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# SURVEYORS

測量師時代 · T I M E S

## Beware of Illegal Alterations in Residential Units



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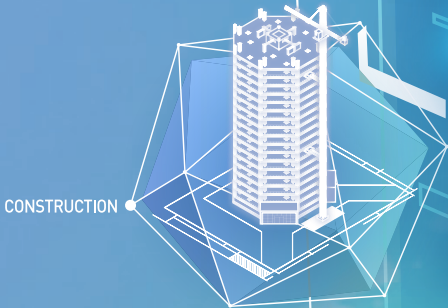
# CDE 2023



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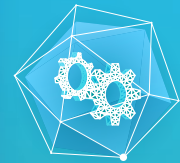
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**Sr Paul WONG**

**S**ummer, here we come.

In the blink of an eye, my journey as the President of the Institute is already half way through. Positive vibes keep steering us towards a path of recovery. I am happy to see more internal and external happenings resume to keep us going, such as the first Beijing visit in late June by the HKIS since the pandemic.

### **Divisional annual events return fully**

I have been pleased to take part in the full return of our Divisional annual events with the receding of the pandemic emergency. At the Building Surveyor Awards 2023 Presentation Ceremony-cum-Gala Dinner on 16 June, I gave a welcome speech before the evening's guest of honour, the Secretary for Development of the HKSAR Government, Ms Bernadette Linn, JP. It was an enjoyable evening and I offered my sincere thanks to the jury panel and all committees that made this year's awards a great success. The outstanding performances needed by the

building surveyors to have gained their awards drew appreciation from us all.

The following week the GPD Annual Dinner took place on 21 June, and the QSD Annual Dinner on 23 June. The Acting Secretary for Housing, Mr Victor Tai, JP., was the guest of honour at the QSD dinner, which was attended by over 400 government officials, fellow members and other guests. I delivered a speech about the history of this annual event and our Institute's collaboration with different government departments and Mainland and overseas counterparts. This year, as we stand on the threshold of recovery, with economic activities gradually regaining momentum, these resplendent annual galas for general practice surveyors and quantity surveyors and friends stand as testaments to our resilience and unwavering spirit.

### **Kudos to YSG**

On 3 June, the HKIS lent our support to the Government's Strive and Rise Programme, targeting secondary one to three students from underprivileged families. In this half-day event, the Tung Wah Group of Hospitals shuttled 20 pupils, each with a mentor, by bus to the Zero Carbon Building. Our young surveyors provided the students with personal support and knowledge about our profession. I introduced the HKIS and the job nature of six different types of surveyors, while YSG Chairman Sr Wilson Ko talked about the role of the YSG. For more details, please check with the HKIS News.



With Dragon Boat Festival races resuming fully this year, our YSG Dragon Boat team jumped at the chance once again to test its strength. Its participation and performance in this year's second race at the Hong Kong Stanley International Dragon Boat Championships on 22 June delighted senior—including me as President—and junior members who went out to support.

### **Fostering industry communications with URA, BD and LegCo**

The Urban Renewal Authority (URA) extended two invitations this month and we happily accepted both. The first was an hour-long guided tour of its newly-open Buildings Rehabilitation Resource Centre conducted on 2 June. This 7,000-square-foot venue in Hung Hom not only showcases knowledge about building rehabilitation through innovative and interactive exhibits for the general public, but also acts as a one-stop centre providing information and technical support for property owners. The URA also thanked stakeholders for their expert advice on establishing its Building Rehabilitation Platform in 2019 with a private luncheon on 7 June. The HKIS was among the guests greeted by URA Board Chairman Mr C K Chow, who spoke on building rehabilitation and other issues.

Keeping up a constant dialogue with Legislative Council member Sr Tony Tse remains a crucial channel to making our views known to the

Government on various policies. In this light, we arranged a dinner with him on 8 June with all Office Bearers, YSG Chairman Sr Wilson Ko, and the Mainland Affairs Committee Chairman, Sr Dr Stephen Lai.

On 14 June, the Building Surveying Division arranged a meeting with the Buildings Department (BD), the latest in a series with government branches like the Lands Department and Housing Bureau. This happy-hour gathering was attended by BD's Director, Ms Clarice Yu, Deputy Director, Mr Van Ho, and others from the department, two HKIS Office Bearers, the Chairman and members of the Building Surveying Division and me. We had casual discussions over drinks and I hope that similar regular exchanges with departments will foster better communication among us. Further to this gathering, Ms Yu invited me to lunch with Mr Ho to exchange views on the department's Authorised Signatory system on 19 June.

### **Ties with Lion City strengthen**

A Reciprocity Agreement (RA) between the Singapore Institute of Surveyors and Valuers (SISV) and the HKIS was entered into in July 2004. Both institutes agreed to elect members to the counterpart institute and exchange professional knowledge. The SISV and the HKIS have mutually agreed to keep this RA unchanged after friendly discussions.

We thank the SISV President (QS), Mr Wong Kin

Hoong, and six delegates who joined the QSD Annual Dinner on 23 June and on the following morning delivered a two-hour Continuous Professional Development (CPD) talk organised by the QSD at the Surveyors Learning Centre in hybrid format. They shed light on topics ranging from changes and challenges of security of payment, implications of the built environment, to how young talent is retained in Singapore.

## Surveying Professionals in Mainland China

The Institute encourages members to pursue practice in Mainland China, where future large-scale infrastructure projects associated with the Greater Bay Area (GBA) and the Belt and Road Initiative will spur demand for our skills. With Hong Kong helping to fill any manpower gap, we envision bright prospects.

To this end, we held our first HKIS Professional Services Advancement Support Scheme (PASS) Seminar focusing on the GBA on 23 June. This three-hour CPD funded by the PASS enhanced understanding of the GBA market through examining how to advance net zero emissions, looking into the special challenges of decarbonisation there, and how best to make the wider shift to a more sustainable built environment.

Sr Paul Wong  
President

# 炎

炎夏日已悄然而至。

轉眼間，本人擔任學會會長的任期已半年。當下我們需要凝聚正能量，引領大家一步一步有序復常。我很高興看到學會裡裡外外運作都重回正軌，讓我們繼續前進；其中香港測量師學會於6月下旬訪問北京，為疫情爆發以來首次。

## 專業組別年度活動全面恢復

隨著疫情退卻，我樂見各專業組別能全面復辦年度活動。在6月16日舉行的2023年建築測量師大獎頒獎典禮暨晚宴上，我向主禮嘉賓—香港特別行政區政府發展局局長甯漢豪太平紳士致歡迎辭。當晚氣氛非常融洽，我也向評審團和所有委員會致以誠摯的謝意，感謝他們的付出令今年的頒獎活動取得空前成功。建築測量師的出色表現贏得了我們所有人的讚賞。

在接下來一星期，產業測量組周年晚宴於6月21日舉行，工料測量組周年晚宴則於6月23日舉行。署理房屋局局長戴尚誠太平紳士擔任了工料測量組晚宴的主禮嘉賓，當晚逾400名政府官員、會員及其他嘉賓出席。我在致辭中介紹了是項年度活動的歷史，以及學會與不同政府部門、內地和海外同行的合作。今年，在我們快將完全復常，經濟活動逐漸恢復動力之際，產業測量師、工料測量師和各方好友舉辦的年度盛會，進一步印證我們的韌性和堅定不移的精神。

## 向青年組致謝

香港測量師學會對政府的「共創明『Teen』計劃」表示支持，該計劃以來自弱勢社群家庭的中一至中三學生為對象。在6月3日，一個為期半天的團體活動中，東華三院安排了巴士接載20名參加者及其獲配對的義務友師前往零碳天地。本會的

年輕測量師為一眾學生提供個人指導，並與其分享行內專業知識。我負責介紹學會的職能和六個不同專業組別的測量師的工作性質，而青年組主席高德仁測量師則談到其組別的角色。活動詳情請參閱學會簡訊。

今年端午節龍舟比賽全面復辦，我們的青年組龍舟隊一港測龍再次把握機會、展現實力。在6月22日，青年組迎來本年度第二個比賽—香港赤柱國際龍舟錦標賽，資深會員（包括作為會長的我）和前來支持的新晉會員都替他們取得出色表現感到高興。

### 促進與市建局、屋宇署及立法會溝通

市區重建局本月向學會發出了兩個邀請，很高興我們都能應邀。第一項活動是於6月2日假新落成的樓宇復修資源中心舉行約一小時的導賞團。這個位於紅磡的場地佔地7,000平方尺，不僅透過創新的互動展覽向公眾展示樓宇復修知識，更同時擔當為業主提供資訊及技術支援的一站式中心。市建局還於6月7日舉行午宴，感謝持份者於2019年就建立樓宇復修平台提供專家建議。香港測量師學會亦是市建局董事會主席周松崗先生接待的團體之一，當天他也就樓宇復修及其他議題發表意見。

與立法會議員謝偉銓測量師保持溝通，仍然是向政府表達我們對各項政策的看法之重要渠道。有鑑於此，我們邀請謝議員於6月8日與所有執行理事、青年組主席高德仁測量師和內地事務委員會主席賴旭輝博士測量師共晉晚餐。

6月14日，建築測量組與屋宇署舉行會議，是繼地政總署和房屋局後最新一輪的政府部門會議。這次會議以歡樂時光聚會形式進行，嘉賓包括屋宇署署長余寶美女士、副署長何鎮雄先生、香港測量師學會的兩名執行理事、建築測量組的主席和會員及我本人。我們在會上言談甚歡，希望藉

此定期交流的形式促進與部門之間的溝通。這次聚會後，余署長邀請我與何副署長於6月19日共進午餐，就部門的獲授權簽署人制度交換意見。

### 加強與獅城的聯繫

新加坡測量師及估價師學會（SISV）和香港測量師學早會於2004年7月簽訂互認協議。雙方同意選出成員加入對方的學會並交流專業知識。最近，經過友好討論，兩學會一致同意維持互認協議不變。

我們感謝SISV主席（工料測量師）黃健鴻先生和六名代表出席6月23日的工料測量組周年晚宴，並於翌日一早到達測量師研習中心，參與由工料測量組舉辦的持續專業發展項目。會議以線上線下混合模式進行，他們分別發表對建造業付款保障之變化和挑戰、建築環境可能的影響以及新加坡如何留住年輕人才等議題。

### 中國內地的測量專業人士

學會鼓勵會員到中國內地執業，未來與大灣區和一帶一路倡議相關的大型基礎設施項目將刺激對測量技能的需求。隨著香港幫助填補人力資源缺口，展望未來，我們前景光明。

為此，我們於6月23日舉辦了香港測量師學會專業服務協進支援計劃（PASS）就大灣區議題的第一次研討會。這個由PASS資助的持續專業發展項目歷時三小時，透過研究如何推進淨零排放、研究當地脫碳面對的特殊挑戰，以及如何更全面地轉型至更可持續的建築環境，來加深對大灣區市場的了解。

會長  
黃國良測量師



# Beware of Illegal Alterations in Residential Units

By Kit Yip



**Sr Arthur Cheung Man-to**  
Chairman of HKIS Building Surveying Division



**Sr Vincent Ho Kui-yip, MH, JP**  
Chairman of HKIS Building Policy Panel and HKIS Past President



**Sr Mandy Ng Man-yan**  
Honorary Treasurer of HKIS Quantity Surveying Division



A recent case about illegal alterations of a residential unit has sparked widespread concerns. The HKIS has immediately responded with recommendations regarding risks of alterations, common errors in carrying out fitting out works, and things to consider during purchase of second-hand private residential units. In this article, surveyors will further explain threats to safety, hygiene, property price and legal liabilities, as well as solutions.

## Public hazards

Sr Arthur Cheung Man-to, Chairman of HKIS Building Surveying Division, considers structural safety, fire safety and hygiene to be most at risk due to illegal alterations. “Unauthorised alterations threaten safety of both users and members of the public, be it structural or fire safety. Improper modification of ventilation and drainage systems adversely affect hygiene. Building maintenance may become difficult since areas to be repaired might be blocked.”

Worse still, alterations have implications to property value. There had been a case in which a buyer unknowingly bought a property with half of its indoor space being unauthorised works erected on a flat roof and a main roof. To rectify the irregularities, the buyer suffered double loss as he paid for reinstatement and as the property lost value.

## Legal liabilities

Illegal alterations may lead to criminal or civil lawsuits. Sr Vincent Ho Kui-yip, MH, JP, Chairman of HKIS Building Policy Panel and HKIS Past President, stated, “Carrying out unauthorised building works are statutory offence punishable under the law. There could also be civil lawsuits, for instance if owners replace a fire door by a substandard door and the fire spread to neighbouring units and cause damage to others’ properties or bring harm to people’s lives.”

Breaching is common due to lack of public awareness. “In Hong Kong, people are used

to hiring fitting-out contractors and design firms without verifying whether or not they are operated and managed by registered building professionals, probably due to the false beliefs that registered professionals are costly. Yet some unqualified practitioners go for grey areas or cut-the-corner options without fully considering legal requirements. The government needs to step in and change people’s mindsets, and HKIS has a role to play in public education,” Sr Ho continued.

“One should not underestimate the potential hazards of improper home modification works, even for common window replacement works. Fallen windows on public streets or playgrounds within housing estates had caused numerous casualties in the past. That is why the government has stepped in to tighten the control of window repairs and replacement works through the Minor Works Control System. In some cases, owners had altered the external wall openings and fixed larger panoramic windows, which might have induced greater risks to the public if such works had not been properly done.

## Seeking Professional Help

The solution is to avoid alterations as much as possible. In the case that there is strong desire for alterations, it is necessary to thoroughly check the conditions of properties and implications of alterations, as well as seek professional help.

“Potential buyers need to know whether they are buying assets, or buying liabilities,” Sr Cheung noted. “If we hire professionals to test out second-hand vehicles before purchase, why shouldn’t we hire professionals to conduct survey of properties?”

