2017

GOLDEN OPPORTUNITIES

in the Ageing Community and Built Environment

EARN
CPD
6 Hours

In order to maintain sustainable growth after years of development as one of the world's most competitive financial and business centres, Hong Kong must adapt to and create the capacity for its expanding ageing community. Hong Kong has become an aged city in both population and infrastructure, and its future development hinges on vast modifications to the living environment to accommodate the elderly.

Although this poses critical challenges to the community, this conference will explore and present golden opportunities for companies in the property sector and beyond, from building rehabilitation and urban renewal to the construction of community facilities.

Registration Fee

Early Bird Rate : HK\$1,400
(Deadline extended to 18th August 2017)

Member of HKIS & Supporting Organisations : HK\$1,600
Non-member : HK\$1,900

Full-Time Student : HK\$200 -*Full Day
(lunch is not included)

Online Registration:
<https://goo.gl/forms/ckHQWEz1T5B61vZ03>

Date & Venue

Date : 9th September 2017 (Saturday)

Time : 9:00 – 17:00

Venue : Ballroom, JW Marriott HK, Pacific Place,
88 Queensway, Hong Kong

Time	Programme / Topic	Speaker
08:30 – 09:00	Registration	
09:00 – 09:10	Welcome Speech Sr Thomas HO <i>President</i> The Hong Kong Institute of Surveyors	
09:10 – 09:40	Opening Keynote Speech Mr WONG Wai Lun, Michael, JP <i>Secretary for Development</i> Development Bureau, The Government of the HKSAR	
09:40 – 09:45	Group Photo with Guest-of-Honour	
09:45 – 10:15	Coffee Break	
10:15 – 10:40	From "Double Ageing" to "Double Thriving" – Hong Kong 2030+'s Strategic Response to Our Ageing Problem Mr Raymond LEE, JP <i>Director of Planning</i> Planning Department, The Government of the HKSAR	
10:40 – 11:05	Care for the Aged Buildings Dr CHEUNG Tin Cheung, JP <i>Director of Buildings</i> Buildings Department, The Government of the HKSAR	
11:05 – 11:30	Changing Landscapes for the Ageing Population Dr LAM Ching Choi, BBS, JP <i>Chairman of Elderly Commission</i> <i>Chief Executive Officer</i> Haven of Hope Christian Service	
11:30 – 11:40	Q & A Moderator: Sr Bay WONG <i>Chairman, Hong Kong Green Building Council</i> <i>Chairman, Senior Members Group, The Hong Kong Institute of Surveyors</i> <i>Past President, The Hong Kong Institute of Surveyors</i>	
11:40 – 11:45	Souvenir Presentation to Speakers and Moderator by Sr Dr Tony LEUNG	
11:45 – 11:50	Souvenir Presentation to Sponsors by Sr Thomas HO	
11:50 – 13:20	Lunch	
13:20 – 13:45	Infrastructure Innovations for Ageing Societies Prof YEOH Eng Kiong <i>Director, The Jockey Club School of Public Health and Primary Care;</i> <i>Head, Division of Health System, Policy and Management, Faculty of Medicine, The Chinese University of Hong Kong</i>	
13:45 – 14:10	Renovation of Shopping Centres and Fresh Markets for an Age-friendly Community Mr Brian CHUANG <i>Head of Project and Development</i> Link Asset Management Limited	

Time	Programme / Topic	Speaker
14:10 – 14:35	Innovation and Age-friendly MTR Railway Service Dr Jacob KAM <i>Managing Director – Operations & Mainland Business</i> MTR Corporation Limited	
14:35 – 14:45	Q & A Moderator: Sr C K CHAN <i>Director, Lanbase Surveyors Limited</i> <i>Chairman, The Hong Kong Institute of Surveyors Housing Policy Panel</i>	
14:45 – 14:50	Souvenir Presentation to Speakers and Moderator by Sr Dr Tony LEUNG	
14:50 – 15:25	Coffee Break	
15:25 – 15:50	Building Age-friendly, Inclusive Communities for All Ms Elaine TAN <i>Director, Strategic Research (R&D)</i> Urban Redevelopment Authority, Singapore	
15:50 – 16:15	Urban Renewal for More Inter-generational Harmony Ir WAI Chi Sing, GBS, JP, FHKEng <i>Managing Director</i> Urban Renewal Authority	
16:15 – 16:25	Q & A Moderator: Sr Dr Sandy Tang <i>Head, Office of General University Requirements, The Hong Kong Polytechnic University</i> <i>Council Member, QS Division, The Hong Kong Institute of Surveyors</i>	
16:25 – 16:30	Souvenir Presentation to Speakers and Moderator by Sr Dr Tony LEUNG	
16:30 – 16:40	Closing Remarks Sr Dr Tony LEUNG <i>Chairman, Annual Conference Organising Committee</i> The Hong Kong Institute of Surveyors <i>Vice-President, The Hong Kong Institute of Surveyors</i>	
16:40	End of Conference	

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Building Surveying Division
Sr Daniel Chang BSD Council Chairman

Building Surveying Volunteer Team: Debriefing on Green Roof Inspection Services

To conclude the voluntary green roof inspection services scheme, the Building Surveying Volunteer Team held a debriefing session on 21 July with 28 volunteers in attendance. The purpose of this event was to take all volunteers back in time to revisit the green roof collapse incident at CityU, share their observations of and challenges encountered in green roof inspections, and highlight the public engagement exercise involved.

To show the BSD's gratitude to these volunteers, it treated them to an appreciation dinner right after the debriefing session. The BSD trusts that its members are passionate about their community services and are prepared to lend their helping hands during times of need.

List of Volunteers

Surname	Name
Ho	Chi Wing, Daniel
Li	Kam Chuen
Cheng	Wai Lun, Thomas
Kwok	Ivan
Chan	Nathan
Lam	Yiu Wa, Edmond
Cheung	Wai Sum, Simon
Yeung	Denny
Chan	Ting Ting
Chan	Tsz Hei
Chan	Ho Yin, Hubert
Chan	Tsz Kin
Chung	Leo
Wong	Wai Yan, Anson
Chan	George
Tsui	Siu Lung, James
Kwok	Kin Yan, Jerry
Ma	Ming Chi, Victor
Chan	Hei, Stephanie
Yip	Ho Yin, John
Chow	Wai Keung
Liu	Lap Hang, Jonathan
Tse	Jo Kenneth Maduramente
Wong	Lok Ting, Charlotte
Chau	Bing Che, Henry
Chan	Chui Ying, Ronald
Chan	Tak Shing, Antony
Leung	Yuen Han
Kwan	Tsz Him
Hung	Ling Chi, Anthony
Ng	Mei Ling
Hon	Yuen Kwong, Sunny
Chan	Chi Wah, Mark
Li	Yun Sing, Arthur
Cheuk	Cheuky
Ho	William
Chou	Chun Ching, Eric
Wong	Wai Ling
Lee	Tat Chuen, Mark
Cheung	Yan Kwai, Eddy
Cheung	Man To, Arthur
Law	Ivan
Cheung	Wai Yu, Brenda
Wong	Wai Leung, Lawrence
Chang	Wai Ip, Daniel
Dy	Wai Fung, Peter
Tang	Chi Wang
Chan	David
Leung	Chi Tim, Robin
Ho	Kui Yip, Vincent
Chui	Yan Kit, Eric
Tse	Chi Kin, Kenny
Wong	Kin Yee
Yun	Ying Kit, Kenneth



HKIS Building Surveying Scholarship

Preparations for inviting nominations for the HKIS Building Surveying Scholarship have been going on for months. Nominations are open to students in Forms 5-6 who are interested in working in the building industry. To demonstrate their enthusiasm, they will present topics on "Built Heritage and Conservation in Hong Kong" by means of written submissions and PowerPoint presentations. The BSD Council is prepared to conduct face-to-face talks at interested schools to introduce the scholarship details and promote the building surveying profession. In mid-July, 450 sets of invitations for nomination were sent to the targeted schools. The nomination deadline is 16 October.

URA Gathering

I attended a lunch gathering with the Chairman and Managing Director of the Urban Renewal Authority on 6 July. Views were exchanged on the current ageing portfolio's condition, challenges to undertaking large-scale redevelopments, and maintaining extensive ageing building stock.

BSD PQSL Series 2017

There are six PQSL classes arranged in August and September for probationers. Experienced practitioners are invited to teach these classes, which cover a wide range of topics, namely existing building controls, defects diagnoses, green buildings, A&A works planning, licence applications, and the adaptive re-use of heritage

buildings. These classes usually attract lots of attention and interested members should take a closer look at their enrollment details.

建築測量綠化安全義工隊 28 名義工於 7 月 21 日再度聚首，對義務諮詢及檢測服務作簡單述職，並由學會宴請義工隊共晉晚飯作結。除了分享勘察過程的見聞及心得，我們更一同重溫是次意外衍生的教育宣傳及作業指引。相信各位建築測量同業定能秉承樂於助人的精神，適時伸出援手。

2017 年度《香港測量師學會建築測量組獎學金》經過多月的籌備，現正公開接受 2017-18 年度中五、中六生報名！專責小組再度優化遴選過程，除了基本文字表述能力外，競逐同學需就「歷史建築保育」一題準備一份簡報，經篩選後親身到學會報告，並接受評審委員會考核。450 份獎學金簡介已於 7 月中郵寄香港各所中學，於 10 月 16 日截止報名。

我出席了 7 月 6 日與市區重建局主席及行政總監的午餐會議，與會人士就香港日漸老化的建築物之現況、大規模重建或維修保養交流意見。

一系列為專業評核試考生而設的 PQSL 將於 8 月及 9 月期間舉辦。我們邀請到業內資深前輩為考生們就多個題目進行精煉分析，包括建築物條例的運用、樓宇缺陷診斷、綠色建築、現有建築物的改造及翻新、各項牌照的申請以至活化歷史建築。此系列 PQSL 一向非常受歡迎，大家謹記留意報名詳情！

ANNOUNCEMENT

BSD APC Practical Task 2017 8-11 November 2017

Applications for the Practical Task should be made on Form APC4/BS (April 2017 version).

