



THE HONG KONG INSTITUTE OF

SURVEYORS

香港測量師學會

HKIS ANNUAL CONFERENCE 2018

Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma

22 September 2018



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



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Message from Guest-of-Honour



Mr Chan Fan, Frank JP

Secretary for Transport and Housing

Transport and Housing Bureau

The Government of the Hong Kong Special Administrative Region

The conference today is most timely amidst the ongoing social debate on how best to tackle the shortage of housing and land supply in Hong Kong. The Government has made it crystal clear that housing is not a simple commodity. Our community has a rightful expectation for accommodation to satisfy their basic dwelling needs. This is the very issue that our community most earnestly hopes to resolve in a resolute manner. Against this backdrop, the theme of the Institute's Annual Conference 2018 reflects not only the concern of the profession but also the pulse of our community.

Hong Kong has been fraught with severe shortage in housing supply and high property price. On public housing, we have 268,500 applications on the waiting list for public rental housing with an average waiting time of 5.3 years for general applicants. It is thus imperative that we rise to the challenge and step up efforts in increasing housing supply. For instance, the Government is doing its utmost to build more public rental housing units through every possible means. The assignment of 9 additional sites in Kai Tak and Anderson Road for public housing development clearly demonstrates our commitment. On top of that, we also collaborate with community partners for transitional housing initiatives in a bid to improve the livelihood of those currently dwelling in inadequate housing.

While sparing no efforts in increasing housing supply through various initiatives, it is equally if not more important to make available more land for housing development in the years to come. On this, the Task Force on Land Supply is engaging the community on different land supply options in a thorough and macro manner, with a view to fostering consensus on the way forward. With the public engagement exercise of the Task Force drawing to a close, we hope that the conclusion will eventually bring about greater security in land and housing supply for our community.

Over the years, the evolution of our city has benefitted from the wise counsel of the surveying profession. With this, I look forward to the insightful sharing of experience and wisdom to help enhance housing and land supply. Together, we will continue our quest for novel solutions for a more livable city for all.

CHAN Fan, Frank
Secretary for Transport and Housing





Message from the President



Sr Kwok Ngok Chung, Dick

President

The Hong Kong Institute of Surveyors

On behalf of the Hong Kong Institute of Surveyors, it is my honour to welcome you to the HKIS Annual Conference 2018. It is a privilege to see so many industry specialists, business professionals, academics and government delegates joining us here today in mapping the way forward for Hong Kong to become a more prosperous city. The Institute is most grateful for your support and participation.

Today, we have gathered a group of leading guest speakers from across the industry to share their expertise at this year's conference with the theme, "**Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma**". As one of the most densely populated cities in the world, Hong Kong must continually strive to find space to house its growing population.

The ongoing land supply crisis has been blamed for Hong Kong's rank as the world's most expensive housing market for the last eight years. It is now crucial for the city's future that more land is made available for adequate and affordable housing, so as to meet the swelling shortfall, and create the conditions for a happier, and harmonious society.

Beyond these critical social challenges, there is a great potential for business opportunities across the land and housing sector, and beyond. Today's conference will address a number of possible strategies that would relieve concerns over the scarcity of land and housing supply, including land use planning, building safety and the implementation of land management technologies.

The HKIS is pleased to welcome our reputable Guest of Honour, Mr Chan Fan, Frank JP, the Secretary for Transport and Housing of the Government of the Hong Kong SAR, in joining us today. The Institute is also honoured to share the invaluable insights of the eight leading experts and professionals as our guest speakers today.

Finally, the HKIS would like to extend our sincere thanks to all participants, our honourable guests, speakers, moderators, generous sponsors and our supporting organisations. Special thanks go to the organising committee, led by Chairlady, our Vice-President Sr Winnie Shiu, for helping to arrange the HKIS Annual Conference 2018. I am confident that today's programme will give everyone a much deeper understanding of not just the housing challenges that lie ahead, but also the collective inspiration that goes into solving them.



Sr Kwok Ngok Chung, Dick

President (2017-18)