This is echoed by Sr Ho. “Residential properties cost millions or tens of millions. It is essential to learn about their conditions, the past alterations, risks, and legal liabilities that would all be transferred to the new buyer.”

Whereas pre-purchase survey / inspection is virtually a must in the UK, in Hong Kong it is only in its infancy stage. Both Sr Ho and Sr Cheung believe that the government can encourage pre-purchase survey / inspection via incentives, such as having mortgage and home insurance firms provide better offers to buyers whose newly purchased properties have undergone inspection. "If individual owners protect their properties, together they can help ensure the well-being of the entire building," Sr Ho remarked.

HKIS has been advising the government to incentivise potential buyers of second-hand private residential units to undergo pre-purchase survey / inspection after signing provisional agreement and before signing formal agreement.

As for home owners who are considering alterations and additions, fitting-out works compliance check and advice should be sought to check out potential non-compliance, extra liabilities, maintenance concerns, or if they require formal application and consent from the Buildings Department. "Owners want to make sure they would not inappropriately modify the unit into a substandard one by tearing down firewalls and fire doors etc."

Building surveyors can assess design proposals, and advise about legal requirements and proper channels for formal applications. For minor works such as changing windows, building surveyors can advise the owner how to engage proper contractors to follow up with requirements of the Minor Works Control System (MWCS). For alterations that require formal approvals submission to the Building Authority, professional building surveyors with Authorised Person (AP) qualifications can assist.

In Hong Kong, pre-purchase survey / inspection of a residential unit in a multi-storey building usually costs around HKD10,000 to HKD20,000, which is equivalent to a fraction of the agency fee and is minimal compared with the property price. The same applies to fitting-out works compliance check and advice. Interested parties can go to the company list on HKIS website, establish initial contacts with relevant building surveying firms, compare quotes and find professionals that suit their needs.

Sr Mandy Ng Man-yan, a quantity surveyor and Honorary Treasurer of HKIS Quantity Surveying Division, stated that quantity surveyors can also help owners during early, feasibility study stage by advising about preliminary budget for renovations or alterations, checking against contractor-proposed quotations and contractual loopholes. During design stage, quantity surveyors can advise if the quoted construction costs of different design options are reasonable to enable sound judgement. Providing independent advice on cost implications, they ensure cost-effectiveness.

"During negotiation, clients need to make requests before vendor agreements are signed. Compliance with Buildings Ordinance and building safety are top priorities." She recommended that owners, when establishing vendor agreements, ensure that hand-over dates of fitting-out area to start renovation, construction period, and target completion dates are all clearly stated. The scope of work with breakdowns of quantity and rate, along with





types and origins of materials, should be laid out. The front-load payment should not exceed 30%. Approximately 5% should be paid last after defects are rectified and rectifications properly tried out. Clients should request that no illegal labour be employed, and that Contractor's All Risk Insurance with cross liability clause as well as Employee Compensation Insurance be arranged.

### HKIS recommendations

According to HKIS, common mistakes with alterations include:

- 1) Improperly demolishing the main structure: Demolition of structural elements affects safety of entire buildings, and may lead to collapse and fatalities in extremely unfortunate cases. Demolishing firewalls or alternating means of escape affect fire safety design.
- 2) Illegally combining two or more units into one;
- 3) Converting enclosed kitchens into open kitchens: For conversion of original fire-protected kitchens into open kitchens, building regulations require that a firewall, sprinkler system and a smoke detector be provided. The sprinkler system requires a huge water tank to be added in the common parts of the building. As these require consent of all owners, conversion by individual owners is virtually impossible.
- 4) Adding non-naturally ventilated and non-naturally lit toilets (or 'black-out toilets'): Approval by the Building Authority is required for lowering or altering the lighting and ventilation provision. Apart from ventilation issues, it involves thickening of floor screed, overloading, and embedded pipes that are prone to drainage issues.
- 5) Improperly laying and connecting drain pipes;
- 6) Improperly installing or modifying staircases: Adding internal staircases, without adequate balustrades to prevent falling, is hazardous and contravenes the safety standard.
- 7) Altering or installing protective barriers: Balconies with altered barriers may not have proper anti-falling functions.
- 8) Enclosing balconies: Balconies, when enclosed and converted into rooms with heavy furniture, may be unable to bear the extra weight that it is not designed for.
- 9) Improperly replacing, and adding doors and windows: This may weaken the original fire-resisting function of the walls and make it easier for the fire to spread to other flats, floors or buildings. Sealing original door or window openings by unsuitable materials may also cause safety concerns.
- 10) Installing additional structures on roofs or podium flat roofs, without approval by Building Authority or without following the Minor Works Control System, is obviously illegal.

Before renovations, HKIS advises that owners choose fitting-out contractors with good reputation, avoid changing original layout, engage registered professionals and follow proper procedures. Illegal works should not be launched.

Prior to buying second-hand private units, HKIS recommends that potential buyers entrust a building surveyor to conduct independent safety survey to ensure in-depth understanding of the property's condition.

### Creating a culture

"With the support of the government, we hope to build a culture for professional inspection, checking and advice so that owners know how to safeguard their interests." Sr Ho said. With enhanced public education, the public may have better access to relevant market information and case studies for reference, and ultimately a more mature culture on 'building safety' could be cultivated. "With the recent case, this is the right time to shape a better culture to protect safety and interest of building users and the public."

# 提防住宅單位的違規改動

近日住宅樓宇違規改動事件引起社會廣泛關注，香港測量師學會即時作出回應，就住宅單位改動事件引發的風險、常見的住宅裝修陷阱、以及二手私人住宅買賣時應注意事項等向市民大眾提出一些參考意見及建議。測量師將於本文進一步闡釋相關安全風險、衛生、樓價和法律責任，以及對應方法。

## 危及公共安全

學會的建築測量組主席張文滔測量師認為，違規改建對於樓宇結構安全、防火安全和衛生環境構成高風險。「未獲授權的改動，不論影響結構還是防火安全水平，均會危及使用者和公眾的安全。不當改裝通風系統和排污系統，將影響衛生。另外改動可能令需要修理的地方被阻擋，以致樓宇維修保養亦會變得困難。」

更甚的是，改建對樓價也會帶來影響。曾有買家在不知情的情況下購買被改裝的物業，一半室內空間實為平台和天台違規加建。為了糾正違規問題，買家損失慘重，不但要付出金錢還原單位本來結構，失去室內空間之餘，更要承受物業貶值的損失。

## 法律責任

違規改建亦可能引致刑事或民事訴訟。學會建築政策小組主席暨學會前會長何鉅業測量師，榮譽勳章，太平紳士指出：「進行違例建築屬法定罪行，可能要承擔法律上的刑罰。它同時也可能帶來被追討民事責任的風險，譬如若果因拆卸原有防火門及換上不合規格的門而令火警蔓延至鄰近單位、對他人財物或性命造成損害，業主可能會被追討。」

公眾意識不足，往往是違反規例的原因。何鉅業測量師續指：「港人聘任裝修承辦商和設計公司時，一般沒有查核對方是否由註冊建築專業人士營運和管理；這大概是因為他們誤以為註冊專業人士收費昂貴。部分不合資格的人士選擇灰色地帶或走捷徑，沒有全盤考慮法例要求。因此政府需要介入，香港測量師學會亦應在推廣公眾教育上扮演一個重要角色。」

「即使只是一般更換窗戶的工程，大家也不要低估不當改動的潛在遺害。過往曾有窗戶飛墮至大街或屋邨遊樂場，造成人命傷亡。因此政府早年已透過小型工程監管制度加強管制窗戶修葺與更換工程。曾經有業主更改外牆、安裝比原有面積更大的全景落地玻璃窗；若工程處理不當，亦會對公眾帶來極大風險。」

## 應向專業人士徵詢意見

以上問題的最佳解決方法，是盡量避免間隔改動。如果業主實在有極大意欲作出改動，則必須詳細全面檢查、深入了解物業狀況和改動帶來的影響，並尋求專業協助。

張文滔測量師稱：「準買家需要知道，他們購買的究竟是資產還是責任。如果我們在買二手車輛前會聘請專業人士驗車，那麼購買物業前為何不聘請專業人士進行勘察？」

何鉅業測量師亦表示：「購買住宅物業往往耗資數百萬或千萬元，因此有必要認識物業的狀況、以往的改動、風險和法律責任；這一切都將會轉嫁至新買家身上。」

在英國購買二手住宅物業前必須有建築測量師進行勘察檢查並提交樓宇狀況報告；香港在這方面還在「學習」階段、尚未起步。何鉅業測量師和張文滔測量師均相信，政府可以透過鼓勵措施吸引買家在購入物業前做好勘察檢查，例如向有為新購入物業完成勘察檢查的買家提供按揭和家居保險優惠。何鉅業測量師補充：「如個別業主好好保護他們的物業，將有助保障整體樓宇維持更健康的狀態。」

香港測量師學會一直建議政府鼓勵準買家在購入二手私人住宅前，在簽署臨時買賣合約後、到簽正式合約前，委託註冊專業人士為物業進行獨立安全及狀況勘察檢查評估。

至於正在考慮改動與加建的業主，應先就裝修工程進行合規審查及徵詢專業意見，以確定是否涉及不合規定、帶來額外責任、引發日後維修，或是否需要向屋

字署申請入則批准等。「業主都希望過程順利，避免不當地將單位改動至低於標準，譬如誤將防火牆和門拆掉等。」

建築測量師可以檢視設計建議，提出有關法規要求和入則要求的意見供業主參考。如為換窗之類的小型工程，建築測量師可向業主提供意見，以便聘用適當的承建商以滿足小型工程監管制度的要求。如項目涉及改動而需要入則，擁有認可人士資格的專業建築測量師可以為業主處理相關入則事宜。

如要在購買樓宇前進行狀況勘察檢查評估，以香港多層樓宇內一個一般住宅單位為例，約需港幣一萬至兩萬，即僅及地產經紀佣金的一小部分，相對房價更是微不足道。在裝修前為裝修工程進行合規審查及徵詢意見，費用亦與勘察檢查相若。有需要的人士可登上香港測量師學會網站上的公司名單，聯絡不同的建築測量顧問公司以比較收費與經驗，從而尋找最符合需要的專業人士為業主服務。

香港測量師學會工料測量組義務司庫吳雯茵測量師指出，工料測量師也可以協助有意進行裝修或改動的業主。在早期可行性研究階段，工料測量師可就翻新或改動的初步預算提出建議，核對承辦商報價、和指出合約可能存在的漏洞。在設計階段，工料測量師可就不同設計方案預算工程報價的合理性提供意見，讓業主有正確的判斷。他們的獨立建議，讓修繕工程可以更具成本效益。

「在客戶與承辦商的商議過程中，客戶需要在簽署委任協議前提出要求；首要的重點是符合《建築物條例》的要求，和顧及建築安全。」她建議業主在委任承辦商前，確保協議上清楚訂明何時交屋啟動裝修、施工期、預計完工日期等。工程範圍需列明細項，物料數量及單價、材料的種類和來源地等，均需詳列出來。預付款額不應多於30%，約5%尾數應該在所有執漏完成及測試以後才支付。客戶應要求承辦商不可聘用非法勞工，並且必須購買建築工程全險保險（包括交互責任保障）以及僱員補償保險。

## 香港測量師學會的建議

學會列出的十大常見裝修陷阱包括：

1) 不當拆除主結構：拆除主力結構影響整幢樓宇的安全，在最不幸的情況下有機會導致樓宇倒塌及人命傷亡。拆除防火牆和改動走火通道，會影響防火安全設計。

- 2) 非法打通單位。
- 3) 自製開放式廚房：如要將原有的防火廚房改為開放式廚房，建築物條例要求有防火牆、消防花灑系統和煙霧探測器；而為裝設消防花灑系統，需要增設一個大型水箱。由於加裝或改裝消防花灑系統一般會涉及公用部分工程、需要全部業主同意才可改動，因此幾乎不可能由個別業主作出改動。
- 4) 自製黑廁：必須得到建築事務監督允許，方可放寬或改動採光與空氣流通的規定。除了通風問題外，自製黑廁同時牽涉加厚地台、加重負荷，並由於使用埋置管道，容易產生各類渠管問題。
- 5) 胡亂接駁渠管。
- 6) 不當安裝或改裝樓梯：加建單位內部樓梯而沒有足夠適當的防墮圍欄，會造成潛在風險及違反安全標準。
- 7) 改裝或安裝防護欄障：改裝露台防護欄障，有機會破壞本身的防墮安全功能。
- 8) 圍封露台：將露台圍封改裝成房間，並放置大型傢俱，可能令原來的設計超出負荷。
- 9) 當更換、密封或加裝門窗：相關改動可能會破壞單位外牆或室內分隔牆的防火功能，而導致火警有較大風險蔓延至其他單位、樓層或其他建築物。以不適當的材料密封原有門窗，也可能構成防火安全問題，填充材料安裝不穩亦有下墜危機及公眾的風險。
- 10) 在天台或平台加裝搭建物而沒有得到建築事務監督批准、或沒有按照小型工程監管制度的規定，顯然違法。

學會提醒市民在住宅裝修前，應選擇有良好聲譽的裝修公司，盡量避免改動單位原有間隔，改裝前必須諮詢及聘用相關註冊專業人士及註冊承建商，依足程序，並切勿展開任何違例建築工程。

學會亦建議市民購買二手物業前，應該先委託專業建築測量師為物業進行獨立安全及狀況勘察評估，深入了解有關物業的狀況。

## 建立文化

何鉅業測量師說：「在政府的支持下，我們希望在社會上建立起用專業檢測服務的文化，讓專業人員為物業進行檢查和提供建議，保障業主的權益。」隨著公眾推廣的強化，市民大眾未來會有更多市場資訊和案例可供參考，並藉此締造更成熟的「樓宇安全」文化。「最近的住宅單位改動事件引起市民關注，是提高大眾對樓宇檢測認知的時機，讓更多人認識保障大廈使用者和公眾安全及權益的重要性。」