Re-applications should be made on Form APC4R/BS (April 2017 version).

All applications should be submitted together with the assessment fee of HK\$1,050/HK\$650, whichever is appropriate, together with 2 recent photos.

Applications will only be accepted if they are received by the HKIS Office during the month of August 2017.

Late applications will be rejected.

Incomplete applications will not be entertained.

Building Surveyors Conference 2017

Building Health & Safety: The Emerging Risks

Date: 14th October 2017 (Saturday)
 Time: 0900 – 1700
 Venue: Grand Ballroom I-III, 1/F,
 Crowne Plaza Hong Kong
 Kowloon East

Registration Fee (includes 2 tea breaks and a lunch buffet)

Early Bird Rate (HKIS Member): **HK\$1,280**

Early Bird Rate (Non-member): **HK\$1,480**
 *(Early Bird Register by 18th August 2017)

Standard Rate (HKIS Member): HK\$ 1,480
 Standard Rate (Non-member): HK\$ 1,780



Online Registration:
<https://goo.gl/forms/RpTPqjLWfCjH1wf1>

About the Conference

Serious accidents involving vulnerable buildings have exposed alarming threats to Hong Kong. The city's rapidly aging infrastructure and antiquated buildings led to disastrous consequences for residents and emergency services personnel over the past years. With the number of at-risk buildings increasing, the wellbeing of Hong Kong's communities and citizens is being jeopardised.

The HKIS Building Surveyors Division Annual Conference 2017, "Building Health and Safety: The Emerging Risks", will focus on the imminent threats of the built environment. Through presentations and discussions, the conference will analyse current policies, practices and emerging trends for risk prevention and mandatory structural health monitoring.

The Conference will deliver the latest insights for developing safe, healthy working environments while considering the obligations of property owners and the government in regards to building maintenance and repair. Participants will receive the necessary tools to ensure regulatory compliance, leaving them equipped to address at-risk buildings and improve workplace and residential safety across Hong Kong.

Name	Position	Organization
Sr David CHAN	Past Chairman of BS Division Past Chairman of Board of Membership Founder and Director	The Hong Kong Institute of Surveyors Welgo Archdecor Consultancy Limited
Dr CHEUNG Tin Cheung, JP	Director	Buildings Department
Mr Samson WONG	Managing Director The Chairman of the Association of Hong Kong Professionals Past President (1999)	Samson Wong & Associates Property Consultancy Limited The Association of Hong Kong Professionals The Hong Kong Institute of Surveyors
Ms Ada FUNG Yin Suen, BBS, JP	Deputy Director of Housing (Development & Construction)	Hong Kong Housing Department
Sr Vincent HO, JP	Past President	The Hong Kong Institute of Surveyors
Ar Anna KWONG Sum-yea, MH	Managing Director	Anna Kwong Architects & Associates
Ir LAM Tin Sing, Enoch, JP	Director of Water Supplies	Water Supplies Department
Sr Bay WONG	Chairman	Hong Kong Green Building Council

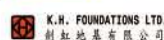
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General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

Land Policy Panel: Country Park Study Members Forum

The HKIS's Land Policy Panel organised a forum on 26 June for members to discuss the development of country park peripheries. The previous Chief Executive, Mr C Y Leung, suggested in his last policy address that Hong Kong should consider developing certain peripheral areas of country parks for public housing and non-profit elderly homes. The government announced in May that the Hong Kong Housing Society had accepted its invitation to undertake ecological and technical studies of two selected sites within country parks.

The forum started with a presentation that covered, inter alia, the background of country parks, scientific criteria for assessing land conservation, exchanges for lands of higher ecological value, landslide hazards, and the challenges in and resistance to creating developable land.

There were different views for and against the development of country parks. Opponents argued that Hong Kong has always maintained a well-established ratio on development and conservation, in which the area of country parks (about 44,300 hectares, representing some 40 per cent of Hong Kong's total land area) should not be reduced in favour of any development, while more attention should be paid to developing underutilised, but developable, land in the remaining 60 per cent of the land (about 66,500 hectares). Other views included the creation of developable land is challenging (e.g. due to terrain) and time consuming. Thus the development of periphery of country parks could be one possible way to solve the housing land supply problem.

Some members suggested that the government enhance existing country parks in terms of accessibility, the provision of facilities, and biodiversity. The 2017 Policy Address also

stated that the objective is to increase the total area of ecological conservation sites and country parks, as well as enhance their recreational and educational values.

The discussions also touched upon other potential sources of developable land including container ports, sites covered by recreational leases, and reservoirs. A member proposed that the plot ratio restriction in urban areas should be relaxed to facilitate redevelopment, although the constraints on development density from the existing infrastructure cannot be underestimated.

On the question of developing the peripheral areas of country parks, a detailed report that incorporates scientific research and assessment criteria would help the government and public conduct informed discussions on this issue.

The Land Policy Panel will consolidate the views collected during the forum and prepare a report to submit to the government.



CIREA Reciprocity Examination

Over the last 18 months, the GPD has been preparing to engage in the third round of talks with CIREA over the two organisations' reciprocity agreement, hold further discussions, conduct a forum for our members, enter into serious negotiations over the programme; invite speakers to its events and finalise the entire Reciprocity Programme. The China Appraisal Associations Reciprocity Working Group members successfully accomplished the third CIREA Reciprocity Event from 8-9 July in Shenzhen.

Eighty candidates from the HKIS and 90 from CIREA enthusiastically participated in the two-day, fully-scheduled training sessions, as well as in the assessment. The results were welcomed by all, as both sides achieved a 100 per cent pass rate. In fact, 30 candidates from the HKIS scored full marks, which brought the otherwise solemn event to a very happy ending.



1. About 80 Candidates from the HKIS and 90 from CIREA Participate in the Two-day Training Session and Assessment
2. Guest Speakers for the Training Sessions and Working Group members: (from Left to Right): Sr Thomas Lam; Sr Tony Wan; Sr Alexander Lam; Sr Maureen Fung; Sr KK Chiu; Sr Augustine Wong, JP; Sr Jason CW Chan; Sr Andrew Chan; and Sr Stephen Lin
3. Guest Speaker: Sr Jason CW Chan
4. Guest Speaker: Sr KK Chiu
5. Guest Speaker: Sr Augustine Wong, JP
6. Guest Speaker: Sr Tony Wan
7. Guest Speaker: Sr Maureen Fung
8. Guest Speaker: Sr Anita Ng
9. Guest Speaker: Sr Andrew Chan
10. Guest Speaker: Sr Stephen Lin
11. Guest Speaker: Sr Alvin Yip
12. Certificate Presentation to HKIS Candidates' Representative, Sr Icy Choi
13. Certificate Presentation to CIREA Candidates' Representative, Mr Feng Hu
14. Souvenir Presentation by HKIS China Appraisal Associations Reciprocity Working Group Convener, Sr Alexander Lam, to CIREA Deputy President, Dr Chai Qiang



The World Association of Valuation Organisations (WAVO) Board Meeting and Conference in Berlin, Germany

WAVO Members met recently in Berlin, Germany during the WAVO Meeting and AGM on 15 June and followed up with a full-day WAVO Conference on Friday, 16 June. The meetings were hosted by HypZert GmbH this year.

The event was well-attended by members and representatives from:

- Appraisal Institute
- Australian Property Institute
- China Appraisal Society
- HypZert GmbH, Germany
- Korea Appraisal Board
- Singapore Institute of Surveyors & Valuers
- The Hong Kong Institute of Surveyors
- National Association of Romanian Valuers



WAVO Board Members at the Board Meeting 2017

Further to the signing of the Memorandum of Collaboration (MOC) with the IVSC in November 2016, WAVO will launch training courses for the new IVS 2017. The board meeting endorsed the launch of the e-Learning course on IVS 2017 on 1 July.

Attendees also discussed issues related to membership growth and its role after the MOC. Following the discussion during the last board meeting, the board directed Sr Edward AU to present a paper on the review of WAVO membership. It wants to increase membership by 10-30 per cent by December 2017. This membership review will be followed up by a task force led by Sr Edward AU.

Following the board meeting and AGM, a one-day conference jointly hosted by WAVO and HypZert GmbH was organised for the next day. The conference, attended by participants from the Netherlands, Austria, Poland, Romania, and the UK, focused on two main topics: LTSV (Long Term Sustainable Value) and AVM (Automatic Valuation Models), both of which are currently the subject of intense discussion in the property valuation sector by many international institutions and organisations such as the EBA (European Banking Authority) and European Mortgage Federation.



WAVO Board Members at the Conference



Speakers at the Conference

Estate Agents Authority CPD on the Topic “認識商舖及寫字樓的估值”

Sr Cliff Tse, in his capacity as a GPD council member, delivered a CPD seminar for the Estate Agents Authority on 12 July. His topic was “認識商舖及寫字樓的估值”. The seminar covered various subjects including the normal methods of valuing shops and offices, methods of valuing the market rents of shops and offices, considerations of lease renewals, etc. The two-hour seminar was held at the Hong Kong Science Museum and attracted 257 attendees, who commented that it was very useful to them



CPD: Overcoming Urban Renewal Challenges in a New Era (Code: 2017095)

Ir Wai Chi Shing, Managing Director of the Urban Renewal Authority, delivered an inspiring speech to over 100 attendees at the CPD held on 21 June.

The seven-year old compensation formula is draining the URA's financial resources due to rising second-hand property prices, escalating construction costs, and the small sizes of the plots that generate relatively little additional plot ratio. These resource issues have prompted the URA to find new approaches to achieve its mission. The holistic approach will now include retrofitting, as well as, the established 4Rs: rehabilitation, redevelopment, revitalisation, and preservation.

With a reserve of HK\$30 billion, but facing the problem of dealing with 39,000 building blocks that are over 30 years old until 2040, the URA's challenges have to be proactively managed. It has embarked on a study of the Yau Ma Tei-Mongkok District with the objective of using different tools, including upzoning, rezoning, plot ratio transfer/trading, etc, to enable urban renewal to be implemented there sustainably.





Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

Membership

We have four new corporate members joining our profession after receiving their diplomas at the diploma presentation ceremony last month. They achieved their professional statuses through hard work in their land boundary and related GIS fields. Yet, we need more young professionals to join us to develop fields like utility surveying, construction surveying, BIM, remote sensing, etc.

Under the current corporate membership requirement, one must go through the Assessment of Professional Competence in stages. In short, probationers need to prepare records related to their professional training in the form of logs and reports, pass the APC1 written test, go through an approved training scheme, submit projects, and attend the APC2 professional interview. The comprehensive professional training assessment scheme guarantees a basic standard of skills and ethics for the profession. It serves as a full-scale training record and corresponding assessment.

The APC scheme is effective in bringing up new members from the land boundary surveying and related fields. Yet, it is less efficient in absorbing talent from newer developmental fields like BIM, GIS, remote-sensing, and even engineering surveying. Particularly, those who have qualified by virtue of their membership in related professional organisations and have been working in the land surveying industry for years can find it difficult to meet our APC requirements. They may not be challenged at the technical level, but may be deterred by the procedural chores.

The LSD Council is working on solutions to this problem, but it is only at the proposal stage. The LSD Education Council proposes another way to assess the professional training experiences of LSD probationers. Given that a candidate still has to pass the APC1 test and APC2 professional interview, the rest of the documentation requirement could be accepted by assessing the structural professional training experiences of brother surveying institutes. Sr Edmond Yu will bring this up for discussion and approval from the HKIS's Board of Education.

The Board of Membership now handles another endeavor for absorbing qualified professionals.

It currently seeks divisional views on the “mature route” to corporate membership. The LSD supports this approach.

The LSD has a significant number of probationers. Some have exceeded the eight-year training period. The LSD is considerate of those who still wish to continue. Some have shown progress in their continuation efforts or medical certificates that indicate their long-term health challenges. The LSD will consider applications for a continuation of any probationary training on a case-by-case basis.

10th Beijing-Hong Kong-Macau Geomatics Conference

On behalf of the LSD, two papers by its members on UAV city mapping and remote sensing applications have been accepted for presentation at this conference. Members are encouraged to join it and learn about the latest developments in our industry.

第十屆京港澳測繪地理信息技術交流會
2017年9月13至15日
邁向智慧測繪新里程 推動智慧城市新發展

主要議題：
 智慧型測繪地理信息服務
 衛星測量與導航技術發展
 雲技術在測繪地理信息中的應用
 測繪地理信息與大數據
 測繪地理信息產業發展的挑戰與機遇
 攝影測量與遙感探測技術發展
 地下管線探測與管理
 區域測繪地理信息合作與發展

會議地點：澳門科學館會議中心
 會議日期：2017年9月13日(全天報到)、14至15日(正式會議)
 論文提交截止日期：
 1. 論文題目及摘要 - 2017年5月31日前
 2. 論文全文 - 2017年7月31日前
 會議註冊費：
 澳門幣1000元 / 人民幣800元 / 港幣1000元
 主辦單位：
 澳門特別行政區政府地圖繪製暨地籍局
 協辦單位：
 北京測繪學會 香港測量師學會 香港工程測量師學會
 香港理工大學土地測量及地理資訊學系
 秘書處：
 電話：+853-87991602 / +853-87991626 (馮女士、鍾先生)
 電郵：bhm_2017@dsgc.gov.mo
 會議詳情請見交流會網站 <http://bhm2017.dsgc.gov.mo>



Planning & Development Division
Sr Prof James Pong PDD Council Chairman

Building Surveyor Awards 2017

On 8 June, I was invited by the BSD to attend the ceremony for the Building Surveyor Awards 2017 at the Marriott Hotel.



Surveyors Registration Board Meeting

On 19 June, I attended a Board meeting to discuss various matters, including the complaints received about a few registered professional surveyors.

Lunch with the Urban Renewal Authority

On 6 July, I joined the HKIS General Council for lunch with the URA's Chairman, Mr Victor SO, and Managing Director, Mr WAI Chi Shing. We had a very frank discussion on various topics, including Hong Kong's housing rehabilitation and supply.

HKIS Charitable Foundation Ltd

On 28 June, I joined the Annual General Meeting of the HKIS Charitable Foundation Ltd, during which it was confirmed that the Foundation's 2017-2018 Board of Directors would be:

Chairman	Sr HO Kwok Kwan, Thomas
Vice Chairman	Sr KWOK Ngok Chung, Dick
Honorary Secretary	Sr KUNG Sui Lun, Andrew
Honorary Treasurer	Sr WONG Yiu Cho, Joseph
Member	Sr CHIU Kam Kuen
Member	Sr LAI Yuk Fai, Stephen
Member	Sr LAU Chun Kong
Member	Sr Prof PONG Kam Keung, James
Member	Sr KAM Ka Fai, Raymond



HKIS Charitable Foundation Board of Directors

2017 PDD Annual Conference

The title for the 2017 PDD Annual Conference is “Country Park – Conservation or Development?” In Hong Kong, demand for land to build housing has escalated to an all-time high, while 76% of Hong Kong’s land consists of green undeveloped areas, including the country parks, which form the precious natural assets of our community. The Conference will provide a forum to examine the arguments for and against the development of country parks. We are honoured to have various distinguished speakers who should enlighten us on this issue. They include the Former Secretary for Development, Mr Eric MA Siu Cheung, GBS, JP; the Director of Planning, Mr Raymond LEE Kai Wing, JP; Dr WONG Fook Yee; Prof LAM Chiu Ying, SBS; and Dr NG Cho Nam. The Conference will start on the morning of 16 September 2017 (Saturday) at the Royal Plaza Hotel in Mongkok. If you are interested in this meaningful gathering, please enroll through the HKIS Secretariat, Ms Judy Shiu, or through Miss Eugene Deng at 2269-8719.

CPD Event

On 24 Jul, PDD has held a joint CPD about “The effects of the interest rate hike cycle on the property market of Hong Kong”, the speaker

– Mr Paul Pong is the Managing Director and owner of Hong Kong-based Pegasus Fund Managers Limited. Over 130 members joined the CPD event, Mr Pong shared his views on real estate markets in Hong Kong and China / Global investment trends. Sincere thanks goes to Mr Pong, and we all enjoyed a fruitful evening of investment knowledges.



2017 PDD Annual Dinner

We are pleased to announce that PDD Annual Dinner 2017 will be held on 13 Oct 2017 (Friday) at Craigengower Cricket Club, Causeway Bay. Details of the dinner will be posted in HKIS website later. However, our sponsorship package is now launched together with PDD Annual Conference, please refer to the reservation form or contact HKIS Secretariat for early reservation.

Upcoming CPDs

The followings are the coming PDD CPD events for September / October of 2017. We look forward to seeing you in the events.

15 Sep 2017 (Fri), 7 pm – 8:30 pm at HKIS SLC (PDD/YSG Joint CPD)

CPD Talk from the representative(s) of Nippon Paint (H.K.) Co. Ltd.

Topic: Green Procurement and Paint Knowledge Sharing

9 Oct 2017 (Mon), 7 pm – 8:30 pm at HKIS SLC

CPD Talk by Dr Li Xin from City University of Hong Kong

Topic: Brownfield Sites in New Territories (TBC)



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

Forthcoming CPD Events from August to September 2017

#	Topic	Proposed Speaker	Proposed Month/Date
1	CPD Talk on the PFMD Study, "The Relationship between Green-Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong"	Sr Prof Eddie Hui, PolyU	10 August (Thu)
2	Site Visit to an Elderly Home under the Management of The Salvation Army	Sr Daniel Hui, Property Director, the Salvation Army	19 August (Sat)
3	Site Visit to BEAM Society Limited (BSL) – Office RenoGreen (Final Platinum in BEAM Plus Interior)	BSL Representative	16 September (Sat)

Research and Development (R&D)

A CPD event, "The Relationship between Green-Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong," will occur on 10 August 2017 between 7:00 and 8:30pm at the HKIS. An abstract of the event is provided herein at the end of this Chairman's message.

Board of Education (BOE)

The HKIS's BoE approved the Hong Kong Polytechnic University's BSc (Hons) in Surveying as a cognate degree programme, the completion of which would make its graduates eligible for admission to the Assessment of Professional Competence Scheme, which leads to professional membership in the PFMD (along with the BSD, GPD, QSD and PDD).

The Board also approved PolyU's BSc (Hons) in Property Management for the same purpose.

PFMD Conference

An organising committee was formed to plan future PFMD conferences. Sr Daniel Hui will chair this committee along with Sr Prof Eddie Hui, Sr Gary Yeung, Sr Ray Ng, and Sr Tim Law. Members are welcome to provide suggestions.

Research Findings: an Abstract to Share

The following is an abstract that the researcher, Sr Prof Eddie Hui, wants to share with fellow members. It is on the major findings of an HKIS PFM research project entitled, "The Relationship between Green-Certified (BEAM Plus) Buildings and Property Prices in Hong Kong".

With the popularisation of the concept of sustainable development since the early 1990s, demand for goods and services that have a lower environmental impact has soared. Accordingly, a market for eco-friendly products

(and services) has taken hold on a global scale. This suggests that some consumers have assigned a willingness-to-pay (WTP) premium on these products over more conventional products. In the construction industry, this assumes the form of “green buildings,” which stress better environmental performance (or lower operating costs due to reduced energy/water consumption).

Yet, for stakeholders such as prospective tenants and investors, these buildings’ actual environmental performances are very difficult or too costly to discern. In light of this issue, a variety of voluntary green building certifications that provide a standardised, universally-recognised, and much more cost-effective way to identify quality and efficient buildings have been established. Within the context of Hong Kong, BEAM Plus, in many ways compatible

with international green building labels such as LEED and BREEAM, is one such certification.

On the other hand, due to: 1) the higher cost of skilled labour to produce innovative and high-performance construction materials and 2) higher life-cycle energy consumption as a result of higher embodied energy in the production of these materials, it costs more to develop green buildings. One important question that arises is if there exists a WTP among occupants and/or property investors for space within certified green buildings that is sufficient to cover their higher construction costs.