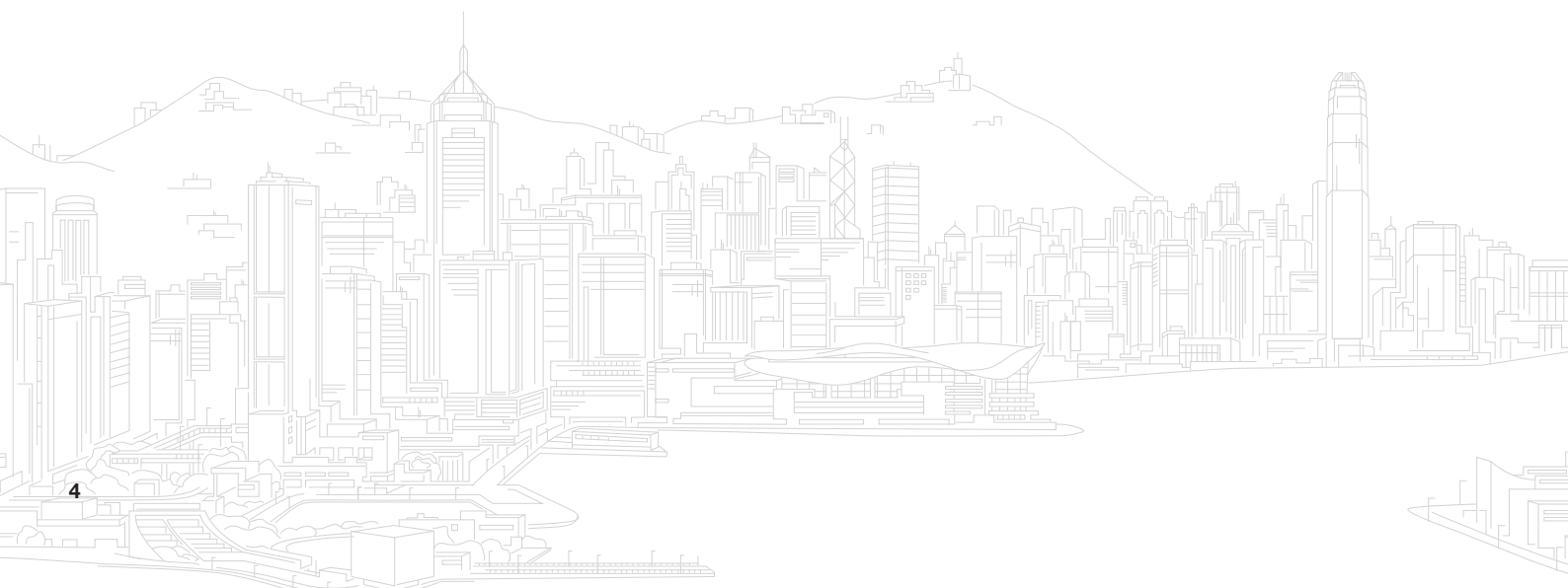
The Hong Kong Institute of Surveyors

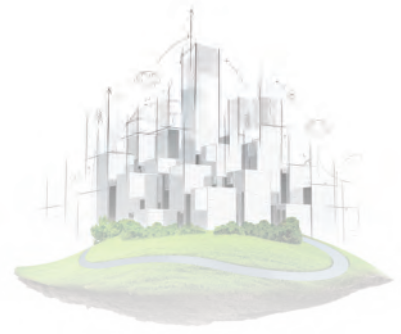
HKIS ANNUAL CONFERENCE 2018

Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma

Conference Programme

| Time | Programme/Topic | Speaker |
|---------------|--|---|
| 08:30 – 09:00 | Registration | |
| 09:00 – 09:10 | Welcome Speech | Sr Kwok Ngok Chung, Dick President The Hong Kong Institute of Surveyors |
| 09:10 – 09:40 | Opening Keynote Speech by Guest-of-Honour | Mr Chan Fan, Frank JP Secretary for Transport and Housing Transport and Housing Bureau The Government of the Hong Kong Special Administrative Region |
| 09:40 – 09:45 | Group Photo with Guest-of-Honour | |
| 09:45 – 10:15 | Coffee Break | |
| 10:15 – 10:40 | Facilitating Development Process and Expediting Land and Housing Supply | Mr Thomas Chan, JP Director of Lands Lands Department The Government of the Hong Kong Special Administrative Region |
| 10:40 – 11:05 | Land for Private or Public Housing | Sr Augustine Wong, JP Executive Director Henderson Land Development Co. Ltd. |
| 11:05 – 11:30 | Land Use Planning, Land Supply and Liveability | Dr Peter Cookson Smith Founder, URBIS Limited Past President, The Hong Kong Institute of Planners Past President, Hong Kong Institute of Urban Design |
| 11:30 – 11:40 | Q & A Session | Moderator: Sr Chan Hak, BBS Advisory Professor, Wuhan University Past President, The Hong Kong Institute of Surveyors |
| 11:40 – 11:45 | Souvenir Presentation to Speakers and Moderator by Sr Winnie Shiu | |
| 11:45 – 11:50 | Souvenir Presentation to Sponsors by Sr Kwok Ngok Chung, Dick | |
| 11:50 – 13:20 | Lunch | |





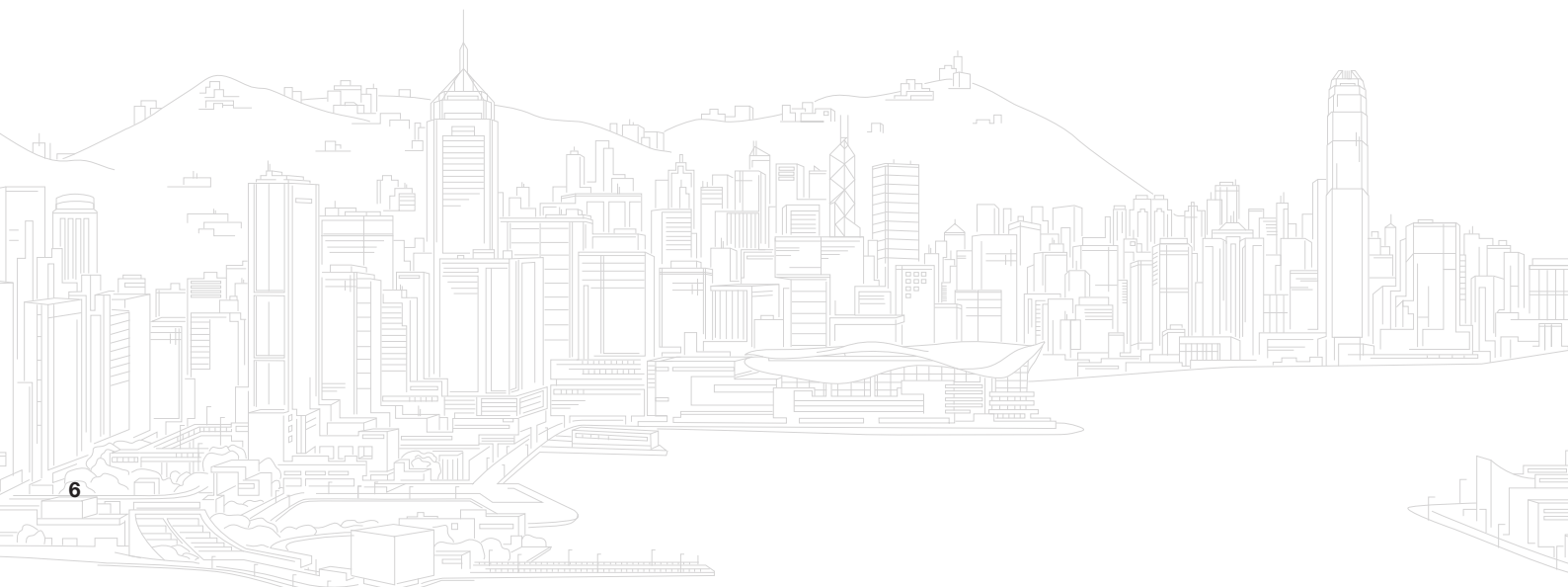
| Time | Programme/Topic | Speaker |
|---------------|---|--|
| 13:20 – 13:45 | Considerations of Hong Kong Land Supply | Mr Wong Yuen Shan, Stephen Deputy Executive Director and Head of Public Policy Institute Our Hong Kong Foundation |
| 13:45 – 14:10 | Building a Collaborative Future with BIM: What is Your Contribution? | Ms Ada YS Fung, BBS Chairperson, Committee on Building Information Modelling Construction Industry Council |
| 14:10 – 14:35 | Marine Wisdom to Solve a Land Problem | Mr Cheung Neoton, Francis Convenor and Chairman Doctoral Exchange |
| 14:35 – 14:45 | Q & A Session | Moderator: Sr Y Y Yip Chairman, BIM Committee The Hong Kong Institute of Surveyors |
| 14:45 – 14:50 | Souvenir Presentation to Speakers and Moderator by Sr Winnie Shiu | |
| 14:50 – 15:20 | Coffee Break | |
| 15:20 – 15:45 | Unlocking Supply in the Secondary Market | Mr Joseph Tsang Managing Director, Hong Kong, Macau and Taiwan, and Head of Capital Markets, Hong Kong JLL |
| 15:45 – 16:10 | Land for Hong Kong: Our Home, Our Say! – Public Engagement Exercise of Task Force on Land Supply | Mr Wong Yuen Fai, Stanley, SBS, JP Chairman Task Force on Land Supply |
| 16:10 – 16:20 | Q & A Session | Moderator: Sr Victor Chow Director, Savills Valuation and Professional Services Limited Member, General Practice Division The Hong Kong Institute of Surveyors |
| 16:20 – 16:25 | Souvenir Presentation to Speakers and Moderator by Sr Winnie Shiu | |
| 16:25 – 16:30 | Closing Remarks | Sr Winnie Shiu Chairlady Annual Conference Organising Committee Vice-President The Hong Kong Institute of Surveyors |
| 16:30 | End of Conference | |

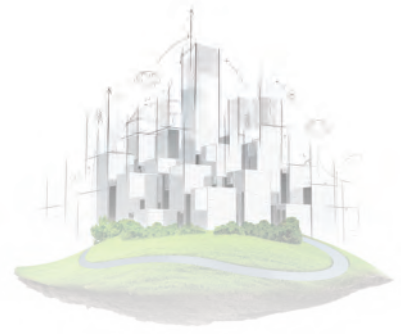


HKIS ANNUAL CONFERENCE 2018

Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma

Speakers Information





Mr Thomas Chan, JP

Director of Lands

Lands Department

The Government of the Hong Kong Special Administrative Region

BIOGRAPHY

Mr Thomas Chan joined the Government as an Administrative Officer in 1991. He was Deputy Secretary for Food and Health from 2008 to 2012 and Deputy Secretary for Development from 2012 to 2017. He has been Director of Lands since 1 July 2017.