## 国内新闻分享

### 房屋主动节能 建筑全面减排——多地超低能耗建筑发展观察

夏天隔热、冬天保温，相比普通建筑，超低能耗建筑使用寿命更长，能耗需求更低。

为什么要发展超低能耗建筑？数据显示，全国碳排放的近 50% 来自建筑的全生命周期能耗，而超低能耗建筑，正是未来建筑领域节能减排发展的方向之一，也是实现“碳达峰、碳中和”目标的重要方式。

#### 创新技术手段实现良性发展

在黑龙江省哈尔滨市中德生态科技小镇产业园区，红墙建筑格外抢眼。值得注意的是，这里的墙体和外窗厚度与普通住宅楼相比均厚出一倍左右。“这些建筑就像是‘保温瓶’，夏天隔热、冬天保温，能耗还低。”园区相关负责人表示，园区整体为超低能耗建筑，建筑的外保温材料使用了 250 毫米的石墨聚苯板，局部应用“STP 真空绝热板”高效能保温材料，保温系数好。同时，通过高性能门窗系统，解决房屋夏天不隔热、冬天不隔冷、能耗高的问题。冬季采暖除利用建筑自身良好的保温性能外，在寒冬时采用石墨烯电热膜辅助供暖，电热膜热转化率高达 99%。

哈尔滨市住房和城乡建设局日前印发《哈尔滨市推进超低能耗建筑产业发展实施方案》，提出到 2025 年，全市超低能耗建筑产业形成科技创新能力显著提升、产业链条日益完善、产业规模不断扩大的良好发展格局，打造一批国内一流超低能耗建筑示范项目典范，成为全省产城融合发展核心区。全市超低能耗建筑业、制造业、运维与服务全产业链产值达到 580 亿元以上，超低能耗建筑新建项目和改造项目建筑面积达到 580 万平方米。其中，2023 年产业链产值 100 亿元，新建建筑面积 100 万平方米；2024 年产业链产值 150 亿元，新建建筑面积 150 万平方米；2025 年产业链产值 320 亿元，新建建筑面积 200 万平方米，

建筑改造项目累计达到 120 万平方米。

#### 提供财政补助 化解行业难题

走进重庆市悦来美术馆，虽然紧邻城市道路，馆内却几乎听不到噪音。据了解，这座水滴状的建筑，面积不到一万平方米，却集成了 120 多种节能“黑科技”。

“场馆采用了 LOW-E 三层双中空玻璃等设施，对建筑气密性进行了加强处理。”相关负责人介绍说，传统房屋之所以不节能，一个主要原因是密封性不好，室内外热量交换快，而三层双中空玻璃等被动式门窗具有保温、隔热、隔音等特点，室内温度、湿度等指标相对恒定。建筑穹顶安装了上百块热致调光玻璃，能根据太阳光强度在透明玻璃与磨砂玻璃之间自主切换，减少阳光辐射；车库顶棚和草丛中间安装有太阳能光伏发电系统；建筑内部加入光导管，能将自然光引入室内，达到 40 瓦日光灯的光照效果。

此外，这栋建筑地下的地源热泵系统，能利用水与地热能进行冷热交换，冬季把地能中的热量“取”出来，供室内采暖；夏季把室内的热量释放到大地中去，实现“冬暖夏凉”。

此前，重庆市住房和城乡建设委员会印发关于做好 2023 年全市绿色建筑与节能工作的通知，要求今年各区县培育超低能耗建筑示范项目不少于 1 个，但其中建设成本成为一大难题。为此，重庆市专门出台了财政补助和绿色金融优惠政策，对申请补助的零能耗建筑、近零能耗建筑、超低能耗建筑示范项目，按示范面积分别给予 200 元/平方米、120 元/平方米、80 元/平方米的补助资金并提供绿色金融服务。

#### 采取有效措施 用好绿色能源

去年印发的《城乡建设领域碳达峰实施方案》提出，到 2025 年城镇建筑可再生能源替代率达到 8%。建筑太阳能光伏一体化、太阳能热水系统、空气源电动热泵技术、多种余热利用等都是可选用的措施。

在浙江省杭州市西溪湿地附近，有一座低碳建筑——浙能集团综合能源生产调度研发中心。据

悉，该项目总建筑面积为 13.69 万平方米，利用楼宇的空间生产绿色能源，并搭建智慧能源管控平台提升利用效率。投运后，每年可以节约标煤约 1106 吨，减排二氧化碳约 1891 吨、二氧化硫约 22 吨、粉尘约 11 吨。在这栋大楼里，楼顶铺设约 2400 平方米、不同透光率的“碲化镉薄膜”太阳能电池板，大楼绿化带地下空间敷设地源热泵系统，裙楼屋面布置微型风力发电系统和空气源热泵系统，自行生产的清洁、绿色能源超过总用能的 30%。

项目充分利用天然气和太阳能，与风能、地热能、空气能等可再生能源及市电供能形成互补耦合，再配置相应的蓄能储能系统，最大程度以绿色能源替代传统火电。

在江苏省徐州市君盛广场，屋顶是一个光伏一体化项目，设置了太阳能光伏发电系统和太阳能热水系统，共有 264 平方米。此外，还安装了一套太阳能热水系统，总共设置了太阳能集热器 160 组，集热面积 460.8 平方米。这类大型公共建筑作为用能大户，太阳能生活热水、太阳能光伏发电的应用，大大降低了建筑能耗。

建筑使用过程中提高可再生能源利用率，已成为减少碳排放的重要举措。徐州市提出，今年将重点优化绿色建筑用能结构，推进新建建筑可再生能源一体化应用，鼓励既有建筑加装可再生能源应用系统，提高新建工业厂房、新建公共建筑可再生能源应用比例。因地制宜推进太阳能、浅层地热能、生物质能、热泵等可再生能源的建筑综合利用，积极探索“光储直柔”技术建筑应用，推动分布式太阳能光伏建筑示范和应用。推动开展新建公共建筑全面电气化，淘汰煤炭等在建筑终端的直接燃烧，鼓励利用可再生能源实现建筑供热（冷）、炊事、热水供应，提高建筑终端电气化水平。

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作者：纪沐辰

更多测量相关的内地新闻资讯可于学会网页内浏览（每星期更新）：[https://www.hkis.org.hk/en/newsroom\\_mainlands.html](https://www.hkis.org.hk/en/newsroom_mainlands.html)



## 北京办事处资讯

### 香港测量师学会北京议会《我国地方城市更新制度的新时代特征——基于多城市更新地方性法规的比较研究》讲座活动（2023 年 6 月 26 日）

6 月 26 日北京议会举办的 CPD 讲座活动在京广中心餐厅圆满结束。由会长黄国良测量师率领的访京团也出席了此次活动，在现场跟会员朋友们一起听课交流互动。

这次讲座的演讲者赵科科第一次为学会演讲分享就吸引了很多会员朋友们参与听课，活动现场听课的有四十多人，线上听课的会员也达到了 300 人左右。

本次讲座主要从以下几个方面展开讲解：范畴界定：政府认为的城市更新是什么？(What)；立法目的：为什么要干这件事？(Why)；工作机制：谁统筹？谁实施？谁参与？(Who)；技术体系：如何做？先干什么？后干什么？(How)；配套政策：怎么支持才能做下去？(Support)；监督措施：谁监督？谁担责？(Supervisor)；同时结合相关案例总结并探讨各地对城市更新的总体认知及特色做法。

这次讲座的内容对于从事相关行业的朋友们有很大的帮助和启发。



CPD 讲座现场

讲座结束后，北京议会主席胡煜琳测量师讲话





会长黄国良测量师代表学会向演讲嘉宾赵科科先生颁发感谢状和纪念品以表感谢。



此次活动在欢声笑语中完美落幕，期待下一次的相聚。



晚宴时刻

香港测量师学会在内地设有三个议会，定时举办不同活动如讲座或考察，请关注香港测量师学会微信公众号以获取更多活动资讯：

- |                  |                      |
|------------------|----------------------|
| 北京议会 - 主席：胡煜琳测量师 | 副主席：罗绮华测量师<br>许志忍测量师 |
| 上海议会 - 主席：张丽娟测量师 | 副主席：梁傲文测量师           |
| 广州议会 - 主席：张子涛测量师 | 副主席：李国华测量师           |

## 关注香港测量师学会

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群号：113919687

群聊名称：香港测量师学会

香港测量师学会优酷视频

名称：香港测量师学会 HKIS





# HKIS Annual Conference 2023

## Exploring Infinity with Our Expertise for an Age-friendly Future

9 September 2023 (Saturday)  
9:00am – 4:00pm | Hybrid  
Venue: Diamond Ballroom, Level 3,  
The Ritz-Carlton, Hong Kong

Themed “**Exploring Infinity with Our Expertise for an Age-friendly Future**”, the Annual Conference will deliberate on the current situation in Hong Kong, discuss how the construction and real estate sector could contribute to creating an inclusive future, enabling Hong Kong to evolve into a more innovative and all-round city and enhancing the quality of life at all ages.

**CPD**  
6 HOURS



Registration Fee
<b>[Attend In-Person*]</b>
<b>Early Bird Rate: Member of the HKIS &amp; Supporting Organisations</b> HK\$1,000 (Register on or before 21 July 2023)
<b>Standard Rate: Member of the HKIS &amp; Supporting Organisations</b> HK\$1,250
<b>[Virtual]</b>
<b>Early Bird Rate: Member of the HKIS &amp; Supporting Organisations</b> HK\$600 (Register on or before 21 July 2023)
<b>Standard Rate: Member of the HKIS &amp; Supporting Organisations</b> HK\$700
<b>Standard Rate: Non-member</b> HK\$1,000
<b>Standard Rate: Probationers (HKIS Member)</b> HK\$300
<b>Standard Rate: Full-time Student (HKIS Member)</b> HK\$100

\* Limited seats available on a first-come first-served basis, includes refreshments and lunch

**Register Now**



Event Code:  
2023097

Online Registration:

<https://forms.gle/9bDoRZbeGL3DJjwe7>

Diamond Sponsors:



Platinum Sponsor:



Gold Sponsors:



Silver Sponsors:



Bronze Sponsor:



Special Acknowledgement:



Time	Programme	
09:00 - 09:10	<b>Welcome Speech</b>	 <b>Sr WONG Kwok Leung, Paul</b> President The Hong Kong Institute of Surveyors
09:10 - 09:30	<b>Opening Keynote Speech by Guest of Honour</b>	 <b>Mr WONG Wai Lun, Michael, GBS, JP</b> Deputy Financial Secretary HKSAR Government
09:30 - 09:50	Coffee/ Tea Break (20 mins)	
<b>Session One</b>		
09:50 - 11:15	<b>Innovation &amp; Technology Applications Employed in Serving the Elderly</b>	 <b>Ms CHAN Man Yee, Grace</b> Business Director The Hong Kong Council of Social Service
		 <b>Mr WONG Kim Yeung, Bryan</b> Head of Charities (Positive Ageing & Elderly Care) The Hong Kong Jockey Club
		 <b>Dr LAM Ching Choi, SBS, JP</b> Chief Executive Officer Haven of Hope Christian Service
11:15 - 11:35	Coffee/ Tea Break (20 mins)	
<b>Session Two</b>		
11:35 - 12:55	<b>Construction and Development for a Liveable City for All Ages</b>	 <b>Sr HO Chi Wai, Daniel</b> Director of Building Rehabilitation Urban Renewal Authority
		 <b>Ar CHOI Wun Hing, Donald, JP</b> Executive Director & Chief Executive Officer Chinachem Group
12:55 - 14:25	Lunch (90 mins)	
<b>Session Three</b>		
14:25 - 15:45	<b>Comprehensive Planning for an Age-friendly Living Environment</b>	 <b>Mr CHUNG Man Kit, Ivan, JP</b> Director of Planning Planning Department, HKSAR Government
		 <b>Dr NG Ka Man, Carmen</b> Social and Elderly Wellness Director Hong Kong Housing Society
		 <b>Prof Jean Woo</b> Emeritus Professor, Department of Medicine and Therapeutics Director, CUHK Jockey Club Institute of Ageing The Chinese University of Hong Kong
15:45 - 16:00	<b>Closing Remarks</b>	 <b>Sr LEUNG Chi Tim, Robin</b> Chairman Annual Conference Organising Committee 2023 Vice President The Hong Kong Institute of Surveyors
16:00	End of Conference	

**Remarks**

- Official language is English.
- The organiser reserves the right to cancel or reschedule the conference at its discretion.
- Programmes, topics and speakers are subject to change without any prior notice.
- No refund can be made for cancellation of registration but a substitute delegate is normally permitted.
- Successful registrants will be notified separately via email with the web link in due course to the online event.
- Electronic CPD certificate and payment receipt will be sent to participants by email in three weeks after the event.
- Zoom Video Communications, Inc. (the supplier of the Zoom webcast system) will provide registration services for the aforementioned online seminars. For the privacy policy of Zoom Video Communications, Inc., please browse the terms and conditions at <http://zoom.us/docs/zh-tw/privacy-and-legal.html>. Please be aware that if you are unwilling to allow your personal information being collected by Zoom Video Communications, Inc., you will not be able to register and attend the captioned online seminars.