This study, as a response to this question, aims to investigate the relationship between the transaction prices of flats in selected residential property developments and BEAM Plus certification.

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





Quantity Surveying Division
Sr Raymond Kam QSD Council Chairman

Macau Association of Building Contractors and Developers 70th Anniversary cum Lo Pan Patron's Day Celebration Dinner (6 July)

The Macau Association of Building Contractors and Developers (MABCD) 70th Anniversary cum Lo Pan Patron's Day Celebration Dinner (澳門建築置業商會慶祝成立七十周年暨魯班先師寶誕聯歡晚會) was held at the Macau Tower on 6 July.

QSD Vice Chairman Sr Raymond Kong and QSD Macau Sub-Committee Chairman Sr George Chan represented the QSD at this event. They met with old friends and new faces including the ICES (Macau Region) Chairlady, Sr Katherine Chan; MACBD President, Mr Tommy Lau; and Office of the Secretary for Social Affairs and Culture Senior Officer, Mr JM Zhou. While they enjoyed a wonderful dinner and shared their experiences in quantity surveying in Hong Kong and Macau with the attendees, they also showed that they knew something about Macau's construction market. Over the past few years, the QSD has arranged various CPD talks with ICES and MABCD in Macau and will continue to promote the QS profession there.



Pacific Association of Quantity Surveyors (PAQS) BIM Committee (22 July)

Sr Sunny Choi (Honorary Secretary of the QSD), Sr KC Tang, and Sr Dr Paul Ho (Past Chairman of the QSD) joined the PAQS BIM Technical Committee meeting held on 22 July at the Westin Bayshore Hotel in Vancouver, Canada.

To improve collaboration among members from different countries, the BIM Technical Committee set up a Dropbox platform for members to post relevant BIM documents and information for sharing. A MOU was signed between the HKIS, RISM, and SISV on 9 September 2016 in Hong Kong.

During the meeting, Sr Sunny Choi highlighted the latest progress of Hong Kong's BIM implementation with a special focus on the Chief Executive's Policy Address 2017, which mentioned the HKSAR Government's encouragement of consultants and contractors to use BIM.

After each country's representatives reported on the status of their BIM implementation, it was clear that Malaysia, Hong Kong, New Zealand, Australia, and Singapore led in this practice.

There was also deliberation over the need to simplify the current SMMs to tap into the best benefits for Qs who use BIM technology.



PAQS Research Committee (22 July)

The PAQS Research Committee also met on 22 July at the Westin Bayshore Hotel. Sr Dr Leung Mei-yung represented the QSD at this meeting.

A few points were discussed. The HKIS submitted a preliminary report for the study on sustainability in different Asian countries and territories. The Committee encouraged PAQS members to complete a survey that would enrich the research on promoting sustainable development. A practical journal for the PAQS may also be published. Hopefully, each country and regional member will be inspired to submit a paper on this topic on or before September 2017.

In addition to the above, value management will be the next topic in the pipeline for collaboration next year.



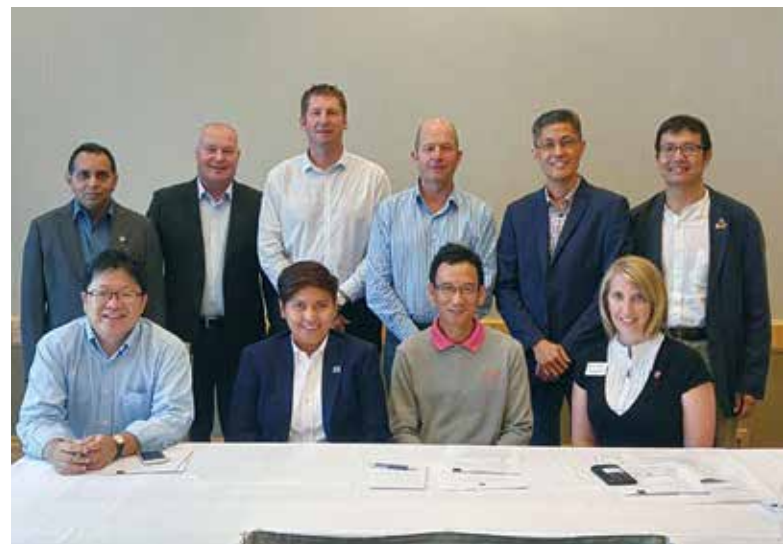
PAQS Sustainability Committee in Vancouver (22 July)

The PAQS Sustainability Committee also convened on 22 July at the Westin Bayshore Hotel. The meeting was chaired by Sr

Daniel Ho, the Past Chairman of the QSD. Representatives from 11 countries were in attendance.

Three follow-up items from the last meeting (an HKIS-funded study on the costs and benefits of green building projects, the establishment of a platform for sharing information, and the setting up of an e-mail group to facilitate better communication) were addressed.

The meeting concluded that a summary of macro-information relating to green buildings will be posted on the PAQS website. The summary will need input from each PAQS member to provide the information according to country. The summary has to be updated annually. Also, the committee proposed maintaining the information-sharing platform and e-mail group. If possible, it would be better to have face-to-face communication through the internet at least twice a year than in person. From 2017, each committee has to be responsible for its own research projects. Hence, the PAQS Board will be requested to allow funding in its annual budget for research.



PAQS Accreditation & Education Committee Meeting (22 July)

On 22 July, I attended the PAQS Accreditation & Education Committee meeting as an HKIS representative and as the Committee Secretary.

The meeting endorsed the three accreditation reports on the surveying degree programmes at UNITECH, New Zealand; the University of Malaya, Malaysia; and the University of Reading, Malaysia.

Through this endorsement and the HKIS's decision to opt into the accreditation of all three surveying programmes, the HKIS recognises them as cognate degree programmes. Graduates of these programmes, upon application to the HKIS, may commence APC training in Hong Kong.

Each country's members also updated everyone else on the status of its BIM training implementation in its local QS degree programmes.



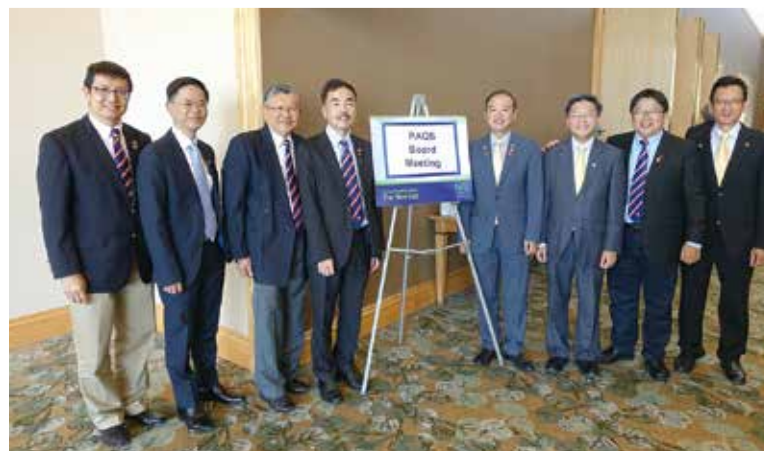
PAQS Board Meeting (23 July)

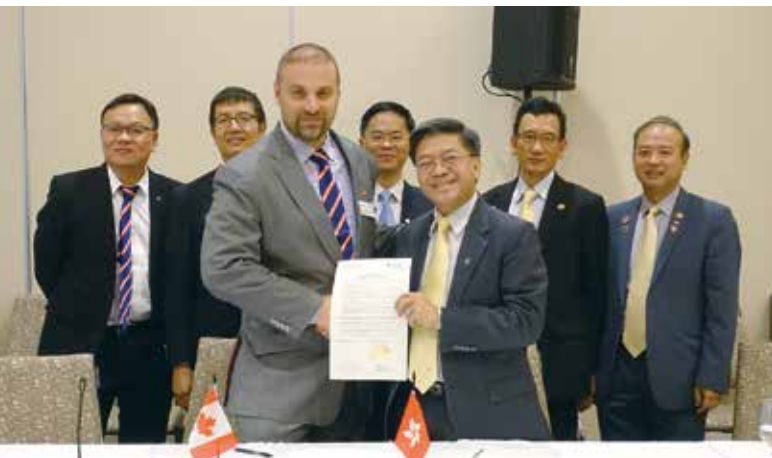
The PAQS Board Meeting was held on 23 July at the Western Bayshore. Our President, Sr Thomas Ho, and other delegates (Sr Francis Leung, Sr TT Cheung, Sr Raymond Kong, Sr Daniel Ho, Sr Antony Man, and I) were in attendance.

It was a whole-day meeting that covered reports by the PAQS Chairman, Mr Ian B Duncan (CIQS); officers; committees; and official delegates of every member country/region. I represented the HKIS and reported on the current construction activities happening in Hong Kong and provided updates on the QSD's activities since the last Congress in 2016.

Sr TT Cheung, a member of the PAQS Council of Advisors, suggested some changes for the sustainable development of PAQS. The second PAQS Vice Chair also suggested some constitutional changes for various country and regional members to consider.

Our President, Sr Thomas Ho, signed a reciprocity agreement (RA) with the host Canadian Institute of Quantity Surveyors (CIQS) to signify their mutual recognition of professional status and membership.





Signing ceremony for the Reciprocity Agreement between HKIS and CIQS

New PAQS Chairman

Congratulations to Sr Francis Leung, the PAQS's new Chairman, who commenced his term on 25 July at the Westin Bayshore in Vancouver, Canada.



Francis, a Past President of the HKIS, will have two years to carry out the collaboration and communications with the 14 country and regional members to bring forward, consolidate, and advance quantity surveying services throughout the Pacific Rim.

We expect Francis to succeed in his job and, as one of the 14 country and regional members, will provide him with our full and strong support.

PAQS Excellence Service Award 2017

Sr Joseph Chong, QSD Council member, was awarded the PAQS Excellence Service Award 2017 during the PAQS Congress 2017.