Mr Chan holds a Bachelor of Science from the Chinese University of Hong Kong and a Master of Business Administration from the Hong Kong University of Science and Technology.

Mr Chan currently sits on the Hong Kong Housing Authority, the Hong Kong Housing Society and the Town Planning Board as Member.

ABSTRACT

Facilitating Development Process and Expediting Land and Housing Supply

The real estate development process is key to the supply of floor-space in the Hong Kong Special Administrative Region for residential, commercial and industrial uses through development on new land and redevelopment of existing buildings. A clear and certain regulatory regime as well as an efficient and transparent process from planning, land administration and building regulation is crucial to the timely delivery of development projects with quality. The Lands Department (LandsD) which is responsible for land administration plays a key role in the development regime alongside various departments. The Director of Lands will share his perspectives on facilitating the development process and expediting land/housing supply through: (a) centralising the processing of cases through dedicated teams and units more responsive to the trade and practitioners; (b) streamlining the process by simplifying procedures, reducing duplications and consolidating decision-making; and (c) facilitating the development process through application of modern technology including Common Spatial Data Infrastructure (CSDI), Building Information Modelling (BIM) and Electronic Submission Hub (ESH).





Mr Augustine Wong, JP

Executive Director

Henderson Land Development Company Limited

BIOGRAPHY

After graduating from the then Hong Kong Polytechnic studying General Practice Surveying, Mr Wong joined a leading real estate consultancy firm and was handling valuation of properties. He is the Executive Director of Henderson Land Development Company Limited. His main duties include acquisition of development sites by private negotiation, public auction and public tender, negotiation with the government on conversion of agricultural land to building land and town planning applications.

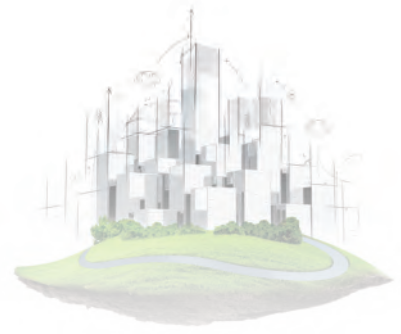
He is Fellow of The Hong Kong Institute of Surveyors, as well as a registered professional general practice surveyor and holds a Master Degree of Science in E-Commerce for Executives and a Master Degree of Economics.

He is currently Member of Radio Television Hong Kong (RTHK) Board of Advisors, Member of The Statistics Advisory Board, Member of The Appeal Board on Public Meetings and Processions, Chairman of The Real Estate Services Training Board of Vocational Training Council, Convenor of The Legal Sub-Committee of The Real Estate Developers Association of Hong Kong. He was Member of The Long Term Housing Strategy Steering Committee, Member of The Hong Kong Housing Authority, Member of The Land and Building Advisory Committee, Member of The Estate Agents Authority as well as The Chairman of The Licencing & Practice Committee, Part-Time Member of The Central Policy Unit and Member of Commission on Strategic Development Committee on Economic Development and Economic Cooperation With The Mainland, Member of Estate Agents Appeal Board.

ABSTRACT

Land for Private or Public Housing

According to the report of the Task Force on Land Supply, there will be a total shortfall of 230 ha of land for residential purpose from 2016 to 2046. Amongst the 230 ha, 121 ha and 109 ha are for public and private housing respectively. The ratio is about 53% for public housing and 47% for private housing. Interestingly, most of the attention during the public consultation is on the public housing but actually the shortfall of private residential land is not far from the public housing land. From the town planning perspective, it is also hard to imagine that good planning of a community would be deviating from a balanced composition. Bearing the above in mind, any future new residential development areas will have both private and public housings. If "Tapping into the Private Agricultural Land Reserve in the New Territories" as suggested in the report is adopted, implementation by means of only resumption of private land is not enough. Resumption can only be invoked for public purposes. It is necessary to have another means to deliver the private housing. A hybrid mode must be employed to deliver a new balanced community.



Dr Peter Cookson Smith

Founder, URBIS Limited

Past President, The Hong Kong Institute of Planners

Past President, Hong Kong Institute of Urban Design

BIOGRAPHY

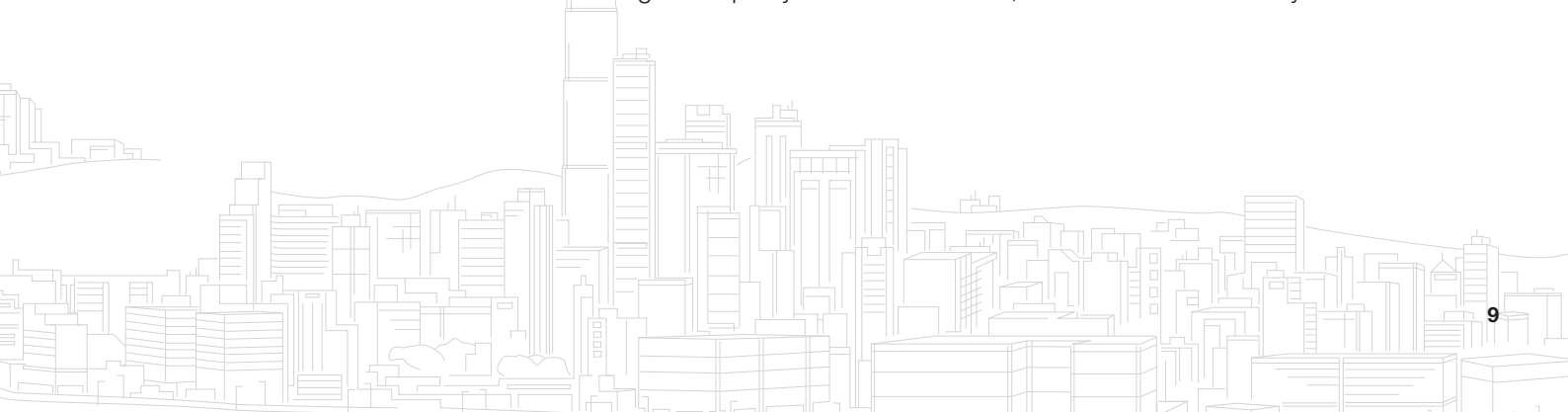
Dr Peter Cookson Smith is an architect, planner and urban designer. He has been a resident in Hong Kong since 1977 when he founded URBIS Limited, one of the first specialist planning, urban design and landscape consultancies in South-east Asia. He directed some of the first planning studies for new towns in Hong Kong, and has been involved with city planning and urban design for a wide range of government and private bodies in many parts of Asia including Mainland China. For several years he was an Associate Professor at the University of Hong Kong – Faculty of Architecture, a Visiting Scholar at the HKU Centre for Asian Studies, and is an Adjunct Professor at the Chinese University of Hong Kong. He has served on Government's Strategic Development Commission, the Harbourfront Commission, and the Land and Development Advisory Committee. He is a Past President of the Hong Kong Institute of Planners and is the Immediate Past-President of the Hong Kong Institute of Urban Design. He is the author of several books – 'The Urban Design of Impermanence' on Hong Kong (2006), 'The Urban Design of Concession' on the growth and development of Chinese Treaty Port cities (2011), the 'Urban Design of Intervention' on Asian cities (2014), and 'Seeking Savannah' on American urbanism (2018).