Supporting Organisations:



## 香港測量師學會支持 共創明『Teen』計劃

香港測量師學會全力支持香港特區政府「共創明『Teen』計劃」，於6月3日舉辦「小小測量師」，邀請學員及友師參觀位於零碳天地的建造業創新科技應用中心及「組裝合成」建築法資源中心，以及學會安排的「測量師」工作坊。是次活動由香港測量師學會青年組統籌，共有32位會員為活動出力，擔任活動義工。

除參觀建造業創新科技應用中心及「組裝合成」建築法資源中心，學會亦安排了一個工作坊，讓學員和友師了解一個現代城市的發展進程，從土地發展及規劃、建築設計、施工，到樓宇使用及運作，以至保養維修、翻新、改建及物業管理等，香港測量師學會不同組別（包括產業測量、建築測量、工料測量、土地測量、規劃及發展、物業設施管理）的測量師都參與其中，在各自專長範疇發揮不同功能。

學員和友師透過分組進行饒有趣味的拍賣遊戲「Property Empire」，透過扮演測量師攜手發展自己的城市，協助公司及客戶解難，從而體驗如何構建一個理想城市，並與同組其他學員和友師共議決定該城市的發展方向，從而培養參加者對未來城市發展的想像。而學員和友師亦了解作為測量師，需要好好計劃現金流。有些組別可能會發現某些項目的現金回報有延遲（例如興建辦公大樓），導致現金流不足，以致未能夠競投下一個項目。



共創明『TEEN』學員及友師與香港測量師學會義工合照

透過參觀建造業創新科技應用中心及「組裝合成」建築法資源中心，從而掌握本地和海外如何將創新科技應用在建造業不同的地方，加深學員和友師對建造業的了解。



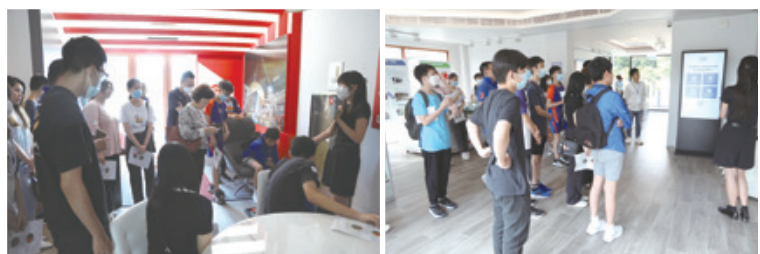
會長黃國良測量師

會長黃國良測量師表示，是次計劃目的是為協助弱勢社群家庭的初中生擴闊眼界，啟發他們探索更多個人發展的可能，期望透過推動參與計劃，幫助就讀初中的學員開闊眼界、加強自信、建立正向人生觀、為自己未來定下目標。今次「小小測量師」計畫由香港測量師學會主導，希望能夠加深學員對測量師的認識，了解測量師的日常工作和挑戰，提供資訊和選擇幫助學員選科。

青年組主席高德仁測量師簡介：「青年組由學會內較年輕的成員組成，代表了會內年青會員的聲



創新科技應用中心



「組裝合成」建築法資源中心



音，確保年青會員的意見和利益受到重視。青年組會員為了掌握影響專業及學會發展的最新情況，積極參與教育前線工作，探訪學校、大專和大學，與學生會面和交談，並鼓勵所有學員，通過學習新技能以增強優勢及提升競爭力，為自己早日作好生涯規劃。」



青年組主席高德仁測量師

活動尾聲，會長頒發感謝狀並由活動統籌主席莫韻芝測量師代表接受，特別鳴謝以下香港測量師學會會員對活動的支持：

- 青年組主席高德仁測量師
- 青年組副主席黃卓思測量師
- 青年組副主席陳悅敏測量師
- 青年組義務司庫兼籌委會主席莫韻芝測量師
- 青年組義務秘書兼籌委會成員伍諾恆測量師
- 青年組義務秘書鄭敏聰測量師
- 青年組增選委員兼籌委會成員陳洛奇測量師
- 青年組理事兼籌委會成員唐茵蓓測量師
- 青年組理事兼籌委會成員陳希朗測量師
- 青年組理事兼籌委會成員卓逸朗先生
- 青年組增選委員兼籌委會成員張振昇先生
- 青年組理事侯咏璇測量師
- 青年組理事陳錦文測量師
- 青年組增選委員黃婉舜測量師
- 產業測量組理事兼大會攝影師鄭偉賢測量師

青年組增選委員蔡子豪先生	青年組會員翟恩賜先生
青年組增選委員李家康先生	青年組會員程子桓先生
青年組會員蔣紀然女士	青年組會員張信謙先生
青年組會員李志恆先生	青年組會員陳善行先生
青年組會員張博文先生	青年組會員張燁香女士
青年組會員施薇薇女士	青年組會員徐泳明女士
青年組會員張藹玲女士	青年組會員林家賢先生
青年組會員安永軒先生	青年組會員張朗言先生
青年組會員李卓君女士	



會長與 32 位義工會會員合照

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## 60 Fan Club Seminar: Coronary Artery Disease and the Latest Cancer Treatments

The HKIS Senior Members Committee (SMC) arranged an in-person seminar on 9 June at the Surveyors Learning Centre and invited cardiologist Dr David Lo Ka Yip and oncologist Dr Joseph Au to discuss coronary artery disease and the latest cancer treatments. HKIS Past President Sr TT Cheung, BBS, JP, moderated the event.

During the first part of the seminar, Dr Lo talked about coronary artery disease (冠心病), its causes, early detection, new treatments for it, and the dos and don'ts after percutaneous coronary intervention in the form of angioplasty or balloon angioplasty (俗稱「通波仔」手術)。

Dr Au followed by discussing the cutting-edge technologies for detecting and diagnosing cancer early; the causes of cancer; the statistics for different types of cancer; and new cancer treatments, such as immunotherapy and targeted therapies, which contrast with conventional chemotherapy and radiotherapy.

The event was well attended by around 40 senior members, who found the seminar a useful early warning for their health conditions and wanted the 60 Fan Club to arrange more health talks on other diseases.

## 樂齡俱樂部 x 香港飛鏢聯合總會: 飛鏢體驗同樂夜

飛鏢運動源遠流長，並引伸出不同玩法，看似簡單的投擲飛鏢動作需要身體多個部位協調，除了可以鍛鍊不同部位的肌肉，提高神經精確控制肌肉的能力，亦可以培養良好的心理穩定性，鍛煉人的果斷、自信。



樂齡俱樂部於6月7日與香港飛鏢聯合總會合作舉辦「飛鏢體驗同樂夜」。當晚香港飛鏢聯合總會的飛鏢教練首先帶領參加者做基本熱身，之後便講解及教授飛鏢運動的基本知識及動作，以及介紹不同類型的飛鏢比賽模式。參加者掌握了基本動作後便開始進行練習及比賽！參加者體驗後都覺得飛鏢運動看似容易，但除了考眼力、身體協調外，亦考驗腦筋及心理協調，當熟習後便發現其樂趣所在。大會活動更安排了飲品，參加者們可以坐下一起暢飲，擴闊社交，增進友誼！



樂齡會員委員會在此感謝香港飛鏢聯合總會及資深專業會員林力山博士測量師贊助教練費用，以及梁守朥土地測量顧問公司贊助當晚飲品。



### Congratulations to the following who were elected as HKIS Members on 16 May 2023

#### FELLOW (3)

##### PD DIVISION

HO JOSEPH JUNIOR

##### QS DIVISION

LO MAN KEI MAN      WONG SHUK YU

#### MEMBER (34)

##### BS DIVISION

CHAN LING HEI	CHAN NGA TING	CHAN WAI CHING VENUS
CHENG OI YEE	CHEUNG YUK NAM	CHUNG CHEUK HIM
FONG MAN HO	LAI YIN TUNG	LEUNG MAU KAN
LUI YEE SHAN	MO SIU CHUNG	TANG WING CHIM
TING TSZ HIN	WONG WAI CHING	YEUNG SHEUNG YUNG ERIC

##### GP DIVISION

CHAN MEI KWAN	CHAN WING YAN	CHENG KWAN YEE QUEENIE
CHEUNG TSZ KIN	CHEUNG WING CHEONG	LAI YEE MEI
LIU CHUN YIN CHRIS	NG KA WING	NG WOON TING
WAN WING SHEUNG		

##### LS DIVISION

CHAN YUK TING	CHENG TSZ CHING	FUNG MAN YIU
LAU CHUNG HEI	POON PUI HAN	WU HO YI
ZHANG HAODONG		

##### QS DIVISION

FUNG YING MAN      LAM WING CHING

#### CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (2)

##### PD DIVISION

SUN SIU KEI

##### PFM DIVISION

WONG SAN KAM

#### RESIGNATION (10)

CHOI KIN KWAN	CHUNG PIK HAM	LEUNG KWOK KUEN
LOK CHUNG HANG	MA WAN CHI	MAK PO YI
MAN CHI HO HUBERT	SIU WING CHI GIGI	TONG CHUN SUM
WAN SUN YUEN		



### Programmes Subsidized by Vplus Engineering\*

- Professional Diploma in Land Surveying (QF Level 4)
- Professional Diploma in Quantity Surveying (QF Level 4)
- Professional Certificate in Quantity Surveying Practice (QF Level 4)
- Certificate for Building Information Modelling Manager (QF Level 4)  
(Recognised as CIC-Accredited BIM Manager Course)
- Certificate in Building Information Modelling (Quantity Surveying / Facility Management / Project Management) (QF Level 4)

\* For details of QF Level, QR Registration Number and Validity Period of the programme, please visit the programme website  
Vplus Engineering is part of the Vplus Subsidy Scheme. Eligible applicants can reimburse 60% of the tuition paid up to a maximum of \$45,000 per person

#### Enquiries



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## HKIS Reaching Out

1 June	Town Hall Session for the Proposed Amendments to the Protection of the Harbour Ordinance Organised by DEVB	Sr Alnwick Chan Sr Junior Ho
2 June	Building Rehabilitation Resource Centre Guided Tour Organised by the URA	Sr Paul Wong
5 June	Climate Change Framework for Buildings and Construction Ceremony Organised by the HKGBC	Sr Paul Wong
5 June	Hong Kong Green Day 2023 Kickoff Ceremony Organised by the Green Council	Sr Paul Wong
6 June	Working Group Holistic Review of the Waterworks Ordinance and Waterworks Regulations Sub-working Group on Plumbing Works Meeting Organised by the WSD	Sr Paul Wong
7 June	URA Luncheon	Sr Paul Wong
8 June	HKSAR Executive Council Monthly Thursday Luncheon	Sr Paul Wong
10 June	Opening Ceremony and Gala Dinner of the 44 <sup>th</sup> APDC 2023 & 12 <sup>th</sup> HKIDEAS Organised by the HKDA	Sr Stephen Liu
14 June	Corruption Prevention Guide for Property Management Companies Zoom Meeting Organised by the ICAC	Sr Charles Hung
14 June	建造業議會華為深圳基地參訪團	Sr Francis Lam
14 June	BSD Happy Hour Gathering with the Buildings Department	Sr Paul Wong Sr Robin Leung Sr Yvonne Cheu Sr Tony Wan
16 June	Deacons Construction Forum 2023	Sr Sunny Choi
21 June	CIC "See What I See" Luncheon	Sr Paul Wong Sr Francis Lam
21 June	The 107 <sup>th</sup> Meeting of the Building, Civil Engineering and Built Environment Training Board (BCETB) Organised by the VTC	Sr Robin Leung
23 June	香港物業管理師學會「物業管理周 2023-優秀從業員頒獎典禮兼研討會」	Sr Louis Lee Sr Amy Tang

24 June	愛心全達慈善基金 - 砌出個大仙 (小學生校際砌 LEGO 大賽)	Sr Terence Wai Sr Wilson Ko
25 June	Future City Vision: Northern Metropolis Workshop Organised by the HKIA	Sr Lau Chun Kong, JP Sr Alnwick Chan Sr Yvonne Cheu
25-27 June	HKIS Visit to Beijing	Sr Paul Wong Sr Dr Stephen Lai, JP Sr KK Chiu Sr Francis Lam Sr Robin Leung Sr Tony Wan Sr Nathan Lee Sr Peter Dy Sr Andrew Chan Sr Christine Chan Sr Hu Feng Sr Paul Tsui Sr Terence Wai Sr Edmond Yew Sr Louis Lee Sr Wong Kwai Sang Sr Sunny Choi Sr Wilson Ko Sr Wu Yuk Lam Sr Alice Law
28 June	Lunch Meeting with Mainland Delegation Led by the National Development and Reform Commission Organised by the CEDB and DEVB	Sr Tony Wan
29 June	Legislative Proposal to Streamline the Arrangements for an Extension of Land Leases Organised by DEVB	Sr Paul Wong Sr Francis Lam Sr Tony Wan Sr Alnwick Chan Sr Lau Chi Kwong Sr Lau Chun Kong, JP Sr Jason Kwong Sr Geoffrey Lo Sr Alvin Leung
30 June	與佛山市全過程工程諮詢管理協會會面交流	Sr Paul Wong Sr Raymond Kam Sr Sunny Choi Sr Tim Ngai Sr Mandy Ng Sr Amelia Fok Sr Kenneth Poon Sr Linus Poon Sr Dickey Lee



## The HKIS Outstanding Dissertation/Thesis Awards 2022 Executive Summary of Winning Papers

### FACTORS AFFECTING DEVELOPERS' PROFITS IN HONG KONG'S RESIDENTIAL DEVELOPMENT PROJECTS

**Awardee: Wan Yun Man**  
**Undergraduate Category – GPD Top Award**  
**University of Hong Kong – REC**

This study elucidates the major determinants of residential development projects in Hong Kong. Contrary to previous studies, which examined key profit factors of real estate developments at the national and company levels due to difficulties in data collection, this study analyses developers' profits at the project level. The author reviewed 134 residential development projects on land sold by the Hong Kong Government from 2000 to 2021. She identified 13 key factors and subsequently classified them into three major aspects: i) site characteristics, ii) development parameters, and iii) the nature of each real estate company.

The empirical results from multiple regression models demonstrated that geographic location

affects site characteristics: projects on Hong Kong Island tended to generate more profits than those in Kowloon and the New Territories, which were, on average, 71 and 78 percent lower, respectively.

Projects near Mass Transit Railway (MTR) stations earned an average of 29 percent more than those that were farther away. The scale of a project also determined profitability: its gross floor area and plot ratios, surprisingly, showed a negative relationship with its profitability, while the number of flats in a project showed a positive relationship.

The type of land disposal also affected a developer's profits. Sites sold by tenders generated, on average, 36 percent less profit than auctioned sites. Market sentiments were a third factor. Projects built on land acquired during market upturns were 91 percent less profitable than those acquired during downturns, while those with premises sold during market booms generated 36 percent more profits than those sold during declines.