When the PAQS Young Quantity Surveyors Group (YQSG) was established in 2009, he was elected its inaugural Chairman by the younger QS representatives. During his term as Chairman from 2009 to 2014, he organised annual YQS programmes in Singapore, Brunei, Sri Lanka, China, and Hong Kong with his committee members.

Through his great efforts and dedicated commitment, the YQSG has grown from a small group of younger surveyors into a large group that includes the various country and regional members of PAQS. He also directed the YQSG team to publish newsletters and establish a website (including Facebook and LinkedIn pages) to promote the PAQS. After his term as Chairman ended, he has continued to advise the YQSG.

Joseph is the current Chairman of the HKIS's IT Committee. He chaired YSG from 2008 to 2009, has been a QSD Council member since 2005, and has devoted tremendous time and effort to grooming the next generation of quantity surveyors in Hong Kong. Congratulations to him.



PAQS Congress 2017 (24-25 July)

The PAQS Congress was held at the Westin Bayshore Hotel from 24 to 25 July. It started with a song by a renowned local artist. The Congress was officiated by the Chairman of the CIQS, Mr Matthew K Weber, and Chairman of the PAQS, Mr Ian B Duncan.

The theme of Congress 2017 was Green Developments: the New Era. The keynote speakers were Mr David Suzuki and Ms Sarika Cullis Suzuki on 24 July and Mr Alan Oishi on 25 July. All were reputable motivators in the study and development of green concepts and measures.

There were also technical sessions, during which six QSD members participated in and delivered talks on green issues. They were Sr TT Cheung (Past President of the HKIS), Sr Sunny Choi (QSD Hon Secretary), Sr Dr Paul Ho (Past Chairman of the QSD), Sr Joseph Chong, Sr Dr Leung Mei-yung, and Sr Ellen Lau.

Altogether, the HKIS brought a delegation of 16 members to the Congress including President Sr Thomas Ho; Past Presidents Sr TT Cheung and Sr Francis Leung; myself as the QSD Chairman; QSD Vice Chairman Sr Raymond Kong; QSD Hon Secretary Sr Sunny Choi; Past QSD Chairmen Sr Daniel Ho, Sr Dr Paul Ho, and Sr Antony Man; QSD Council members Sr KC Tang, Sr Joseph Chong, and Sr Dr Sandy Tang; YSG representatives Sr Karen Wong and Sr Frank Poon; and QSD members Sr Dr Leung Mei-yung and Sr Ellen Lau.



Launch of the International Construction Measurement Standard (ICMS) in Vancouver, Canada (25 July)

On 25 July, the official launch of the ICMS took place during the PAQS Congress in Vancouver.

The ICMS is a global collaborative effort to develop and establish a common standard for setting cost benchmarks for construction projects worldwide. This is a high standard for reference and individual users can further build on the standard's particulars to match their territorial or organisational needs.

The ICMS Coalition is a joint effort of over 46 professional institutes and organisations from all over the world, including the HKIS. The governing body of the ICMS Coalition is the ICMS Trustees. Sr TT Cheung is its HKIS representative.

The ICMS is a standard that is free for adoption. It is the result of 20 months of cooperation and effort by cost consultancy experts (among them our own Sr KC Tang) from all over the world.

Thanks go to Sr TT Cheung and Sr KC Tang for their excellent work. For more details on the ICMS, please visit: icms-coalition.org.



Off-printing of the Old Standard Forms of Contract

Members are advised that the HKIS will stop printing and selling the standard forms of contract listed below from 1 February 2018:

1. The Agreement & Schedule of Conditions of Building Contract for use in the Hong Kong Special Administrative Region Standard Form of Building Contract Private Edition – Without Quantities, 1986 Edition; First Amendments published in September 1997 and Second Amendments in July 1999.
2. The Agreement & Schedule of Conditions of Building Contract for use in the Hong Kong Special Administrative Region Standard Form of Building Contract Private Edition – With Quantities, 1986 Edition; First Amendments published in September 1997 and Second Amendments in July 1999.

3. The Form for Use When the Sub-Contractor is Nominated under the Standard Form of Contract for Hong Kong Sub-Contract, 1986 Edition, First Amendments published in September 1997 and Second Amendments in February 2000.

Limited copies of the above publications are available for sale for as long as stocks last.

Social Event: DIY Perfume Spray (19 August)

The upcoming 4th QSD Social Event in 2017, the DIY Perfume Spray, will be held on 19 August 2017 in two sessions. As there are limited spaces available, members are encouraged to apply for this event at their earliest convenience. Please refer to the following website for more details:

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

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

Co-organisers:



International QS BIM Conference 2017 Hong Kong



Date : 18 November 2017 (Sat)
Time : 9am - 5pm
Venue : Regal Ballroom, Regal Hongkong Hotel,
88 Yee Wo Street, Causeway Bay

Silver Sponsors:



Bronze Sponsors:



Booth Sponsors:



International QS BIM Conference 2017 Hong Kong

The International QS BIM Conference 2017 Hong Kong with the theme of "Quantity Take-off (QTO), Cost Management and the Way Forward of BIM for Quantity Surveyors" aims to share both local and overseas BIM experience and expertise in construction budget planning and cost management.

SPEAKERS & PRESENTATION TOPICS (In alphabetical order)

Keynote speaker: Ms. Ada FUNG Yin Suen, BBS, JP, Deputy Director of Housing (Development & Construction), Hong Kong Housing Authority, Hong Kong

Speakers	Title	Topic
Mr. Steve APPLEBY	BIM Practice Lead, Australia and New Zealand, AECOM, Melbourne, AIQS Representative	BIM beyond 2020 and the Role of the Quantity Surveyors
Mr. CHENG Tai Fatt	Deputy Managing Director, BCA Academy and BERIL, Building & Construction Authority, Singapore	Singapore BIM Roadmap
Ms. KWONG Chin Wei	BIM Technical Committee of QS Div, RISM, Malaysia	Getting The Right Footing for 5D BIM - The Malaysian Experience
Mr. Eugene SEAH	Senior Director (Special Projects), GCEO's Office, Director, Threesixty Cost Management Pte. Ltd. & Threesixty Contract Advisory Pte. Ltd., Singapore	QS and BIM; Blue Ocean or Red Sea?
Mr. Nathan TREVASKIS	Director, Bimfire Pty Ltd., AIQS Representative	Can the Industry Cope with 5D BIM?
Ms. Rosana WONG	Executive Director, Yau Lee Holdings Limited, Hong Kong	Smart Transformation: From Micro to Macro Level of Full Life Cycle Management
Dr. Robert YUAN Zheng Gang	President, Glodon Company Limited, China	Update of BIM Software Development

* Programme, Topics and Speakers are subject to change without any prior notice. The Conference will be conducted in English unless noted otherwise.

FEE PACKAGES (Whole-day conference including lunch and 2 coffee breaks with light refreshments)

- **Early Bird** (payment made on or before 20 August 2017, Sunday): **HK\$960** (Professional and technical members and staff of Co-organisers and Supporting Organisations) / **HK\$1,120** (Others)
- **Standard:** **HK\$1,200** (Professional and technical members and staff of Co-organisers and Supporting Organisations) / **HK\$1,400** (Others)
- **Full-time Students** (Lunch is not included): **HK\$200**

RESERVATION

Please click: <http://form.redasia.com.hk/qs bim2017>



For completing the enrolment, please settle the payment by EITHER returning the signed credit card authorization form via email: qs.d.bim@redasia.com.hk / Fax: +852 3186-6810 OR posting the enrolment confirmation email together with a crossed cheque payable to "Surveyors Services Limited" to Ms Wing LAM / Ms May KWOK at: Red Asia Communications Ltd. (Conference Secretariat) Room 1706, Fook Yip Building, No. 53-57 Kwai Fung Crescent, Kwai Fong, Hong Kong

As seats are limited, enrolment will be accepted on a first-come-first-served basis after receipt of payment

For enquiries, please contact Ms Wing LAM / Ms May KWOK (Conference Secretariat, Red Asia Communications Ltd.) at +852 3421-1463 / qs.d.bim@redasia.com.hk

Supporting Organisations:





Young Surveyors Group
Sr Chris Mook YSG Committee Chairman

與國家航天員對話：香港建造及工程界青年專業人士交流晚會 (6月29日)

To deepen their knowledge of China's aerospace mission, as well as celebrate the 20th anniversary of the HKSAR, the various institutes' young (HKIA YMC, HKIE YMC, HKILA YLAG, HKIP YPG, and HKIS YSG) and professional (AES, LEAPS and ProHK) groups invited two astronauts (景海鵬 少將 and 陳冬 上校) to meet with around 100 younger professionals from the construction industry on 29 June.



The guests shared experiences of their aerospace missions and how they became astronauts. 景海鵬 少將 enlightened the audience on how he was finally selected to go to space after joining China's astronaut team ten years ago. He added that during that decade, he had been passed over twice during the selection process for astronauts who would go to space. Instead of blaming himself, he chose to continue pursuing his dream. He kept trying his best to realise it and finally it came true.

Participants were very keen on speaking to the astronauts. One of them asked how they felt when they looked back at the Earth from space. 陳冬 上校 shared that he was amazed by its

beauty and encouraged everyone to make an effort to protect its natural environment.

Special thanks go to both of our YSG Honorary Secretaries, Sr Gigi Mok and Sr Karen Wong, for joining me on the OC team to hold this unforgettable event.



YCPG Joint Professional Networking Party 2017 (30 June)

The Young Coalition Professional Group (YCPG) of the Hong Kong Coalition of Professional Services (HKCPS) successfully held a 'Joint Professional Networking Party' with the theme, 'Jungle of Parties'. Over 350 younger professionals including accountants, barristers, architects, dentists, engineers, landscape

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

architects, lawyers, planners, surveyors, and chartered secretaries were in attendance.

As the PIC of the party this year, YSG joined hands with the organising committees of the other young professional groups to arrange party props, games, food & beverages, photo booths, and made-to-order party snacks (popcorn and cotton candy) for the guests. The organisers believe that all participants enjoyed the party and made new friends in this festive atmosphere!