ABSTRACT

Land Use Planning, Land Supply and Liveability

The term 'City' is derived from the root word for civilisation, meaning 'befitting a citizen', so cities are the result of people's persistent pursuit of a more liveable environment. It is therefore gratifying that the enhancement of liveability together with the capacity to sustain sustainable growth are central tenets of HK2030Plus. At the centre of this is effective land use planning and land supply sufficient to meet housing needs, but also what is best for the SAR and the community as a whole.

The Paper firstly sets out how housing need is calculated with regard to population growth and demographic projections. It describes the conceptual spatial framework and the existing commitments to a number of planned projects together with some of the essential criteria involved. Secondly it examines and reviews alternative ways to create further development capacity through a limited range of option. It sets out the underlying constraints that impact on the liveability paradigm in Hong Kong. The issues at stake in achieving a balanced housing situation in the SAR are identified together with alternative scenarios to meet changing demographics and opportunities presented by the Greater Bay Area. Finally necessary performance measures are identified that need attention in attaining both quality of life and a smart, liveable and resilient city.





Mr Wong Yuen Shan, Stephen
*Deputy Executive Director and Head of Public Policy Institute
Our Hong Kong Foundation*

BIOGRAPHY

Mr Stephen Wong received a B.A. Degree in Economics from the University of Chicago, Phi Beta Kappa, and an M.A. Degree in East Asian Studies (Whitney and Betty MacMillan Center for International and Area Studies) from Yale University. Since then, he worked for a number of global financial institutions, including as an Executive Director in UBS (London) and a Managing Director at RBS. Mr Wong joined Our Hong Kong Foundation as Senior Consultant in May 2015, and was appointed Deputy Executive Director and Head of Public Policy in November of the same year. He is now Deputy Executive Director and Head of Public Policy Institute.

Mr Wong's public service includes various advisory roles appointed by the Hong Kong Government, including Member of the Financial Services Development Council, Member of Task Force on Land Supply, Subcommittee Co-opt Member of the Sustainable Development Council, Member of Investment Committee of the Beat Drugs Fund, Member of Investment Sub-Committee of the Housing Authority, and Member of Feasibility Study Working Group of "Special Needs Public Trust".

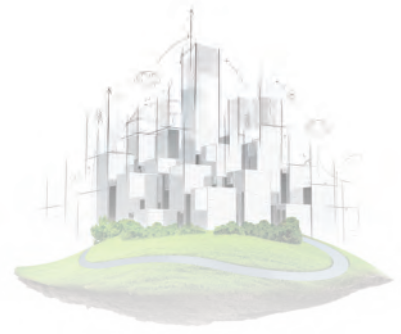
Mr Wong is also active in community service. He is Chairman of the Clean Air Network, Vice Chairman of the Admissions, Budgets & Allocations Committee and Investment Sub-Committee Member of the Community Chest, and Executive Committee Member & Chairman of the Advisory Committee of Social Enterprise and Innovation Platform of the Hong Kong Council of Social Service. Mr Wong is also a part-time Lecturer at the Chinese University of Hong Kong for the Master of Social Science in Global Political Economy, and an Adjunct Associate Professor at the Hong Kong University SPACE for the Institute for China Business.

ABSTRACT

Considerations of Hong Kong Land Supply

The growth rate of property price in Hong Kong is the highest among major developed cities. The population density in Hong Kong far surpasses other metropolises – in each square kilometre lives 27,400 people, a ratio higher than that in Mumbai and two times that of Singapore. The living space per person in Hong Kong is 170 square feet, which is less than one and a half car parking space. All of these problems originate from the lack of land capacity in Hong Kong.

Our Hong Kong Foundation (OHKF) estimates that Hong Kong will need more than 9,000 ha of land in the future, which takes into consideration the increase in per capita living space and other facility land. We believe large-scale reclamation is the most effective way of increasing land supply. In this regard, OHKF proposes the Enhanced East Lantau Metropolis (EELM), a 2,200-hectare artificial island in the Central Waters between Lantau Island and Hong Kong Island that can house 0.7 - 1.1 million people. EELM can solve Hong Kong's housing problem, provide the necessary land for a variety of new industries and recreational facilities, and enable strategic transport links between New Territories West, Lantau, and Hong Kong Island West.



Ms Ada YS Fung, BBS

*Chairperson, Committee on Building Information Modelling
Construction Industry Council*

BIOGRAPHY

Ms Ada YS Fung, BBS, FHKIA is an architect by profession. She is an active member in the Architectural field as well as in the construction industry in Hong Kong.

In her previous career as Deputy Director of Housing until end 2017, she has supervised the Development & Construction Division of the Housing Department, overseeing all facets of public housing development work in Hong Kong. Her duties cover overseeing project management, planning, design and contract management, as well as establishing operational policies on procurement, design, construction, quality, performance assessment, dispute resolution, research and development, safety and the environment. She also promotes partnering, value management, risk management, ethical integrity, site safety, corporate social responsibility, sustainable development, community engagement, green building and Building Information Modelling and product certification in the industry.

She is the Past President of the Hong Kong Institute of Architects (2013 – 2014), Past Chairperson of the APEC Architect Monitoring Committee of Hong Kong (2012/13 – 2015/16), and Past Chairperson of the Architects Registration Board (2010/11 – 2011/12). She is Chairperson of the Committee on Building Information Modelling, and Past Chairperson of the Committee on Construction Safety (2016 & 2017) of the Construction Industry Council of Hong Kong. She is the President of the Lighthouse Club (HK), and one of the Directors of the Hong Kong Green Building Council.

ABSTRACT

Building a Collaborative Future with BIM: What is Your Contribution?

BIM and other Information Technologies are “disruptive technologies” in the construction industry. They call for a change in the way we work. They demand better collaboration across disciplines and move the resource curve upfront in order to reap the best benefits, especially at the planning and design stage of construction projects.

Created by the industry and for the industry, the Construction Industry Council has been the prime mover to coordinate BIM development in Hong Kong. We need to build capacity and capabilities. We encourage Research & Development in BIM and all associated technologies for the betterment of the industry. We aim towards improving productivity, buildability, maintainability, sustainability and above all, these process improvements are essential vehicles to help achieve better built quality for a safe and healthy environment on Planet Earth. This is a common goal for our global citizens and practitioners.

BIM itself has moved quite a long way from clash detection to optimisation, and then to collaboration. We conveniently describe BIM as “the Single Source of Truth” in a collaborative working environment. However, there exists some fundamental gaps to bridge before we can apply BIM with ease, such as the Standard Method of Measurement used by Quantity Surveyors. These kind of changes are disruptive, and there is no quick fix solution at this point in time.