Competition associated negatively with developers' profits. Each additional competitor meant a one percent decrease in a developer's profit. Joint developments jacked up profits by an average of 40 percent – likely due to complementary expertise and risk-sharing. Mainland developers earned 47 percent less than their local counterparts, which might have been attributed to the former's lack of experience and less aggressive land bidding strategy.

## COMPARING THE IMPACTS OF PUBLIC-SECTOR-LED REDEVELOPMENTS ON NEARBY RESIDENTIAL AND RETAIL PROPERTY VALUES: AN EMPIRICAL ANALYSIS OF HONG KONG

**Awardee: Au Tsz Ching**  
**Undergraduate Category – GPD Merit Award**  
**University of Hong Kong - REC**

This study examines the external impact of the Urban Renewal Authority's (URA) urban renewal projects on nearby residential units and street-level shops in Hong Kong. The findings suggest that URA projects have had an overall positive external effect by increasing the values of nearby flats and shops. However, the external impacts vary by URA project attribute and differ for residential units and retailers.

The author analysed over 60,000 transaction records of 36 URA urban renewal projects and found that URA projects negatively impacted older residential units nearby, particularly those that were over 30 years old. Such an impact was due to the portion of real option value (RROV) increasing with building age, which cannot be easily realised in multiple ownership buildings. The author also found that the negative impact of the typical URA project on nearby housing prices was stronger on older residential units.

On the other hand, the size of the commercial

component in a typical URA project had a positive impact on nearby housing prices, while the impact on nearby street-level shop prices was negative. This suggested that retailers in URA projects and nearby street-level shops competed for the same customers. However, the scale of the redevelopment had a positive impact on nearby street-level shop prices due to the increased number of customers with higher purchasing power.

The RROV portion in the market values of residential units and street-level shops changed as a building aged. For older street-level shops, it might not increase with age, thereby suggesting that the overall effect of age on street-level shops was non-negative, while building age had no negative impact on the prices of street-level shops that were over ten years old. This finding was consistent with the conjecture that the portion of existing use value (EUV) in market value does not decline over time.

Overall, this study makes several contributions to the real estate scholarship including the confirmation of the positive externality of URA projects, an analysis of the impact of urban renewal projects on nearby shops, and an understanding of the effect of age on street-level shop prices. Hence, it has practical implications for the valuation of street-level shops.

# Hong Kong Surveying Profession in Greater Bay Area Opportunities and Challenges for Advancing Net Zero Project and Property in Technological Era

Themed "Hong Kong Surveying Profession in Greater Bay Area: Opportunities and Challenges for Advancing Net Zero Project and Property in Technological Era", the Awareness Seminar will deliberate the journey of advancing net zero emission, delve into the unique challenges of decarbonisation in the Greater Bay Area and drive an integral part of a wider systemic shift towards a more sustainable built environment. Towards total sector decarbonisation, surveying professionals shall advocate for a holistic approach to sustainability in an innovative way.

**Date : 22 July 2023 (Saturday)**  
**Time : 09:00 - 12:30**  
**Venue : The Mira Hong Kong**  
**3/F, 118-130 Nathan Rd**  
**Tsim Sha Tsui (Hybrid Mode)**

**Registration Fee {Face to Face (Include Refreshments) / Online}**  
**HKIS Member / Member of Supporting Organisations : HK\$150**  
**Non-member : HK\$250**

## Online Registration



HKIS Member



Member of Supporting Organisations  
Non-HKIS Member

Time	Programme
08:45-09:00	Registration
09:00-09:05	 <b>Welcoming Speech</b> <b>Sr WONG Kwok Leung, Paul</b> President The Hong Kong Institute of Surveyors
09:05-09:10	 <b>Opening Speech</b> <b>Sr Dr LAI Yuk Fai, Stephen</b> Chairman, Mainland Affairs Committee / Past President The Hong Kong Institute of Surveyors
09:10-09:15	 <b>Keynote Speech</b> <b>Sr Hon TSE Wai Chuen, Tony, BBS, JP</b> Legislative Council Member (Architectural, Surveying, Planning and Landscape Functional Constituency) Legislative Council of the HKSAR of the PRC
09:15-09:20	 <b>Keynote Speech</b> <b>Hon CHIU Tat Kun, Duncan</b> Legislative Council Member (Technology and Innovation Functional Constituency), Legislative Council of the HKSAR of the PRC
09:20-09:25	Group Photo
09:25-10:40	 <b>Sr LAI Man Kit, Thomson</b> Regional Digital Lead, Asia Digital AECOM   <b>Sr CHAN Man Hong, Anderson</b> Director Rider Levett Bucknall   <b>Sr YEOW Yat Ming, Edmond</b> Senior Vice President Lai Fung Holdings Ltd.
10:40-11:00	Coffee Break
11:00-11:50	 <b>Mr YOUNG Meng Cheung, Andrew</b> Associate Director (Innovation) Sino Group   <b>Mr LEUNG Wai Man, Raymond</b> Manager, Partnerships Corporate Development Division Hong Kong Science and Technology Parks Corporation

Time	Programme
11:50-12:30	<b>Panel Discussion</b> <b>Panelists</b>   <b>Sr LAI Man Kit, Thomson</b> Regional Digital Lead, Asia Digital AECOM   <b>Sr CHAN Man Hong, Anderson</b> Director Rider Levett Bucknall   <b>Sr YEOW Yat Ming, Edmond</b> Senior Vice President Lai Fung Holdings Ltd.   <b>Mr YOUNG Meng Cheung, Andrew</b> Associate Director (Innovation) Sino Group   <b>Mr LEUNG Wai Man, Raymond</b> Manager, Partnerships, Corporate Development Division Hong Kong Science and Technology Parks Corporation  <b>Moderators</b>   <b>Sr LI Kwok Wah, Edgar</b> Chairman Organising Committee & Project Co-ordinator, PASS Project The Hong Kong Institute of Surveyors   <b>Sr KO Tak Yan, Wilson</b> Vice-chairman Organising Committee & Deputy Project Co-ordinator, PASS Project  Chairman, Young Surveyors Group The Hong Kong Institute of Surveyors

This material / event is funded by the Professional Services Advancement Support Scheme (PASS) of the Government of the Hong Kong Special Administrative Region.

Any opinions, findings, conclusions or recommendations expressed in this material / any event organised under this project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee of the Professional Services Advancement Support Scheme.



## Hong Kong Surveying Profession in Greater Bay Area Opportunities and Challenges for Advancing Net Zero Project and Property in Technological Era

Themed "**Hong Kong Surveying Profession in Greater Bay Area: Opportunities and Challenges for Advancing Net Zero Project and Property in Technological Era**", the Awareness Seminar will deliberate the journey of advancing net zero emission, delve into the unique challenges of decarbonisation in the Greater Bay Area and drive an integral part of a wider systemic shift towards a more sustainable built environment. Towards total sector decarbonisation, surveying professionals shall advocate for a holistic approach to sustainability in an innovative way.

**Date : 22 July 2023 (Saturday)**  
**Time : 09:00 - 12:30**  
**Venue : The Mira Hong Kong**  
 3/F, 118-130 Nathan Rd  
 Tsim Sha Tsui (Hybrid Mode)

**Registration Fee {Face to Face (Include Refreshments) / Online}**  
**HKIS Member / Member of Supporting Organisations : HK\$150**  
**Non-member : HK\$250**

### Online Registration



HKIS Member



• Member of Supporting Organisations  
 • Non-HKIS Member

### Supporting Organization



**CPD**  
**3 Hours**



**Building Surveying Division**  
Sr Arthur Cheung BSD Council Chairman

## APC Final Assessment

I believe some Probationers have already received a notification instructing them to attend the Final Assessment on a weekday or Saturday at HKIS headquarters. Please prepare yourselves when you submit your FA applications. Don't wait.

## Press Conference on 30 May 2023: Opinions and suggestions on modification of residential units and building safety

In response to news of the illegal removal of a load-bearing wall from a private Tseung Kwan O flat, the BSD organised a press conference on 30 May to address the public's concerns. During the conference, it shared with the media its views of the incident based on the available information at the time and highlighted ten mistakes or unauthorised works that are commonly found in residential fitting-out works, as well as its initiatives for solving similar problems in the future. It then issued a press release on the matter.

The BSD believes that public education is a key to preventing similar incidents in the future. Property owners should know the DOs and DON'Ts when they plan to perform fitting-out works. They should seek the expertise of building professionals such as Authorised Person (AP), Registered Structural Engineer (RSE), registered professional surveyors (building surveying), Registered Architect (RA), Registered Professional Engineer (RPE) (structural), or registered contractors under the Building Ordinance and avoid unnecessary layout alterations. Most importantly, they should not initiate or carry out any unauthorised building work (UBW). Otherwise, huge space, cost, and legal penalties could result.

On the other hand, to avoid transferring UBWs to future owners, the BSD strongly urges home sellers to engage registered professional surveyors (building surveying) to conduct home surveys on their properties before completing any residential property transaction. This is the best way to allow potential buyers to understand the conditions of the properties they are considering and the associated risks these properties pose before they commit to a purchase.

Thanks go to every BSD spokesperson for helping to make this press conference possible and following up with interviews on the different media channels. If you wish to review the press conference, please check out the video at the BSD Channel or press release at the links below:

**Press conference recording:**  
<https://youtu.be/O2BC5yqVyhg>



**Press release:**  
<https://tinyurl.com/2mo4ppyd>





## CPD

### Visit to the Hong Kong Catholic Cathedral of the Immaculate Conception

On 3 June, the BSD organised a visit to the Hong Kong Catholic Cathedral of the Immaculate Conception, which is a Grade 1 Historical Building. Over 20 members joined this visit. Thanks go to Mr Lam Sair Ling for guiding members during the visit and sharing with them interesting stories about the building.



## Hong Kong Surveying Profession on Greater Bay Area Opportunities and Challenges for Advancing Net Zero Projects and Properties in the Technological Era

BSD Council member Sr Henry Chau delivered a speech, “Expertise in Altering and Maintaining Existing Buildings at Net Zero,” to participants to promote the BSD’s involvement in and contributions to the goal of net zero emissions.



## BS Conference and Nan Sha Visit

Preparations for the BS Conference and Nan Sha Visit are in progress. Please stay tuned!



### BSD Channel

On 15 June, the BSD published the second season of the 《鍾 SIR 解構 123》 series. Sr Prof Barnabas Chung will continue to tell members stories about the Buildings Ordinance. Remember that the BSD has a special if the number of subscribers exceeds 1,000. If you have yet to subscribe to the BSD Channel, please act now!

**BSD YouTube Channel**



### Casual Gathering with the Buildings Department

On 14 June, the BSD Council and HKIS OBs held a happy hour gathering with representatives of the Buildings Department. The meeting aimed to enhance the two bodies' mutual connectivity during the post-Covid era and allow their members to exchange ideas on the latest market developments. Thanks go to the Director of Buildings, HKIS President, and all guests for joining this event, as well as to Carmen and Camille for coordinating it. Hopefully everyone had a great evening!



# Building Surveyor Awards 2023: Inspiring Our Next

After one year, the BSA 2023 finally reached its final stage: the results announcement on 16 June. The Building Surveyor Awards 2023 Presentation Ceremony-cum-Gala Dinner was held at the JW Marriott Hotel Hong Kong on that date.

The BSD was proud to have its Guest of Honour, Ms Bernadette LINN, JP, Secretary for Development, serve as a guest official. I wish to express my sincere thanks to the organising committee, jury panel members, participants, and sponsors for their great efforts and support! Congratulations to all of the winners!