Special thanks go to our YSG Vice-Chair; Sr Simon Wong; YSG Committee members Sr Kirsten Lam, Winnie Mak, and Coolidge Siu; and YSG Co-opted member Kitty Ng for devoting their time to the OC team with me and helping it hold this successful event.



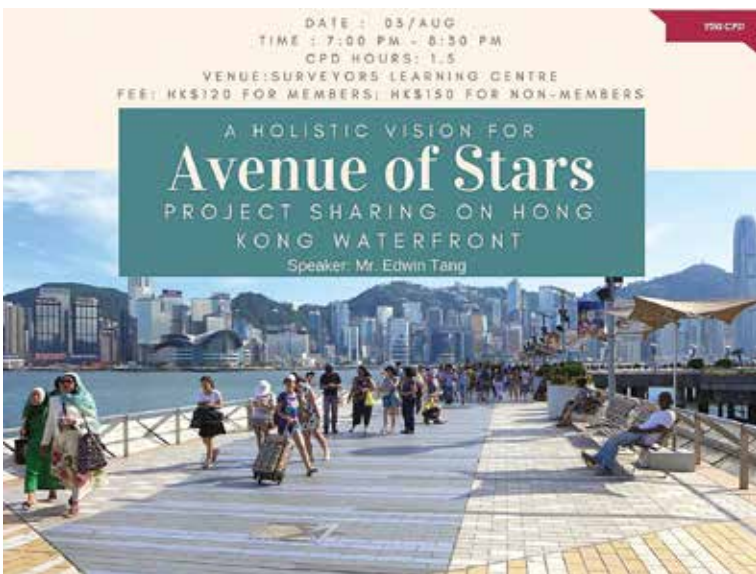
The AGM of the HKILA's YLAG (14 July)

Thanks go to the Young Landscape Architects Group (YLAG) of the Hong Kong Institute of Landscape Architects (HKILA) for inviting me to be the guest of their AGM, where I also met the chairs of the HKIA YMC and HKIE YMC and discussed with them how to get younger architects, engineers, landscape architects, and surveyors to socialise together more.



Upcoming New CPD

YSG conducts various interesting CPDs (some jointly with other divisions). Please visit its YSG Facebook page for details.



and explore opportunities for more. It expects to have a fruitful tour and all members are welcome to join.

📄	EVENT CODE	2017150
📍	DESTINATION	HARBIN, CHINA
📅	DATE	14 OCT (SAT) -19 OCT. (THUR) 2017
🕒	CPD HOURS	10
💰	FEE	HK\$4500 PER PERSON (SHARE BEDROOM) +HK\$1350 FOR SINGLE ROOM
👤	QUOTA	20
📅	DEADLINE	18 AUGUST 2017
🏠	ORGANIZER	YOUNG SURVEYORS GROUP

Upcoming YSG Study Tour 2017: Harbin (14-19 October)

Since 2004, YSG has organised study tours to different cities including, but not limited to, Beijing, Shanghai, Kuala Lumpur, Guangzhou, Chongqing, Xiamen, Qingdao, and Ho Chi Minh City. The tours aim to acquaint members with knowledge of the construction and real estate industries in those cities by visiting the relevant government departments, professional institutes, and private organisations. This year, YSG will visit Harbin, China from 14 to 19 October 2017 to appreciate its real estate developments there

Photos of the Month

YSG @ YCPG Joint Professional Networking Party 2017 (30 June)



(PS – a collection of smiling faces :D at the party! Wish to see you again next year!)

Wanted: Young Surveying Guys and Gals!

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

08/08/2017 (Tue)
19/09/2017 (Tue)
10/10/2017 (Tue)
17/11/2017 (Fri) AGM



“Sr” – The Abbreviation for Surveyor

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

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

“Sr” – 測量師的英文簡稱

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

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



Sr Jason Chan
Sports and Recreation Committee Chairman

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

HKIS Dragon Boat Team – Joint Professional Dragonboat Competition

Team Captains: Sr Kenneth Wan/Sr Sana Shek/Sr Paul Sze/Young Surveyors Group

The HKIS Dragon Boat Team won the championship again at the Joint Professional Dragonboat competition on 18 June at Stanley Beach against teams of accountants, architects, barristers, doctors, and lawyers. Big congratulations go to the entire team, which is still undergoing tough training for future races this season.

More members are welcome to join the Team.



Charity Band Show by S!R for the HKIS Charitable Foundation

Band Soul: Sr George Chan

Bandmates: Sr Jeffrey Wong/Sr John Lau/Sr Alison Lo/Jerry Chau/Sr Chris Mook/Sr Lesly Lam/Sr Peter Dy/Sr Kenny Chan/Sr Bessie Liu/Yuji Wong/Elvis Cheung/Hinry Lau/Sr Evangeline Cheung/Sr Jerry Li

Thanks to all for coming to show their continuous support for S!R. The band will perform at the first fundraising activity for the HKIS Charitable Foundation.

Venue

The 1563 at the East, 6/F, Hopewell Centre, 183 Queen's Road East, Wanchai

Time

Friday, 15 September 2017 at 8.00pm

All proceeds, after deducting costs, will go to the HKIS Charitable Foundation, which was incorporated in April 2014 to provide assistance and financial support to those who are in need or suffering hardships. It is also intended to organise, support, promote, and engage in non-profit works and activities for the purpose of assisting underprivileged, aged, socially disadvantaged, and other vulnerable groups in the community; advancing education; relieving poverty; carrying out emergency relief projects; etc. The Foundation is an approved charitable institution and exempt from taxes under Section 88 of the Inland Revenue Ordinance.

Please come support us.

Enquiry: Donna Yu 2526 3679 cpd@hkis.org.hk

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



CPD organised by YSG

1. Seminar: Surveying Practice – Art and Science Combined with Positive Energy, 1 June 2017 (Reported by Mr Gareth Chan, YSG CPD Sub-Committee Member)

Throughout the presentation by Sr William Ho, members enhanced their capabilities by listening to him describe his valuable experiences, which he passionately shared to summarise several key elements of his success in the surveying practice. He also showed how to prepare oneself as a professional surveyor, protect oneself from trouble, uphold dignity without spoiling one's work relationships with one's partners, work as a team with different parties, along with the importance of maintaining one's diligence at work and the necessity of good time management in one's daily life.



Souvenir Presentation to Sr William Ho

After hearing Sr Ho's speech, members not only understood more about professional ethics, but also how to evaluate themselves, both of which are undoubtedly important for professional surveyors.

2. Seminar for Current Problems and the Future Development of Public Open Spaces, 2 June 2017 (Reported by Ms Candy Ho, YSG CPD Sub-Committee Member)

Mr Jeffrey Wong presented the concept and development of public spaces in three main aspects: academic, practical, and his own promotional experience. After introducing the definition and importance of public space, he revealed the dilemma behind and concerns among different stakeholders, including the government, the general public, urban designers, and the business sector, over their use. There is a need to achieve an optimal balance between formality, informality, public utilisation, and marketability here.

Open space is categorised at the regional, district, and local levels. Statistics show that the existing amount of open space in Hong Kong's various districts, mainly in urban areas such as Mongkok and Wan Chai, did not meet the minimum amount suggested in the Hong Kong Planning Standards and Guidelines (HKPSG), since these areas were already densely-populated before the introduction of the open space concept. The provision of additional open spaces in those areas largely lay with those in private developments, as required by their land leases.

In addition, Mr Wong shared his experience in place-making and promoting public open spaces, including the "Walk DVRC – Des Voeux Road Central Initiative" and "Design Our Dream Park" Yau Ma Tei Community Project. He recommended involving the community in the planning, design, construction, and management of public open spaces, so as to foster greater social cohesion and create a sense of place.



Souvenir Presentation to Mr Jeffrey Wong, Immediate Past Chair of the HKIP YPG, Secretary General of HKPSI, & Founder of LEAPS



3. Visit to Hong Kong Observatory Headquarters, 10 June 2017 (Jointly Organised by the QSD & YSG and Reported by Sr Gigi Mok, YSG CPD Convener)



Participants Group Photo



Seismometer Used from the 1950s to 1970s



Pendulum Clock Used from the 1950s to 1960s



Introductions to Fury of the Elements and Earthquake and Tsunami



Logo of the Royal Observatory Hong Kong used before 1 July 1997

4. Drone Applications and Developments in Relation to Industries (Session 2), 10 June 2017 (Jointly Organised by the PDD & YSG and Reported by Sr Victor Ng, PDD & YSG CPD Convener)



Participants Group Photo



Souvenir Presentation to Mr Rickson Chow, President of the International Unmanned Aircraft Systems Association

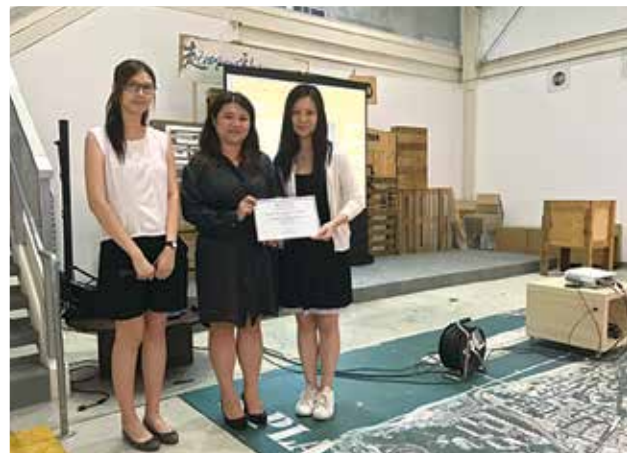


Lucky Draw of Mini Aircraft Systems for participants

5. Kowloon East – a Smart City Pilot Area, 5 July 2017 (Reported by Ms Noel Chi, YSG CPD Sub-Committee Member)

At this seminar, a speaker from Energising Kowloon East, Ms Joyce Tang, presented the development of Kowloon East as a smart city pilot project. The goal is to transform Kowloon East into another attractive CBD in Hong Kong. Examples such as Fly the Flyover Operation and the replacement of traffic directional signs were raised to illustrate how different urban development solutions facilitate connectivity, enhance the environment, and unleash a district's development potential. Moreover, the establishment of a smart city framework to achieve a green and smart neighbourhood was explained. Last, but not least, the My Kowloon East Mobile App was introduced and the audience learned about the concept of "Walkable Kowloon East" using information and communications technology.