Integrated procurement for better vertical integration will yield the best benefit for construction and real estate clients. This will demand a further integration of different Information Technology Solutions and Systems. I am one of those keen advocates who want collaboration not only across professional disciplines but also across softwares and platforms, such as the successful integration of BIM and GIS (Geographic Information System) by the Housing Authority in 2013.

Coming back to our surveyors about building a collaborative future, and I can't help asking: What is your contribution?

I am a dreamer, and dreams come true with concerted efforts across disciplines. These include integration of BIM, RFID, GPS, smart phones, artificial intelligence, robotics and the like. Certainly we should be looking at Big Data, Smart City apart from green and intelligent buildings at the city scale. Furthermore, I am keen to drive collaboration across economies to accelerate our pace of BIM development. Together we will move faster than going solo in a silo.



Mr Cheung Neoton, Francis

Convenor and Chairman

Doctoral Exchange

BIOGRAPHY

Mr Francis Neoton Cheung read architecture and urban design and graduated with distinctions at the University of Hong Kong. Upon graduation, he went into private practice as an architect and property development consultant. Since 1983, he won numerous international design awards and competitions, including Taiwan Cheng Kung University's Outstanding Architectural Talents Award and the Zhuhai Aerotropolis Urban Design International Competition.

Mr Cheung served as a member of the eighth plenary session of The All-China Youth Federation, Airport Consultative Committee, Town Planning Appeal Board and the Housing Authority Building Committee. He was also elected as the first Election Committee of the Hong Kong SAR, Buildings and Lands Advisory Committee, and Vice President of the Hong Kong Institute of Architects.

Mr Cheung also holds a Master's degree in Science in Management Research Studies from the Hong Kong Polytechnic University, where he's a Doctor of Business Administration candidate.

Mr Cheung is the founder and convenor of Doctoral Exchange – a local policy collective focused on global connectivity, urban development, planning and design researches. Recent study reports completed include: "Optimising Land Resources for Better Housing Provisions", "Hong Kong Vision 2050", and "Marine Wisdom to Solve the Land Supply Issue in Hong Kong – Enclave Developments and Floating Communities".

ABSTRACT

Marine Wisdom to Solve a Land Problem

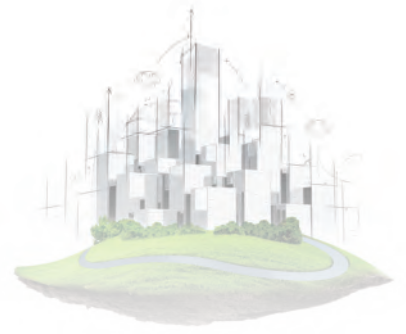
Hong Kong is challenged by an acute shortage of developable land and a tight housing supply.

Both the government and private sectors have been exploring and suggesting various land and housing supply options. It is obvious that even a mixture of most of these options would not be able to meet the current and future demand, and that they are time consuming, costly and limited in scale.

In bid to generate innovative solutions to the serious land shortage problem, Mr Francis Neoton CHEUNG has called for the creation of a Marine Enclave to be formed by reclaiming land from waters and around existing islands to the south of the HKSAR's existing southern boundaries.

This proposed 120-sq km development would provide affordable housing for 2 million citizens, among other uses such as commercial and communal facilities, business and industrial parks, NIMBY facilities, elderly communities, convention and exhibition facilities, sport facilities, decanting space for urban renewal, a second airport and reprovisioning of the existing container port, etc.

By an arrangement with the Central Government, the Marine Enclave would be built by the mainland parties, thus saving substantial costs and time spent in the Hongkong-style public engagement and habitual judicial review. The entire enclave would be administered by the HKSAR government and governed by the laws practiced in Hong Kong.



Mr Joseph Tsang

*Managing Director, Hong Kong, Macau and Taiwan,
and Head of Capital Markets, Hong Kong
JLL*

BIOGRAPHY

Mr Joseph Tsang is one of Hong Kong's most experienced real estate executives, having worked in Capital Markets sales across the spectrum of property sectors, including development land, residential, industrial and office, for more than 30 years.

In his capacity as Head of Capital Markets, he oversees all sales, marketing and consultancy in Hong Kong. Having joined the firm in 1984, Mr Tsang has delivered a number of high-profile deals, including the sale of the InterContinental Hotel Hong Kong, the largest single hotel transaction on record in Asia Pacific, and the sale of 41 Heung Yip Road, a hotel-to-office conversion in Wong Chuk Hang.

His clients include the Hong Kong Housing Society, Emperor Group, Sun Hung Kai Properties, Chinachem and many other private equities and institutional funds in HKSAR.

Mr Tsang is a Licensed Estate Agent. He is a member of the Commercial Properties Committee and the Steering Group on Domain, both of the Hong Kong Housing Authority.

He formally held memberships with the Estate Agents Authority and Housing Managers Registration Board.

ABSTRACT

Unlocking Supply in the Secondary Market

Under normal circumstances, the secondary market accounts for over 80% of transaction volume and serves as an important source of supply for Hong Kong's housing market. Yet, the introduction of 'spicy measures' since 2010, which largely aim at suppressing demand, has seen secondary market transaction volumes plummet; down by as much as 50% in recent years. These measures have not only removed a key source of supply for the housing market but also contributed to prices climbing to record high levels. By tweaking some of these suppression measures, the Government could unlock supply in the secondary market and help Hong Kong's housing market quickly return to a level of normalcy.





Mr Wong Yuen Fai, Stanley, SBS, JP

Chairman

Task Force on Land Supply

BIOGRAPHY

Mr Wong Yuen-fai, Stanley is the Chairman of the Task Force on Land Supply (TFLS), which is appointed by the Chief Executive of the Hong Kong SAR Government in 2017 to take a macro review of the land supply options and tender recommendations to the Government on overall land supply strategy after conducting a territory-wide public engagement exercise.

Mr Wong is also currently a Member of the Hong Kong Housing Authority and chairs its Subsidised Housing Committee. He holds chairmanship of the Advisory Council on the Environment and the Museum Advisory Panel, while serving as Non-Executive Director of Urban Renewal Authority, Member of the Advisory Committee on Post-service Employment of Civil Servants and Member of the Energy Advisory Committee.

Mr Wong holds a Master's Degree in Applied Finance from the Macquarie University, Australia, and is a fellow member of the Hong Kong Institute of Bankers. He started his banking career, which spans over 37 years, with Standard Chartered Bank in 1974. He became the Treasurer of Standard Chartered Bank in 1991 and was promoted in 1995 to the position of Regional Treasurer of North East Asia and eventually the Chief Executive Officer of Standard Chartered Bank's China operations from 2001 to 2003. In July 2014, he joined Industrial and Commercial Bank of China (Asia) Limited as the Executive Director and the Deputy General Manager and retired in August 2011.