### Awardees List

### Building Surveyor Awards 2023

### Awardees List

<div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Grand Award</b></p> <p>Modular Social Housing at I Cheong San • Freevision Limited</p> </div> <div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Best Stage Presentation Award</b></p> <p>Modular Social Housing at Nam Cheong 220 • Freevision Limited</p> </div> <div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Community Caring Award</b></p> <p>Redevelopment of Khalsa Diwan Sikh Temple • Jones Lang LaSalle Limited</p> </div> <div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Heritage Conservation Award</b></p> <p>HBIM for Cultural Heritage Conservation at Tai Fu Tai Mansion • Architectural Services Department, HKSAR Government</p> </div> <div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Inspiring Our Next Award</b></p> <p>Modular Social Housing at Nam Cheong 220 • Freevision Limited</p> </div> <div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Sustainability Award</b></p> <p>Electronic Submission Hub • Buildings Department, HKSAR Government</p> </div> <div style="border: 1px solid #0070C0; padding: 5px;"> <p><b>Value Enhancement Award</b></p> <p>Electronic Submission Hub • Buildings Department, HKSAR Government</p> </div>	<div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>New Development</b></p> <p><b>Winner</b></p> <p>Modular Social Housing at I Cheong San • Freevision Limited</p> <p><b>Merit</b></p> <p>Modular Social Housing at Nam Cheong 220 • Freevision Limited</p> <p>Redevelopment of Khalsa Diwan Sikh Temple • Jones Lang LaSalle Limited</p> <p>Residential Development at One Eighty • Freevision Limited</p> <p>Sablier • Chevalier International Holdings Limited</p> <p><b>Finalist</b></p> <p>Construction of Lai Chi Kok Park Community Vaccination Station • Architectural Services Department, HKSAR Government</p> <p>Design and Construction of Community Green Station, Green@Wan Chai • Cheung Hing Construction Co., Ltd.</p> <p>Rejuvenation of Shek O Blue Bridge and the Surrounding Landscape • Architectural Services Department, HKSAR Government</p> <p>The Bryn • Great Mega Design &amp; Build Limited</p> </div>
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<div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>R&amp;R and Conversion</b></p> <p><b>Winner</b></p> <p>Alteration and Addition Works for Tak Tin Market • Lemon Design &amp; Build Limited</p> <p><b>Merit</b></p> <p>Alteration and Addition Works at Hong Kong Seeing Eye Dog Training School • KC Surveyors Ltd.</p> <p>MARS Manufacturing Centre at Tai Po Innopark • David S.K. Au &amp; Associates Ltd.</p> <p><b>Finalist</b></p> <p>Addition of Disinfection Facilities in Lam Tin Ambulance Depot • Architectural Services Department, HKSAR Government</p> <p>Fitting Out, Alterations and Additions for Inno Secondary School • Jones Lang LaSalle Limited</p> <p>Kai Yip Shopping Centre • Raymond Chan Surveyors Limited</p> <p>Setting up of Common Living Space and Multi-purpose Youth Centre in Tsuen Wan Market • Architectural Services Department, HKSAR Government</p> </div>	<div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Maintenance and Rehabilitation</b></p> <p><b>Winner</b></p> <p>Major Renovation for Woodland Heights • David S.K. Au &amp; Associates Ltd.</p> <p>Pok Hong Market Improvement Works • Hong Kong Housing Authority, HKSAR Government</p> <p><b>Merit</b></p> <p>Refurbishment of Pound Lane Public Toilet and Bathroom • Architectural Services Department, HKSAR Government</p> <p><b>Finalist</b></p> <p>Conservation of Chapel, Hong Kong Cemetery • Architectural Services Department, HKSAR Government</p> <p>Rehabilitation of External Facade of 1 Duddell Street • Hang Lung Properties</p> </div>	<div style="border: 1px solid #0070C0; padding: 5px; margin-bottom: 10px;"> <p><b>Research and Innovation</b></p> <p><b>Winner</b></p> <p>Building Rehabilitation Strategy: Innovative Idea &amp; Big Data to Arrest the Urban Decay of HK • Urban Renewal Authority</p> <p><b>Merit</b></p> <p>Application of Robotics and AI Analytics in External Wall Inspection • Architectural Services Department, HKSAR Government</p> <p>Electronic Submission Hub • Buildings Department, HKSAR Government</p> <p>HBIM for Cultural Heritage Conservation at Tai Fu Tai Mansion • Architectural Services Department, HKSAR Government</p> <p>Sports Flooring Inspection Robot for Quality Check of Ball Court Resurfacing Works • Architectural Services Department, HKSAR Government</p> <p>To Improve the Hygiene of Vent Pipe by Developing a Smart Vent Protector • Samson Wong &amp; Associates Property Consultancy Ltd.</p> <p><b>Finalist</b></p> <p>Feasibility Study of Licensed Food Business in Lai Chi Wo Village • KC Surveyors Ltd.</p> </div>
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### Ceremony Booklet

<https://tinyurl.com/28ll3ylv>



### Result Booklet

<https://tinyurl.com/23f3hcpv>





# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

### BUILDING SURVEYOR AWARDS 2023





# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

### BUILDING SURVEYOR AWARDS 2023







General Practice Division  
Sr Alnwick Chan GPD Council Chairman

## GPD Annual Dinner 2023

I am delighted to report that the GPD Annual Dinner 2023 was a resounding success. The event, held on 21 June, offered a fantastic opportunity for members to connect, exchange ideas, and build new relationships.

The evening commenced with a lively cocktail reception that allowed industry professionals to network with each other. As the night progressed, participants enthusiastically joined various games and activities to foster a sense of camaraderie and add an extra element of fun to the event. Many prizes were won during the lucky draws.

Sr Alnwick Chan, Sr Andrew Chan, Sr Charles Chan, Sr Alex Lam, and Sr CK Lau generously sponsored a selection of fine wines for the evening.

I express my thanks to members of the organising committee: Sr Dorothy Chow, Sr Jason Kwong, Sr Benson Lee, Sr Paul MH Li, and Sr Joel Teh. My gratitude also goes to Tansy Cheung, Ocean Leung, Edward Tam, and Anthony Wong for their assistance.



## Legislative Proposal to Streamline the Arrangements for Extending Land Leases

DEVB publicised the legislative proposal for extending soon-to-expire land leases in a streamlined, batch-by-batch manner. The Government aims to save individual lot owners the hassle of dealing with the complicated procedures of executing lease extension documents.

Download the proposal here:

<https://tinyurl.com/2aty7k34>



On 29 June, I, along with other HKIS members, met with DEVB representatives to give the HKIS's opinion on the bureau's land lease proposal. The HKIS acknowledged that the proposal would ensure more certainty and simplification for the public and enhance its trust in the Government's ability to cope with a large number of leases that will expire beginning in 2025.

The HKIS supported the suggestion of adopting a "negative listing" approach in gazette notices, whereby only land leases not intended for extension are listed. This approach should simplify the promulgation process, minimise unintentional omissions, and ensure clarity for leaseholders.

However, the HKIS recommends publishing the gazette five to ten years before a lease expires instead of the proposed three years. This would give all stakeholders more time to prepare. It also urged the Government to enact the legislation as soon as possible because some 50 lots are up for renewal in June 2025, which is less than two years away.

I am pleased to report that DEVB was receptive to the HKIS's recommendations, so both sides will continue to hold talks because their goal is to ensure that the proposed policies reflect the interests and concerns of its members, the wider real estate community, and the Government.

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## GPD Annual Conference 2023 (19 August 2023)

The GPD Annual Conference 2023, themed, "Our City, Our Vision, and Our Built Environment for The Future Generations to Come," will take place in the Hotel ICON Silverbox Ballroom, 17 Science Museum Road, Tsim Sha Tsui East, and feature top speakers from the private real estate sector and Government. Young leaders

from the industry will bring fresh and innovative perspectives to the discussion.

I express my thanks to the following companies and organisations that have kindly agreed to sponsor this event:

1. CBRE
2. Colliers
3. Construction Industry Council
4. Cushman & Wakefield
5. Fairland Group
6. Henderson Land Group
7. K Wah Group
8. Knight Frank
9. Nan Fung Group
10. Savills
11. Sino Group
12. URA
13. Vincorn Consulting and Appraisal

Sponsoring the GPD Annual Conference 2023 is an opportunity for industry stakeholders to support sustainable urban development in Hong Kong. Please join with the HKIS to create a better future for the city by fostering innovative ideas and sharing knowledge and insights.

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## Proposed Amendments to the Protection of the Harbour Ordinance

In June, I attended a town hall session as part of an engagement exercise for the proposed amendments to the Protection of the Harbour Ordinance (PHO Cap 531). The Government organised the session to explain its legislative proposals and collect views from professional bodies.

Download the proposal here:  
<https://tinyurl.com/29sxkulu>





During the session, Government representatives presented the proposed amendments to the PHO and highlighted the need to balance the protection of the harbour with the facilitation of harbour enhancement works.

As an HKIS representative, I had the opportunity to present its views on the proposed amendments and ask questions to clarify specific issues. I look forward to further engaging the Government and other stakeholders on this important issue.

### ANNOUNCEMENT

#### NOTICE FOR APPLICATION FOR GPD APC PART ONE AND PART TWO ASSESSMENTS

The schedule of GPD APC Part One Written Assessment / Professional Task for Part Two Assessment 2023 is as follows:

**Date** : 7 and 14 October 2023 (Saturdays)  
**Time** : 9:15 am – 12:00 noon  
**Venue** : To be confirmed

The Part Two Assessments will be held in December 2023. Detailed arrangements will be announced in due course.

Application form for the APC Assessment (APC6/GP) could be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Probationers who wish to sit for the APC Assessments must complete the form and return to HKIS Secretariat **no later than 6:00 pm**, Thursday, 31 August 2023. Late submission will not be accepted.

Probationers who are in the 2nd year training and have at least 21 months of APC training as at 31 August 2023 may apply for the APC Part Two Interview at the same time. Admission to the Part Two Interview will be subject to passing all subjects in the Part One Written Assessments, or obtaining exemption from Part One Assessments in accordance with Section 8.5 of the Rules and Guide to APC (GPD).

For enquiry, please contact Ms Judy Shiu at 2526 3679.



HKIS Souvenir

HKIS 35th Anniversary Runderful Pro Tee (Unisex)

HK\$80 (Member price)

HKIS 35th Anniversary Cap

HK\$35 (Member price)

Available for sale at HKIS reception / HKIS Website

For enquiries and ordering, please contact our reception desk at 2526 3679 or visit [https://www.hkis.org.hk/en/hkis\\_shop.html](https://www.hkis.org.hk/en/hkis_shop.html)

### “Sr” – The Abbreviation for Surveyor

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

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation “Sr” in front of their English names in their official communications. 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字之後加上「測量師」。

產業測量組2023周年研討會  
GPD Annual Conference 2023

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

測量專業新時代  
突破思維創希冀  
Our City, Our Vision and  
Our Built Environment for  
the **Future Generations**  
to Come

CPD  
6 HOURS

混合模式

CPD code: 2023098

日期：2023年8月19日(星期六)  
時間：上午9時至下午4時  
地點：Hotel ICON 唯港薈酒店  
Silverbox宴會廳

研討會費用

	線上模式	實體模式
會員	\$650	\$1,200
早鳥優惠：年青會員 (40歲或以下) *需於2023年 6月30日或之前報名	不適用	\$650
非會員	\$1,000	\$1,800
公司團體報名(每席8位)	不適用	\$9,600
見習測量師	\$200	不適用
學生	\$100	不適用

\* 實體模式包括上午茶點、午餐及雞尾酒會。座位有限，先到先得。



網上登記連結

查詢：香港測量師學會產業測量組  
2023周年研討會秘書處

Ms Janet Lee 電話：2560 8202 電郵：janetlee@joyoushk.com  
Ms Wing Tsui 電話：2560 8186 電郵：wingtsui@joyoushk.com

金贊助：



銀贊助：

銅贊助：

特別鳴謝：



## 研討會流程

時間	研討會流程	講者
0900 - 0915	交流時段	
0915 - 0920	致歡迎辭	 <b>黃國良測量師</b> 香港測量師學會會長
0920 - 0925	致歡迎辭	 <b>陳致馨測量師</b> 香港測量師學會 產業測量組主席
0925 - 0940	主禮嘉賓致辭	 <b>主禮嘉賓：甯漢豪女士，JP</b> 香港特別行政區政府 發展局局長
0940 - 0945	致送感謝狀及合影	
<b>第一節：建築環境的保育</b>		
0945 - 1005	講題一：探討如何在投資和保育中取得平衡？	 <b>講者：陳誠德測量師</b> 新世界發展有限公司，總監 — 投資管理
1005 - 1025	講題二：可一可再	 <b>講者：陳柏慧測量師</b> 比思顧問有限公司，董事
1025 - 1045	講題三：活化南豐紗廠： 文化歷史、地方營造及創新	 <b>講者：許謙讓先生</b> 南豐集團，香港地產處執行董事
1045 - 1105	討論環節	 <b>主持人：胡子申測量師</b> 第一太平戴維斯(香港)，投資部董事
1105 - 1110	致送感謝狀及合影	
1110 - 1125	交流時段	
<b>第二節：房地產科技</b>		
1125 - 1145	講題四：通過空間數據共享平台 開創更多房地產科技	 <b>講者：陳宇俊測量師</b> 中華人民共和國香港特別行政區政府發展局，空間數據辦事處總監
1145 - 1205	講題五：指數級技術對產業測量 帶來的機遇與衝擊	 <b>講者：張翹楚先生</b> 泓亮諮詢及評估有限公司，創辦人及董事總經理
1205 - 1225	講題六：房地產科技創新 如何重塑房地產	 <b>講者：盧銘恩先生</b> 華坊諮詢評估，董事總經理
1225 - 1245	討論環節	 <b>主持人：林曼婷測量師</b> 產業測量組理事
1245 - 1250	致送感謝狀及合影	
1250 - 1400	午膳	
<b>第三節：我們未來的香港</b>		
1400 - 1410	致送感謝狀予贊助商	
1410 - 1430	講題七：香港房地產的未來趨勢	 <b>講者：周佩賢女士</b> 樂風集團，創辦人及主席
1430 - 1450	講題八：我在跨國企業的十七年	 <b>講者：韋增鵬先生</b> 黑石集團，高級董事總經理
1450 - 1510	講題九：真正的ESG — 「首先，不要構成傷害」	 <b>講者：吳天偉先生</b> 俊業集團，執行董事
1510 - 1530	講題十：測量師及專業代理的 過去、現在與未來	 <b>講者：甄浚岷先生</b> 世邦魏理仕集團，香港資本市場執行董事兼主管
1530 - 1550	討論環節	 <b>主持人：方耀明測量師</b> 萊坊測量師行有限公司，高級董事，估價及諮詢部主管
1550 - 1555	致送感謝狀及合影	
1555 - 1600	閉幕辭	 <b>黃正行測量師</b> 2023周年研討會 籌備委員會主席
1600	Happy Hour	





Land Surveying Division  
Sr Paul Tsui LSD Council Chairman

## 2023 年京粵港澳測繪地理資訊學術交流會暨第十二屆京港澳測繪地理資訊技術交流會

為促進北京、廣東、香港和澳門四地測繪地理資訊科技交流，提升測繪地理信息科技水準，加強京粵港澳四地測繪科技工作者的友誼與合作，京粵港澳測繪地理資訊學術交流會暨第十二屆京港澳測繪地理資訊技術交流會於 2023 年 5 月 29 至 31 日在北京成功召開，參會者達三百多人，會議主題為“新時代測繪地理資訊技術與智慧城市建設”，由北京測繪學會主辦，廣東省測繪學會、香港測量師學會、香港理工大學和澳門特別行政區政府地圖繪製暨地籍局共同協辦。

土地測量組作為京港澳會議的創始單位之一，派出了六人的代表團參加是次會議，以下是代表團成員名單：

徐開源測量師	土地測量組主席
張裕仁測量師	土地測量組義務司庫
鄧康偉測量師	土地測量組前主席暨現任理事
梁佩兒測量師	土地測量組理事
徐玉儀測量師	香港測量師學會義務司庫
史文中測量師	土地測量組資深會員、香港理工大學講座教授、智慧城市研究院院長

大會開幕式由京粵港澳四地領導嘉賓致辭，港方由地政總署測繪處，助理署長（測繪事務），朱紹基測量師代表港方作視頻致辭。

特邀報告環節，土地測量組很榮幸邀請到香港大學講座教授暨中國科學院院士葉嘉安教授在會議上代表港方作特邀報告，報告主題為「3D 智慧城市 - 地理空間基礎設施」。

下午的主題報告環節，一共有 7 位來自京粵港澳的專家代表作主題報告，當中三位來自香港理工大學土地測量及地理資訊學系。

5 月 31 日大會安排了與會者參觀考察，參訪數瞰北京一測繪和空間大資料建設成果展，順訪北京城市規劃展覽館。

總結今次行程，土地測量組會員跟內地和澳門的同行及專家進行了具深度和建設性的交流，成果豐碩，也為來屆會議的籌備工作奠定了基礎。



大會主席團、講者、與會嘉賓和會議保障機構負責人合照



與會者大合照



香港測量師學會土地測量組與會會員合照

香港測量師學會土地測量組主席徐開源測量師致送紀念品給北京、廣東省、澳門和香港理工大學的代表



葉嘉安教授發表特邀報告

## Conquering New Frontiers: Key Takeaways from the FIG Working Week 2023

LSD member Mr Mickey Ng attended the FIG Working Week 2023 on behalf of the HKIS. Please refer to the following content for his valuable experiences in Florida:

I was delegated by the HKIS to attend the International Federation of Surveyors (FIG) Working Week 2023 held in Orlando, Florida in the US from 28 May to 1 June and gave a keynote speech during its plenary session.