During the Q&A session, some issues regarding the ongoing initiatives in Kowloon East (e.g. environmentally friendly links and kerbside loading/unloading bay monitoring systems) were discussed. Joyce explained the constraints and challenges to implementing various smart city initiatives.



Souvenir Presentation to Ms Joyce Tang, Representative of Energising Kowloon East



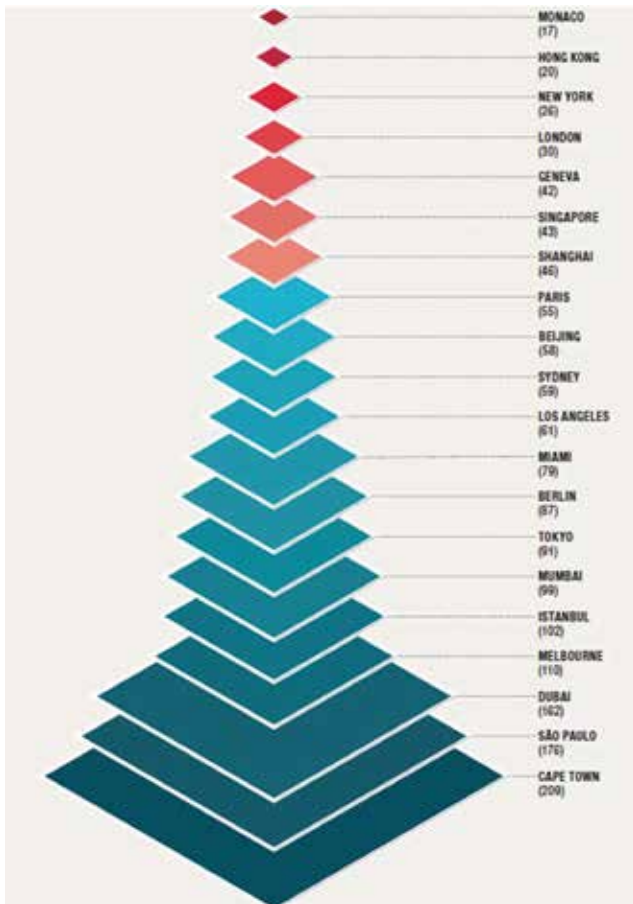


Sr Lam Ho Man, Thomas
FHKIS GPD

Growing Wealth Drives Hong Kong's Super Luxury Home Market

By 2016, Hong Kong was ranked as one of the two most expensive luxury residential markets in the world for five consecutive years, according to a market report. Seemingly oblivious to the inflated mass residential market, the super luxury sector seems to have enjoyed a steadier, albeit slower, growth rate. Its annual price increases, which were in the top 5% of the global market in 2016 at 2.1%. However, this obscures the fact that Hong Kong's luxury homes remain one of the most expensive in the world. For example, someone with US\$1 million can only buy 20 square metres of luxury accommodation in Hong Kong – the second smallest area after Monaco's 17 square metres (Figure 1).

Figure 1: How many square metres of prime property US\$1 million buys across the world



So why have Hong Kong's super luxury home prices remained consistently high? Perhaps the answer lies in the ever-expanding demand from end-users and investors, backed by an increasingly wealthy population, both in and outside Hong Kong.

In 2016, Hong Kong led all Asian cities with 4,080 ultra-high net worth individuals (UHNWIs, who are those with a net worth of over US\$30 million, excluding their primary residences) living in the city. This was up 50% from a decade earlier. About 51 of these Hong Kong UHNWIs were billionaires. With 5.585 UHNWIs per 10,000 people, Hong Kong came in third worldwide in 2016 after London and New York. The growth of Hong Kong's UHNWI population is set to continue in the coming decade and expected to climb 40% to 5,710 by 2026.

Meanwhile, China, which is a major source of demand for Hong Kong's luxury homes, also saw notable increases in its UHNWI population. It had the highest number of UHNWIs among all Asian countries at 14,310 in 2016, which represents a surge of 281% over the past decade. Of these UHNWIs, 204 were billionaires, which represent a 278% increase from 2006. In 2026, China is expected to have 34,340 UHNWIs, which would be a jump of 140% from 2016.

Wealthy people are fond of buying luxury homes. A survey recently published by a leading international property consultant interviewed 900 of the world's leading private bankers and wealth advisors. When asked which type of property attracted the most interest from their global clients, 60% of the respondents stated residential. In Hong Kong, UHNWIs own 3.3 homes on average, reflecting their strong appetites for residential property.





With all the attention paid to UHNWIs, it is little wonder why Hong Kong's luxury home market is so driven by demand from its growing local wealthy population and the heightened interests of wealthy overseas investors. However, the market is still subject to certain risks. Policy risks are rising, as the Hong Kong Government successively announced a series of tightening measures in recent months. Such an action highlights the government's determination to monitor the property market. Meanwhile, any future change to Beijing's ongoing monitoring of capital outflows may also affect the interests of Mainland investors.

Generally speaking, as this segment of the market is unique and tends to be less influenced by government policies regarding lending restrictions compared to the mass market, the wealth and buying power it generates should ensure steady growth over the next few years.








HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

03 AUG - 16 DEC
2017

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
03 Aug 2017	2017123	Project Sharing on Hong Kong Waterfront - A Holistic Vision for Avenue of Stars	Edwin Tang	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
04 Aug 2017	2017122	QSD Technical Series 2017 (4): Development, Selection and Costing of Popular Sanitary Wares and Fittings in Hong Kong (FULL)	Cliff C T Ng	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
05 Aug 2017	2017049	Experience Sharing on Application of Building (Planning) Regulations - Part 2 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
05 Aug 2017	2017087G	GPD APC Structured Learning Programme 2017 - Asset Management	Louie Chan	GPD	3.0	✓	3.0	For Probationers only: HK\$3,000 for all sessions / HK\$840 – 1,050 per Subject (please refer to the table) / HK\$210 per session (3 hours); All other HKIS members (where seats are available); HK\$400 per session (3 hours)
05 Aug 2017	2017118	QSD Technical Visit Series 2017 (11): Visit to Steel Bar Cut-and-Bend Factory (FULL)	Jason Lim, Patrick Lau	QSD	2.5	✓	2.5	HK\$240 for members (including transportation and insurance)
08 Aug 2017	2017017Q	QSD PQSL Estimating Series 2017 (1) – How to Prepare a Preliminary Cost Plan for a New Building Development (FULL)	Anderson Chan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
09 Aug 2017	2017151	Kai Tak – Urban Design adds Value (FULL)	FF Ying, Vincent Ng, Stephen Tang, Donald Choi, Joel Chan	HKIA, HKILA, HKIE, HKIP, HKIS & HKIUD	2.0	To be determined by respective Division		HK\$120 - HKIS, HKIA, HKIE, HKILA, HKIP, HKIUD Full Members; HK\$150 - Non-member; Foc - Student & Graduate Member
09 Aug 2017	2017156A	BSD PQSL Series 2017 - The Significant Ingredient of Existing Building Control : Mandatory Building and Window Inspection Scheme New	Donald Ding	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 Aug 2017	2017147	Sharing on Research on "The Relationship between Green Certified (BEAM Plus) Buildings and property price in Hong Kong" by the Department of Building and Real Estate, The Hong Kong Polytechnic University 	Eddie C M Hui	PFMD	1.5	✓	1.5	HK\$120 for member, HK\$150 for non-member
11 Aug 2017	2017134	Recent Developments in Hydrographic Surveying Technologies	Edmond Yu	LSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
12 Aug 2017	2017087E	GPD APC Structured Learning Programme 2017 - Transaction by Private Treaty, Sale and Letting, or Auction & Tender	Milton Lau	GPD	3.0	✓	3.0	For Probationers only: HK\$3,000 for all sessions / HK\$840 – 1,050 per session (please refer to the table) / HK\$210 per session (3 hours); All other HKIS members (where seats are available): HK\$400 per session (3 hours)
12 Aug 2017	2017160	Members' Consultation on Draft HKIS Valuation Standards 2017 	Representatives of the GPD Working Group	GPD	1.5	To be determined by respective Division		For HKIS GPD members only; Free of charge for HKIS members
12 Aug 2017	2017110	Glass & Curtain Wall Series (1) - Good Practice for Heat Soak Process to Latest BS EN 14179-1: 2016	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
12 Aug 2017	2017143	Visit to Haw Par Music Farm Site (A Revitalization Project of Haw Par Mansion) [Visit (4)] (FULL) (Same as the visits held on 15, 22 & 29 July)	Representatives from Wan Chung Construction Co., Ltd.	BSD, QSD	2.0	✓	2.0	HK\$150 for members (including insurance)
12 Aug 2017	2017149	Visit to the West Kowloon Cultural District 	William Chan	HKIS	2.0	To be determined by respective Division		HK\$200 for members (including transportation and insurance)
14 Aug 2017	2017144	QSD BIM Series 2017 (5): A Pilot Study on BIM Applications in Quantity Surveying in Hong Kong 	S L Chan, Matthew Lai	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 Aug 2017	2017136	Briefing Session on the Standard Form of On-demand Bond (FULL)	Edmund Wan, James Wilkinson and Rocky Cho	HKIS, CIC	1.5	To be determined by respective Division		Free of charge for HKIS members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
16 Aug 2017	2017156B	BSD PQSL Series 2017 - Essential Skill of Building Surveyors – Building Diagnosis New	Peter Wong	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
17 Aug 2017	2017128	QSD Legal & Contract Series 2017 (9): Statutory Adjudication of Construction Payment Disputes: Common Pitfalls & Practical Solutions – Experience from Singapore and Malaysia	L S Soh	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
19 Aug 2017	2017050	Experience Sharing on Application of Building (Planning) Regulations - Part 3 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
19 Aug 2017	2017140	Technical Visit to a Residential Care Home for the Elderly (RCHE) (FULL)	Daniel Hui	PFMD	2.0	✓	2.0	HK\$180 per person
19 Aug 2017	QSD/ S/201711	DIY Perfume Spray New	-	QSD	-	-	-	HK\$190 for QSD members (including 30ml tailor-made own perfume spray with natural essential oils)
19 Aug 2017	2017157	上海建業裡嘉佩樂酒店項目參觀考察活動 New	Please refer to the website	HKIS	2.5	To be determined by respective Division		人民幣 ¥300/人
21 Aug 2017	2017158	8月21日香港測量師學會廣州地區會員活動通知 CPD 持續專業發展講座及晚宴 New	Robert Ritacca (羅瑞先生)	HKIS	2.5	To be determined by respective Division		參加講座及/或晚宴的會員需要在現場每人支付 RMB200元，沒有發票，需要憑證的會員香港總部可以為你們開收據
22 Aug 2017	2017119	QSD Technical Series 2017 (8): Latest Technology of Steel Reinforcement Pre-fabrication (FULL)	Jason Lim, Patrick Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
23 Aug 2017	2017156C	BSD PQSL Series 2017 - Greening the Existing Buildings New	Grace Kwok	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Aug 2017	2017126	QSD Insurance Series 2017 (2): An Introduction of Professional Indemnity Insurance (FULL)	Christopher Cheng	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
26 Aug 2017	2017051	Experience Sharing on Application of Building (Planning) Regulations - Part 4 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
28 Aug 2017	2017155	Surveying Leaders Series: Series 2: Sr. Tony Tse Wai-Chuen 	Tony W C Tse	YSG	1.5	To be determined by respective Division		HK\$ 100 for Student member and Probationer, HK\$120 for member, HK\$150 for non-member
29 Aug 2017	2017135	QSD Legal & Contract Series 2017 (7): Sharing of Experience in Civil Engineering Claims Management	Thomas Wong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
30 Aug 2017	2017156D	BSD PQSL Series 2017 - Planning for Alteration and Addition Works : From Building Control Perspective 	Ben Chong	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
04 Sep 2017	2017152	Understanding the Anchor Bolt System 	Joanne Lee	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06 Sep 2017	2017137	QSD Management Series 2017 (6): How to Become a Successful Consultant and Provide Your Services in the Global Market	Peter Ng	QSD, AIOS	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
12 Sep 2017	2017156E	BSD PQSL Series 2017 - Planning for License Application 	Ben Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
14 Sep 2017	2017153	The first investigations and cases under the HK Competition Ordinance: likely impact on the construction sector 	Francois Renard	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
15 Sep 2017	2017161	Green Procurement and Paint Knowledge Sharing 	Representative from Nippon Paint (HK) Co. Ltd. – Ms. Denise Chan	PDD, YSG	1.5	To be determined by respective Division		HK\$120 - member; HK\$150 - non-member
16 Sep 2017	2017146	Planning & Development Division 2017 Annual Conference - Country Park - Conservation or Development? 	Please refer to the website	PDD	4.0	✓	4.0	HK\$400 - members; HK\$300 - Probationers; Foc - Full time students; HK\$450 - non-members
18 Sep 2017	2017117	Risk Assessment – The Practical Approach	S K Cheung	HKIS, CIC	1.5	To be determined by respective Division		HK\$120 - members
19 Sep 2017	2017154	PNAP APP-2 (FULL)	Peter T L Chan, Rosena T T Koo	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
21 Sep 2017	2017017R	QSD PQSL Contract Administration Series 2017 (9) – Assessment of Contractual Claims (FULL)	T T Cheung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
22 Sep 2017	2017089	QSD Technical Series 2017 (5): Development, Selection, Site Operation and Costing of Tower Cranes and Passenger Hoists (FULL)	Ben Wong , Joe Pun	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
23 Sep 2017	2017111	Glass & Curtain Wall Series (2) - Design Consideration and Performance Tests of Curtain Wall Systems (FULL)	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
23 Sep 2017	2017133	QSD Technical Visit Series 2017 (16): Visit to Aluminium Window Factory in Shenzhen	Wicky Wong, C C Wong	QSD	3.0	✓	3.0	HK\$300 per member (fee includes transportation in Mainland China, lunch and insurance)
25 Sep 2017	2017124	Application of Geographic Information Systems (GIS) in Rating Valuation	Kenneth Tong	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
27 Sep 2017	2017156F	BSD PQSL Series 2017 – Building Control on Heritage : Adaptive Re-use and Alteration and Addition Works to Heritage Buildings New	Junkers Lam	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
30 Sep 2017	2017116A	Safety Management Course for Surveyors (Class 1) (Same as the course on 16 December 2017 i.e. CPD event 2017116B.)	S K Cheung	HKIS, CIC	3.0	To be determined by respective Division		HK\$200 for members only (Note: Participants need to provide their complete HKID number to CIC in order to obtain a certificate of attendance issued by CIC)
08 Oct 2017	HKIS/ S/201710	HKIS Bowling Fun Day 2017	-	HKIS	-	-	-	HK\$100 (including 2 games, hiring of bowling shoes, insurance and refreshment)
14 Oct 2017 6 Days 5 nights (14/10 - 19/10)	2017150	YSG Study Tour 2017 New	-	YSG	10.0	To be determined by respective Division		HK\$4500, including accommodation (shared-bedroom), transportation and food (Surcharge for single room HK\$1,350)
23 Oct 2017	2017017S	QSD PQSL 2017 – APC interview – A Nightmare to Candidate? New	Kenny Lui, H Y Wan, Jesse Wong	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Oct 2017	2017138	Planning, Design and Construction of Mixed-used Harbourfront Development – “Victoria Dockside”	Jeff Tung	BSD	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
01 Nov 2017	2017145	SFC's guidance on corporate transactions and the use of valuations issued on 15 May 2017 New	Michael Duignan	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
18 Nov 2017	2017162	Experience Sharing on Application of Building (Planning) Regulations – Part 5 New	Terry K Y NG	YSG	3.0	To be determined by respective Division		HK\$260 for members; HK\$360 for non-members
20 Nov 2017	2017017T	QSD PQSL Contract Administration Series 2016 (10) – Essential Elements of the Front Parts of Tender Documents for a Private Project New	S W Yuen	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Nov 2017	2017159	Experience Sharing on Land Resumption in Urban Area New	Edward Au	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
16 Dec 2017	2017116B	Safety Management Course for Surveyors (Class 2) (Same as the course on 30 September 2017 i.e. CPD event 2017116A.)	S K Cheung	HKIS, CIC	3.0	To be determined by respective Division		HK\$200 for members only (Note: Participants need to provide their complete HKID number to CIC in order to obtain a certificate of attendance issued by CIC)

(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

GASOLINE

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 every day. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2116 5407**.

ESSO FLEET CARD

From 1 April 2017, HKIS members can enjoy the privileged discounts of **HK\$2.30** per litre for petrol and **HK\$4.90** per litre for diesel purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 April 2017, HKIS members can enjoy the privileged instant discount of **HK\$1.70** per litre for petrol purchase for successful applicants and existing customers of Ace Way Company. Upon purchase, net payment is settled by cash or credit card at Esso Service Station. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 January 2017, the discount is **HK\$2.00** per litre for gasoline for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

OTHERS

Up to \$5000 CASH REWARD BANKING

New

Become a DBS Treasures or DBS Account customer by 30 September 2017, and make deposit via auto-payroll and fulfill designated requirements, to enjoy **up to 1.1% p.a. preferential interest rate** for Time Deposit, up to **HK\$5,000 cash reward** and a series of privileges such as 1st year waiver for monthly service fee.

Terms and conditions apply. Please contact DBS Corporate Account Manager Ms Fontaine Chan at 3668 6814 / 9484 6198 and visit HKIS website for details.

15% OFF WEIGHT REDUCTION PLAN

New

MSL Nutritional Diet Centre aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2017, HKIS members can enjoy its exclusive offers, including a **free "Health & Weight Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free** exercise class (tummy workout) session.

An advance booking is required. For more information, please call **2478 8884** or visit www.mslhk.com.

UP TO 25% OFF INSURANCE

New

From now until 31 December 2017, HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (**single trip plan, 25% off**), **medical plan (up to 15% off)**, **home protection plan (10% off)**, etc.

Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or product information, please contact us at **2903 9393** or visit zurichcare.com.hk/surveyor.

15% OFF PROFESSIONAL COURSE

New

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

UP TO 40% OFF INSURANCE

From now until 31 December 2017, HKIS members and their families can enjoy the special offers from **Prudential General Insurance HK, Ltd** including travel insurance (**up to 25% off**), home insurance (**25% off**), maid insurance (**20% off**), motor insurance (**40% off**), etc. For further promotional details, please visit HKIS website.

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

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

10% OFF ROOM ACCOMMODATION

Revitalised from the old Tai O Police Station, **Tai O Heritage Hotel** features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 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/newsletter/specialoffers.pdf>.

15% OFF SERVICED APARTMENT

The serviced apartments, **Eight Kwai Fong**, offers 156 Studios and one-bedroom apartments for rent. Each unit is designed with full-height glass walls and a private balcony. There is also a spacious resident lounge and sky garden for residents to relax in sublime comfort or for private events. Eight Kwai Fong's 24-hour personalised services have garnered positive guest reviews. HKIS members can enjoy a **15% discount** on their reservations from now until 31 December 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/>).

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 ROOM ACCOMMODATION

Enjoy a **10% discount** from Hyatt.com rate by booking **Grand Hyatt Hong Kong's** newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2017, subject to availability.

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.

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 last until 31 December 2017. For more discount, please visit HKIS website.

10% OFF CHORAL CONCERT TICKET

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

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.

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.

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.



Management
工程管理

Safety
安全知識

Technology
技術發展



Hot Courses 熱門課程 : Building Information Modelling (BIM) Courses 建築信息模擬課程



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建造業議會可在任何時候及任何情況下使用其絕對酌情決定權，撤回或修改任何產品或服務的供應，而毋須事先通知。