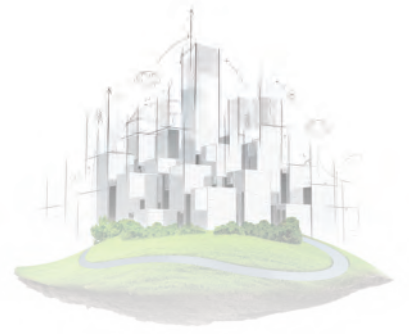
ABSTRACT

Land for Hong Kong: Our Home, Our Say! - Public Engagement Exercise of Task Force on Land Supply

Hong Kong will face a land shortfall of at least 1,200 hectares in the long run. Land supply is insufficient for the provision of housing, various types of community facilities, transport infrastructure, as well as for supporting continuous economic development. There is no lack of ideas or strategies on how to increase land supply, but the society lacks a broad consensus on the pros and cons, trade-offs and priorities of the various land supply options.

On this basis, the Task Force on Land Supply (Task Force) was established in September 2017 to lead a wide discussion in the community on the pros and cons of different land supply options and their priorities in a thorough and macro manner, with a view to achieving the broadest consensus in the community. A five-month public engagement exercise was launched in April 2018 to invite public views on the 18 land supply options identified by the Task Force and other land supply-related issues.

The presentation gives an overview of the land shortage problems and its impact, the 18 land supply options and the public engagement exercise of the Task Force.



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甄子丹
國際巨星
2004年起成為滙豐卓越理財客戶

我的事業跟很多人一樣，有高有低。但只要懂得應變，人人都能走出自己成功之路。很慶幸，我的路更有太太伴我前行。有她照顧家庭，加上滙豐的環球網絡作為後盾，讓我每次飛往外地工作時，都後顧無憂。透過環球轉賬服務，我可輕鬆處理跨國銀行需要。至於儲蓄及投資，則全盤交予太太及我的客戶經理。