FIG, founded in 1878, is the premier international organisation for representing the interests of surveyors worldwide. It is a federation of national member associations and covers the entire range of professional fields within the global surveying, land management, land administration, geomatics, geodesy, and geo-information community. It provides an international forum for discussion and development that aims to promote the latest and best professional practices and standards.

FIG Working Week 2023 aimed to highlight the key role that surveying professionals – from the land, built, and natural environments, as well as the geospatial sectors – play in making sustainable development a reality. Its theme this year was 'Protecting Our World, Conquering New Frontiers', which was intended to inspire surveying and geospatial professionals and expand the influence of surveyors through technology, experiences, collaboration, and goodwill for a better tomorrow. As the world and climate change, surveyors aspire to leverage their knowledge base and tools to measure, monitor, and forecast how to improve the world's outlook for future generations. This year's theme was strategically aligned with the

United Nations' 2030 sustainable agenda, as articulated in its sustainable development goals. It covered a variety of discussion platforms that reflected the FIG's vision.

FIG Working Week featured a full slate of programmes, the highlights of which I will share here.

### 1. Disney World

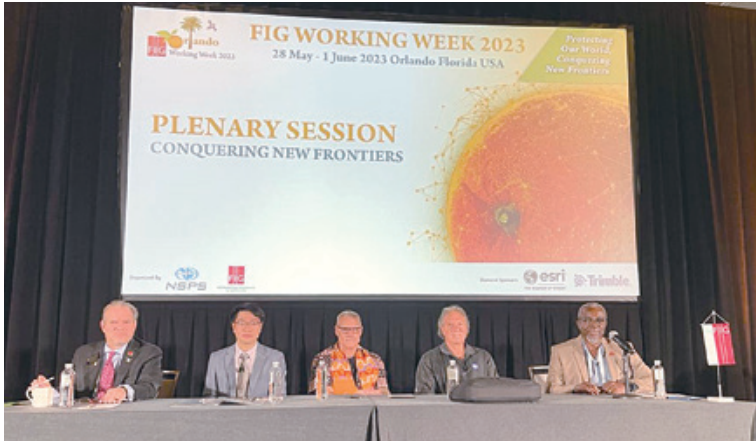


Screen Capture of a Google Satellite Map Showing the Walt Disney World Solar Farm

Orlando is best known for Disney World, which presents itself as a magical place that has entertained the world for decades. Surveyors had a significant impact on Disney World's creation as a result of a surveying venture known as "Project X," which was mentioned during the opening ceremony by Beverly Hart Jones, PSM. Beverly told a story about her father, who was asked to prepare a survey of 12,450 acres (over 5,038 hectares) of land that became Disney World. This boundary survey was carried out by establishing boundary lines in the woods and swamps of Central Florida during the 1960s and became what was the largest private construction project in the United States at the time. Without the contributions of surveyors, a theme park of the scale and complexity of Disney World would not have been built and the world would not have been able to enjoy one of the most popular tourist destinations ever.



### 2. Presentation during the Plenary Session



All Speakers and the Moderator on Stage during the Plenary Session



Mickey delivers a keynote speech.

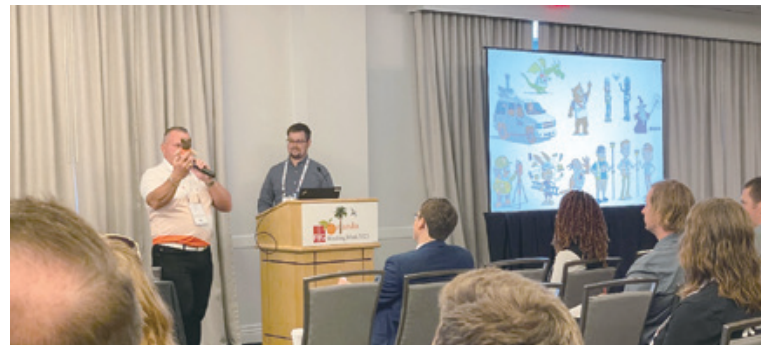
(L-R): Mickey and HKIS Past President/FIG Vice President Sr Prof Winnie Shiu

The conference theme drew upon the FIG's vision to serve people, the planet, and society. This was reflected in the three plenary sessions that set the tone for each of the three conference days. The sessions covered topics such as how to protect our planet, how surveying professionals can contribute to the new frontiers of space and technology, and why and how to tackle some of the challenges the world faces. It was my pleasure to be invited by FIG Vice President Sr Prof Winnie Shiu as one of the speakers for the plenary session, during which I gave a keynote speech entitled, 'Unlocking the XYZ Value: Smarter Working in Digital Transformation'. I explained that digital transformation had changed the way surveyors learn, think, and act. However, by leveraging their new skills and changing mindsets and identities, they can solve complex problems by providing accurate geospatial data that inform decision-making and promote sustainable development. There is always an opportunity

for surveyors to chart a path forward as they recognise the endless demand for accurate and rich geospatial services.

Besides, I was honoured to share the plenary session with Russell Romanella of NASA, Bryn Fosburgh of Trimble, and Timothy Burch of Get Kids into Survey. The insightful messages these esteemed experts presented were not only thought-provoking, but also crucial in guiding surveyors to conquering new frontiers in their fields. I also appreciated the truly engaged and active responses from participants, which made the plenary session meaningful and impactful.

### 3. Young Surveyor Conference



Working Week contained some pre-conference events including the Young Surveyor Conference, which I joined. It was a fantastic opportunity to connect with like-minded individuals from around the world who were new to and passionate about the surveying profession. The conference was specifically organised by and designed for young professionals and students in the surveying field.

As a participant, I found the conference to be incredibly engaging and insightful because I had the chance to meet and network with other young surveyors from different countries and backgrounds. It was inspiring to hear them describe their experiences and perspectives. The conference also featured keynote speeches from industry leaders who shared their insights and provided guidance on how to succeed in the surveying profession.



In addition, I had the opportunity to join different social events such as the Gala Dinner and Bowling Event, where I met more young surveyors. I believe that events like these are crucial for the future of the surveying profession, as they help foster a sense of community and encourage collaboration among young surveyors from around the world.

#### 4. Selected Technical Talks

The Working Week provided a diverse range of technical talks and theses-sharing across the globe. I was privileged to attend some particularly informative and interesting discussions. One was 'Accessing the Quality of Photo Imageries from UAVs for Cadastral Purposes in Indonesia'. The speaker discussed the policies and framework behind the use of unmanned aerial vehicles (UAVs) to collect high-resolution images to support cadastral mapping and land registrations for an entire region. Another talk that caught my attention was 'Geospatial and AI Technologies for Cadastral Mapping and Land Registration in Saudi Arabia'. The speaker highlighted the dedication of conducting the first registration activities for every plot of land in the country by 2030. He also covered a high-level design of the geospatial operations and management in Saudi Arabia's real estate registrations in order to achieve its target. Last, I attended a talk by a national oil company representative, 'Securing Surface Rights for Oil and Gas Field Development Using State-of-the-Art GIS Technology'. The speaker discussed the use of GIS technology and applications to ensure the accurate and efficient management of land rights for oil and gas exploration and development. Overall, attending these talks was enlightening for me, as I gained valuable insights into the practices and considerations of other countries. They should serve me well as I continue to develop my surveying career.

#### 5. The NOAA Aircraft Operations Center



Technical Tour of the NOAA's Aircraft Operations Center

The National Oceanic and Atmospheric Administration's (NOAA) Aircraft Operations Center serves as the main base for its fleet of nine specialised environmental data-gathering aircraft including the agency's three 'hurricane hunter' planes. During the technical tour of the center, guests had the opportunity to witness the data collection platform that helps the world better understand the planet it calls home. The center operates NOAA's fleet of specialised aircraft, which are equipped with advanced sensors and instruments that gather data on weather patterns, climate change, and natural disasters. The delegation was impressed by the NOAA team's level of expertise and dedication to its work, the high standards of which ensure that the data collected are accurate and reliable. It was truly inspiring to see how such data are used to inform decisions and policies and ultimately contribute to the betterment of the planet and humanity.

## 6. Conclusion

As I reflect on this week, I can't help but notice the increasing demand for surveying services and the lack of surveyors to meet this demand. It's a challenge that the surveying profession faces around the world. Additionally, it's worrying to see a lack of interest among young people in surveying as a career. However, I am also encouraged by the fact that the surveying profession has adapted to the changing times by leveraging technology and digital transformation to increase efficiency and accuracy in its work. Surveyors have also actively engaged with schools and universities to promote surveying as a viable and rewarding career choice.

As the profession moves forward, it's important for surveyors to continue their work to address these challenges and ensure that the profession remains relevant and sustainable. It's crucial that the industry attracts and retains talented individuals who will form the next generation of surveyors by equipping them with the skills and knowledge necessary to meet the needs of this changing world. To know more, please join the upcoming CPD!

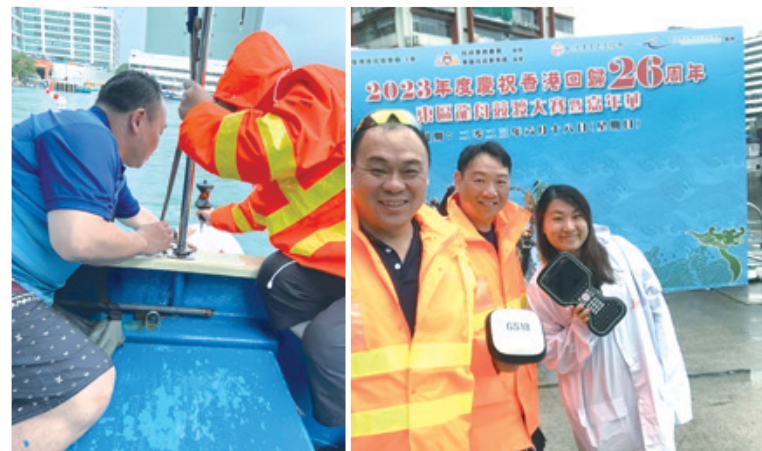
## Supporting the 2023 Eastern Dragon Boat Race cum Carnival to Verify the Race Course's Distance

On 18 June, LSD Council Member Sr Michael WONG led his team in the 2023 Eastern Dragon Boat Race cum Carnival to verify the race course's distance by using GNSS technology and LS professional knowledge. The event attracted over 1,700 paddlers from 70 teams, which competed for seven titles and drew

scores of visitors and supporters along the Chai Wan Cargo Basin promenade. It was a good opportunity to promote the surveying profession by entertaining the public.



Race Organiser and Chairman of the Chai Wan Fisherman Recreation Association Mr WONG Gun Chai thanks Michael and his team.



Michael surveys the race course's distance by using GNSS technology and LS professional knowledge.





Planning & Development Division

Sr Terence Wai PDD Council Chairman

# PDD Council Meeting

The PDD Council held its 11th meeting on 8 June in hybrid mode. Members discussed various issues including the upcoming CPDs, the PDD conference and award ceremony, and the visit to Singapore in September.

# PDD Visit to Guangzhou-Nansha 規劃及發展組拜訪廣東省國土空間 規劃協會及廣州南沙考察團

規劃及發展組在 6 月 3 日組織了一個二十人的廣州南沙考察團，目的是為了推進粵港兩地在規劃設計及土地發展領域上的合作，探討兩地人才互認及工作機會與促進粵港青年的交流及聯繫。

考察團成員包括高級副會長林家輝測量師、規劃及發展組主席衛振聲測量師、副主席吳柏堅測量師、副主席莊耀誠測量師及來自不同組別的會員。

當天早上，考察團率先拜訪廣東省國土空間規劃協會(協會)，並由協會常務副會長兼秘書長田中、副會長蔡云楠及青年規劃師專業委員會主任徐寧接待。雙方就大灣區未來規劃與發展，兩地人才互認及工作機會，兩地青年規劃師交流合作方式及兩會未來合作事宜等議題上交流研討和分享經驗，為兩地在規劃設計及測量行業的深度合作提出新思路及新方向。

會上還邀請了南沙開發區規劃及自然資源局副局長楊延介紹了南沙最新的開發建設情況，「一軸三帶及一芯四區」總體格局。

考察團下午前往靈山島明珠灣規劃展覽館、南沙明珠開發大廈及慶盛港科大科創展示中心進行參觀，了解南沙整體規劃建設發展、明珠灣規劃建設、慶盛樞紐區塊規劃建設情況及香港科技大學(廣州)建設及辦學情況。

各團員對今次的行程安排都感到滿意並期望學會能安排更多類似活動，更深入地了解大灣區其他城市的最新發展情況。

最後，我非常感謝副主席吳柏堅測量師及鄭青霞測量師籌辦今次南沙考察團，令到整個行程能順利進行及完成。



與廣東省國土空間規劃協會及南沙開發區規劃及自然資源局進行交流研討



在南沙明珠灣規劃展覽館參觀及合照



在慶盛港科大科創展示中心參觀及合照

# Upcoming CPD Event

Date & Time	Event Name	Speaker
7 July 2023 7:00-8:30 pm	Application of Modular Integrated Construction (MiC) in Transitional Housing (Domestic Building with a Reusable Lifespan)	Ar NM Chan, BBS Registered Architect Authorised Person (Arch) Project Director of the Housing Bureau, HKSAR Government

If you are interested in joining the above CPD, please register with the HKIS.