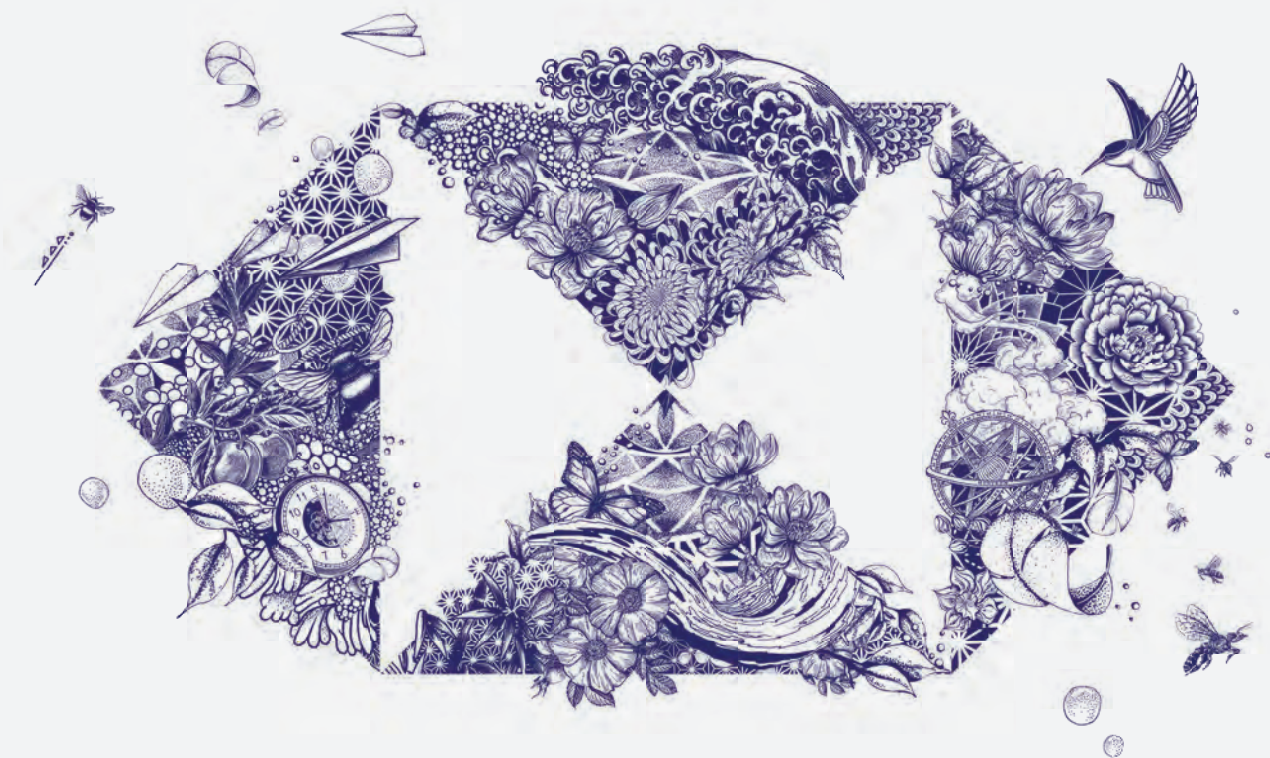
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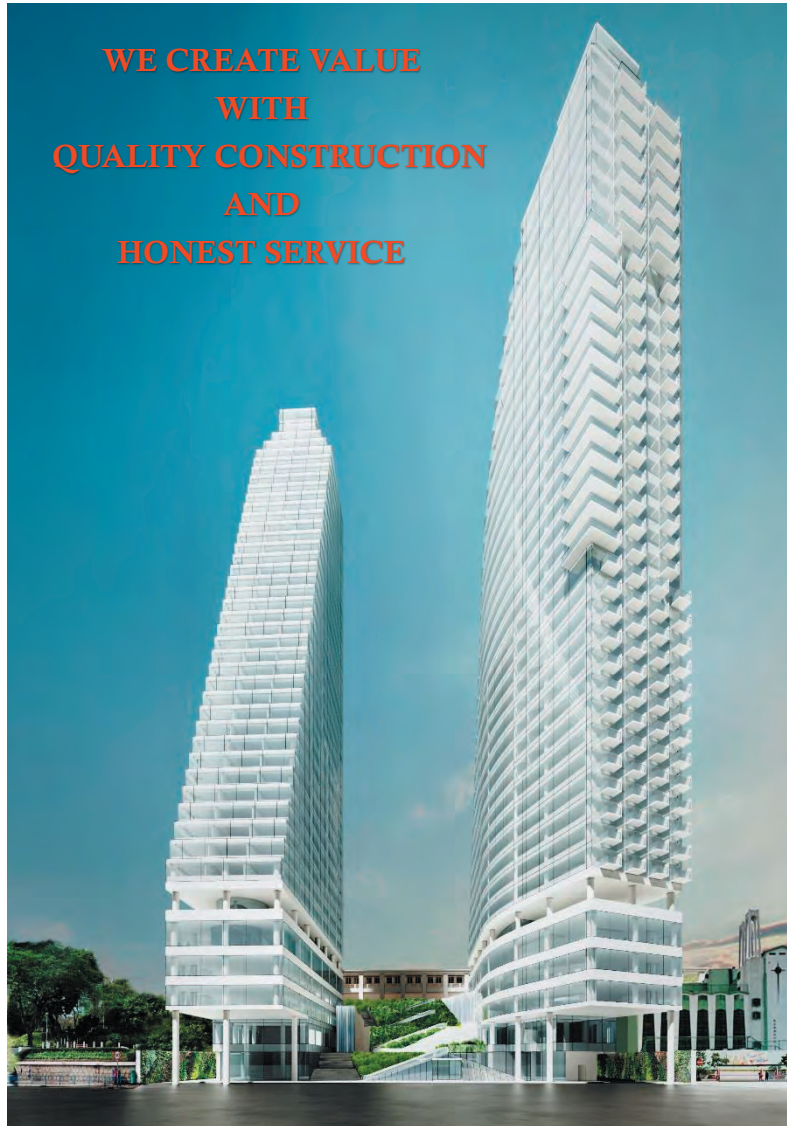
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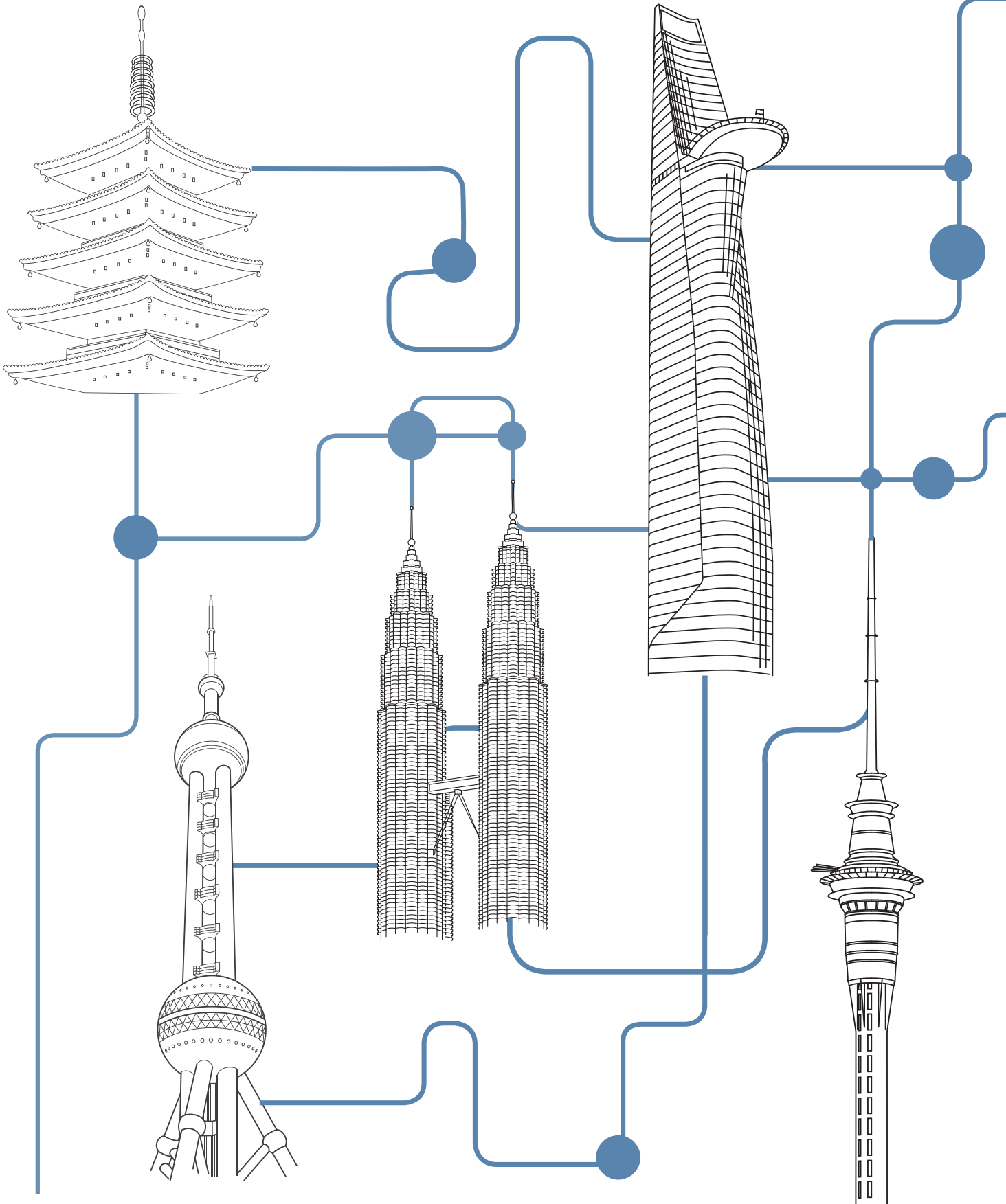
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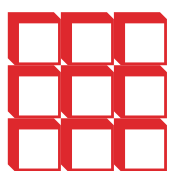
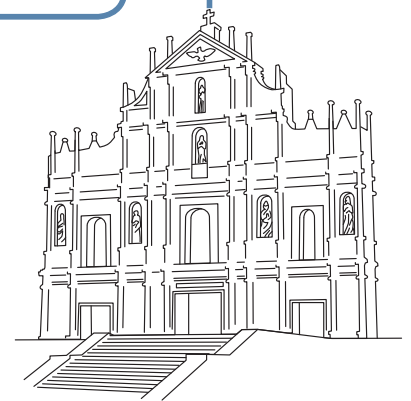
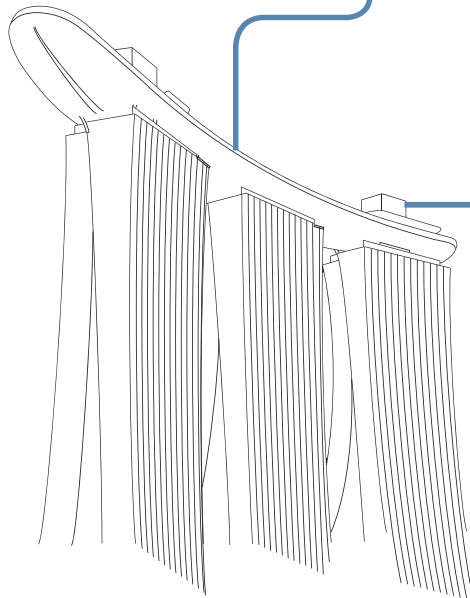
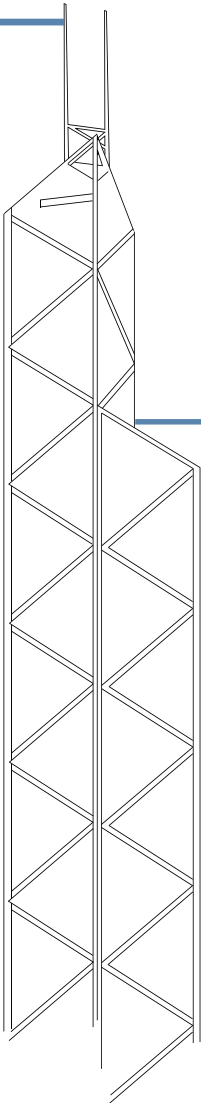
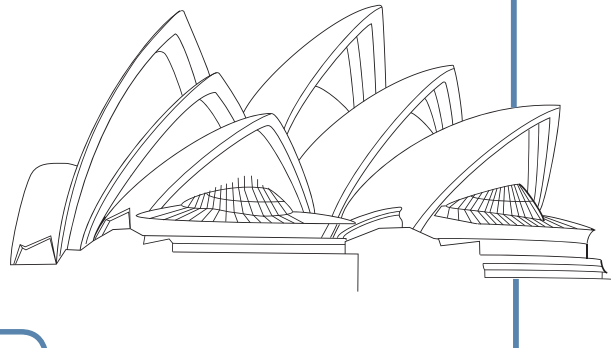
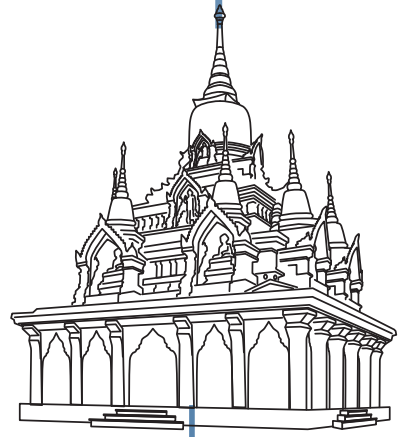
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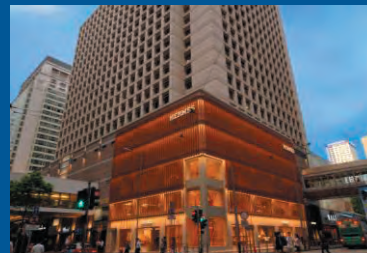


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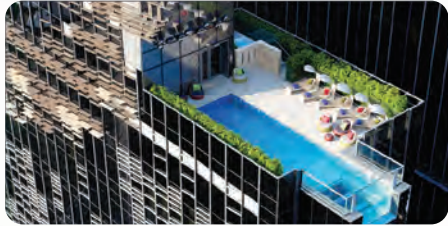


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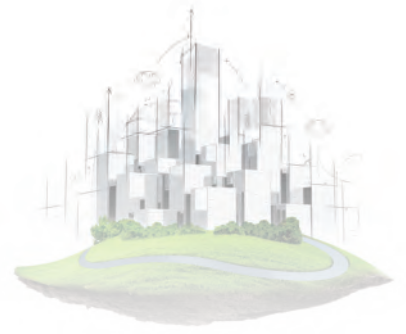
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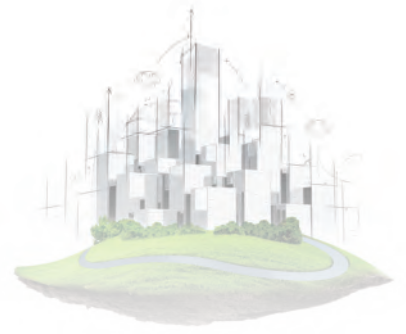
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Introduction of the HKIS

The Hong Kong Institute of Surveyors ('HKIS' or 'the Institute') was founded in April 1984 and had 85 founding members. The Institute was statutorily incorporated by virtue of the Hong Kong Institute of Surveyors Ordinance in January 1990 (Cap. 1148). In July 1991, the Surveyors Registration Ordinance (Cap. 417) was passed and a Registration Board was set up to administer the registration of surveyors.

The Hong Kong Institute of Surveyors is the only professional organisation representing the surveying profession in Hong Kong. The HKIS' work includes setting standards for professional services and performance, establishing codes of ethics, determining requirements for admission as professional surveyors, and encouraging members to upgrade skills through continuing professional development.

HKIS has an important consultative role in government policy making and on issues affecting the profession. We have advised the government on issues such as unauthorised building works, building safety campaign, problems of property management, town planning and development strategies, construction quality and housing problems. We are working on amendments to standard forms of building contract and have issued guidance notes on floor area measurement methods.

The HKIS membership has now grown to over 10,000. As of 3 September 2018, the number of members reached 10,149 including 6,760 Corporate Members consisting Fellows and Members – distinguished by the initials FHKIS and MHKIS; 78 Associate Members – distinguished by the initials AMHKIS; and 3,311 probationers and student members.

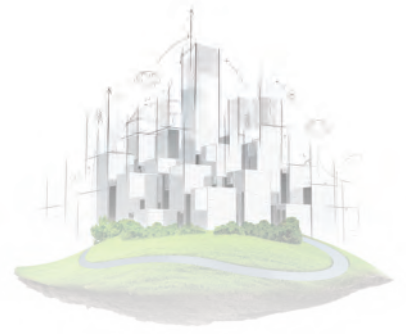
To qualify as a corporate member of the Institute, surveyors must possess a recognised academic qualification; complete supervised professional training within strict guidelines for a minimum period of 24 months, followed by an Assessment of Professional Competence (APC).

The title "Surveyor" embraces a number of disciplines involved with land and its development with land and buildings, covering an extremely wide scope. Some surveyors work in private practices and others may work for a landowner, developer, building contractor or government departments and related bodies.

The Institute consists of six divisions and one Young Surveyors Group:

- Building Surveying Division
- General Practice Division
- Land Surveying Division
- Planning and Development Division
- Property and Facility Management Division
- Quantity Surveying Division

A **land surveyor** measures and records the shape and position of the land, defines the boundary and sets out the legal boundaries of the sites. A **general practice surveyor** advises on the best use of the land, assesses the feasibility and viability of the proposed development project as well as the valuation, marketing, sale, leasing and management of completed developments. A **planning and development surveyor** further advises on the possible change of zoning, the likely environmental impacts and makes suggestions on preliminary development contents. A **quantity surveyor** is concerned with the building contractual arrangements and cost control, and will evaluate the likely cost of the development project and advise on the most suitable kind of contract for the project. A **building surveyor** is involved in the project management of building development proposal, holistic maintenance management of building and overall control of private buildings under relevant



legislation. A **property and facility management surveyor** provides a comprehensive range of services in real estate management.

The Institute has established and continues to expand its presence in the international scene through participation in various international platforms as well as reciprocity relationships with other national surveying bodies and through membership in relevant world bodies and international organisations to maintain its professional edge at international level. The Institute is one of the three founding members, apart from the Singapore Institute of Surveyors and the Institution of Surveyors, Malaysia, of the Surveyors' Alliance Asia which was inaugurated in November 2004.

The Institute has reciprocal agreements with:

- Australian Institute of Quantity Surveyors (AIQS)
- Australian Property Institute (API)
- The Building Surveyor's Institute of Japan (BSIJ)
- Canadian Institute of Quantity Surveyors (CIQS)
- Chartered Institution of Civil Engineering Surveyors (ICES)
- China Association of Engineering Consultants (CAEC)
- China Engineering Cost Association (CECA)
- China Institute of Real Estate Appraisers (CIREA)
- Royal Institution of Chartered Surveyors (RICS)
- New Zealand Institute of Quantity Surveyors (NZIQS)
- New Zealand Property Institute (NZPI)
- Singapore Institute of Surveyors and Valuers (SISV)

HKIS is a member of the following international organisations:

- International Cost Engineering Council
- International Society for Photogrammetry and Remote Sensing
- International Valuation Standards Council
- Pacific Association of Quantity Surveyors
- World Association of Valuation Organisations
- World Organisation of Building Officials

The Institute continues to increase its importance and standing both locally and internationally. Through maintaining both a high professional standard of the Institute and the members locally and keeping in pace with the professional levels internationally, the Institute is marching towards another step ahead of the summit.



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