Property & Facility Management Division  
Sr Charles Hung PFMD Council Chairman

## Next Generation of Smart Property and Facility Management in the Greater Bay Area

**Reported by Sr Louis Lee, PFMD Annual Conference Organising Committee Chairman, and Sr Charles Hung, PFMD Chairman**

The Greater Bay Area (GBA) is a unique region that boasts a combination of economic power, cultural diversity, and technological advancement. With its dynamic cities, bustling industries, and growing population, this part of the world has emerged as a centre of innovation and progress. During its rapid growth, it has demonstrated a greater need for efficient and sustainable property management.

Smart property and facility management will lead the way in adopting environmentally-friendly practices and promoting energy-efficient buildings and green management that fosters a culture of sustainability associated with advanced technologies such as AI, the internet of things, etc. Smart property and facility management can streamline operations, reduce costs, and deliver personalised services that encourage collaboration, community involvement, etc.

The PFMD has organised a whole-day conference entitled, "Next Generation of Smart Property and Facility Management in the Greater Bay Area," for Friday, 22 September 2023. The Guest of Honour will be Ms Winnie Ho, Secretary for Housing, while other prominent speakers representing the Guangzhou and Shenzhen Property Management Associations, private practitioners from the GBA and Hong Kong (including Sr Hon Tony Tse and the

President of the Guangdong Property and Facilities Management Association of the GBA), and various Hong Kong Government Officials will provide useful information to keep members abreast of the property and facility management industry's latest developments.

The success of property management in the GBA demands collective efforts, shared visions, and close commitments. Let everyone unite and seize this opportunity to share their knowledge and experiences to make this conference a productive and successful one.

For more information on the conference, please refer to pages 48-49.

## CE100HK Funding Boosts the Sustainable Performance with a Free Green Certification

**Reported by Sr Danny Leung, PFMD Council Member**

Benson Ng, Founder and CEO of CE100HK, and Rocky Lau, CE100HK's Technical Advisor, were invited to deliver speeches to members on 11 January. Benson announced that CE100HK was an environmental advocacy platform that aimed to promote 100 percent renewable energy with three key initiatives (see Figure 1): CE100HK solar, carbon credit trading, and the development of local and overseas renewable energy projects. The first initiative concerns a green fund sponsored by the Hong Kong business community for 100 selected schools, 100 industrial/commercial buildings, and 100 housing estates to install rooftop power systems. The second covers the development of carbon credit trades on its voluntary carbon market for

a number of leading corporations and financial institutions that are inaugural members of the Hong Kong International Carbon Market Council, which allows them to explore carbon opportunities in the region. The third initiative specialises in expediting carbon neutrality through the construction of solar farms locally and worldwide.



Figure 1: Core CE100HK Initiatives

The second speaker, Rocky Lau followed by focusing on the technical aspects of CE100HK's carbon reduction funding projects, which included the requirements for installing solar PV panels on the rooftops of village houses and commercial or industrial buildings (Figure 2), the provision of battery stations to meet the peak demands of fast/middle EV charging facilities (Figure 3), and the core integration of BIM 7D (sustainability) and 8D (occupational safety and health) with AI platforms to achieve energy-efficient operations (Figure 4).

**2.13 機電工程署對香港屋頂太陽能發電系統的安全規範：**

相關規定:	備註
安裝商要求:	需要具備電業承辦商資格證書
離地高度:	村屋: < 2.5米高 工商樓宇屋頂: < 1.5米高
風荷載要求:	Wind Code 2004 需要有力學計算書, 並且得到RSE的計算核准
承重荷載要求:	< 100kg/平方米 需要RSE的計算核准
小型工程認證:	MW 3.5, MW 1.5 需要AP的認證
WR1 電力設備安裝認證	村屋: 需要電工A牌的認證 工商樓宇: <400 kw 項目需要電工A牌的認證 >400 kw 項目需要電工B牌的認證
消防規定:	需要安裝一個滅火筒
關火層規定:	超過25層樓的建築物, 天台作為關火層, 50%的空間不能有任何障礙物 解決方法是用: Solar Floor 的產品來鋪設50%的空間
EMSD備案	每個發電裝置都必須在EMSD備案

Figure 2: Technical/Statutory Requirements for Installing Solar PV Panels on the Rooftops of Village Houses and Commercial or Industrial Buildings



Figure 3: Provision of Battery Stations to Meet the Peak Demands of Fast/Middle EV Charging Facilities

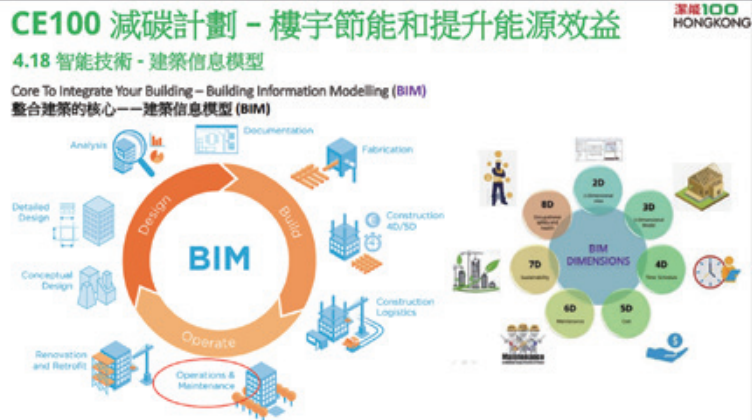


Figure 4: Core Integration of BIM 7D (Sustainability) and 8D (Occupational Safety and Health) with AI Platforms to Achieve Energy-Efficient Operations

Danny Leung thanks all speakers for kindly sharing their knowledge with members.



(R-L): Sr Danny Leung, Benson Ng, and Rocky Lau

## Unmanned Aircraft Operations under the New Regulations

**Reported by Mr Boris Wong, Event Organiser**

On 6 February, Mr Flames Wong, Chairman cum Principal Legal Counsel of the Dynasty Premium Property & Asset Group, came to the Surveyors Learning Centre to conduct a CPD on the safety requirements for the regulatory use of small unmanned aircraft by the surveying profession under the new Small Unmanned Aircraft Order (SUAO, Cap 448G). He explained that small unmanned aircraft have been widely used in surveying and highlighted five important subjects:

- 1) Congruencies in and differences between the rules before and after the new SUAO including the pre-flight, in-flight, and post-flight safety requirements
- 2) New SUA aerial Inspection operational procedures
- 3) Procedures of successfully securing an AOP (advanced operations permission) from the Civil Aviation Department
- 4) Continuous compliance with auditing procedures and impact on the AOP
- 5) Procedures for successfully securing an ARRP (advanced rating remote pilot) qualification

The PFMD sincerely appreciates Mr Wong's willingness to devote time to deliver such useful information on this popular subject for members' future reference.



(L-R): Event Organiser Mr Boris Wong presents a souvenir to Mr Flames Wong, Chairman cum Principal Legal Counsel of the Dynasty Premium Property & Asset Group.

## Membership Drive for PFM Surveyors

**Reported by Mr Gary Wang, Event Organiser**

The PFMD, in collaboration with Kai Shing Management Services Limited (KSMSL), convened a membership promotion webinar on 17 March. This initiative aimed to ensure that property management practitioners would be well prepared to follow the Property Management Services Ordinance (Chapter 626), which will take effect on 1 August 2023.

The HKIS is a member of the Property Management Services Authority. Sr Prof James CHAN, a member of the HKIS Board of Education, gave a valuable talk on the role of PFMD surveyors, its membership regulations, and the guidelines of the Assessment of Professional Competence Practical Task. The event attracted over 160 participants from the property management industry.



(L-R): KSMSL Property Officer Mr Gary WANG, KSMSL Assistant General Manager (Technical Services), Sr David LEUNG, KSMSL Assistant General Manager (Human Resources & Administration), Ms May LAM, Sr Prof James CHAN, and PFMD Council Member Sr Jack LEE



## 智慧大湾区·物管新世代

活动日期：二零二三年九月二十二日（星期五）

活动时间：上午九时至下午四时半

活动地点：香港理工大学—蒋震剧院

活动模式：线下实体研讨会

线上网络研讨会

(只适用于中国内地参与者或全日制学生)

持续专业发展编号 (HKIS): 2023111

持续专业发展时数 (HKIS): 6



### 活动亮点

本年年主题以「智慧大湾区·物管新世代」为题联系各地物业管理精英共治一炉，携手汇集创新见解与宏观视野，及提供平台予业界专业人士和学者讨论技术整合与应用的关键，共同探讨如何在大湾区物业设施管理上融入创新科技及工业技术，进一步提升行业效能，达致融入科技于生活之中，以推动大湾区区域协同发展，塑造可持续发展之大湾区。

### 主礼嘉宾



何永贤女士，太平绅士  
香港特别行政区房屋局局长

### 主题演讲者

中国内地演讲者：



曹阳先生

深圳市物业管理行业协会会长

&



陈海照先生

招商局积余产业运营服务股份有限公司  
党委书记、董事总经理

&



李永新先生

广州市物业管理行业协会会长



陈作勤先生

广州越秀物业发展  
有限公司副总经理

香港特别行政区演讲者：



周宏谦先生

商汤科技亚太区  
香港总经理



蔡宏兴建筑师，  
太平绅士

华懋集团执行董事  
兼行政总裁



蔡碧林女士

信和集团资产  
管理董事



叶少存先生

康业服务有限  
公司董事



李学贤先生

香港特别行政区  
机电工程署  
助理署长/3



谢伟伦测量师BBS，  
太平绅士

广东省粤港澳大湾区物业及  
设施管理联合会会长  
暨香港特别行政区立法会议员  
(建筑、测量、都市规划及园境界)

## 費用

	早鳥優惠 (香港時間2023年7月31日23:59前)	標準費用
<b>線下實體研討會</b> (全天會議, 包括午餐及茶歇)		
香港測量師學會會員	HK\$950	HK\$1,050
非香港測量師學會會員	HK\$1,050	HK\$1,150
<b>線上研討會</b> (只限國內參加者或學生)		
個人證 — 1次通行證 (線上及線下研討會)	HK\$200	HK\$250
團體/企業/機構 — 10個通行證套票 (只限參加線上研討會之內地或學生觀眾)	HK\$1,900	HK\$2,300
本科全日制學生	HK\$100	HK\$100

## 報名

**個人證 (1次通行證)**  
[www.minerals.hk/pfmd/conf2023enrol](http://www.minerals.hk/pfmd/conf2023enrol)

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**團體 / 企業 / 機構 (10個通行證套票)**  
[www.minerals.hk/pfmd/conf2023/enrolgroup.pdf](http://www.minerals.hk/pfmd/conf2023/enrolgroup.pdf)

個人證:



團體 / 企業 / 機構:



名額有限, 座位將以先到先得的方式接受報名

**特別鳴謝:**

**支持機構:**

中華人民共和國香港特別行政區政府  
 發展局  
 Development Bureau  
 The Government of the Hong Kong Special Administrative Region  
 of the People's Republic of China



\* 此活動屬物業管理業監管局「持續專業發展計劃」下「核心」內容範疇內有關「專業實務」的「正式」學習活動, 物管人牌照持有人可借參與課程而獲取最多5小時的認可持續專業發展時數。

## 查詢

施君澄先生 / 李穎翹小姐  
 組織委員會秘書處 (廣創作及推廣傳播有限公司)  
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### Quantity Surveying Division

Sr Sunny Choi QSD Council Chairman

## HKIS QSD Annual Dinner 2023 (23 June 2023)

The QSD Annual Dinner was successfully held on 23 June at the Holiday Inn Golden Mile with a record-breaking 35 tables. All members and guests admired the new venue and setting.

The QSD had the honour of inviting Mr Victor TAI Sheung-shing, JP, Acting Secretary for Housing of the Hong Kong Special Administrative Region, as its Guest of Honour. Other honourable guests included:

- The Hon Tony TSE Wai-chuen, BBS, JP, Legislative Councillor for the Architectural, Surveying, Planning and Landscape Functional Constituency
- Officials from the following Government bureaux and departments:
  - Development Bureau
  - Electrical and Mechanical Services
  - Architectural Services
  - Highways
  - Civil Engineering and Development
  - Housing
  - Drainage Services

Others joining the dinner included those from:

- The Central People's Government's Liaison Office
- Local professional institutes and organisations such as the:
  - CIC
  - HKICM
  - CICES
  - HKIE
  - HKHS
  - URA
  - HKIBIM
- Universities and other higher education institutes

I express my gratitude to the delegates from the Singapore Institute of Surveyors and

Valuers (SISV), led by President Mr WONG Kin-hong, for coming to congratulate the QSD in person. I also deeply appreciate the support and participation of the HKIS's GC members, Past Presidents, QSD Past Chairmen, fellow members, and HKIS staff.

At the start of the dinner, I highlighted the QSD Council's key accomplishments since I took up its chairmanship. They include:

- a) Enhancing the popularity and status of QSs
- b) Driving the digital transformation of QSs
- c) Producing and updating QS-related industry standards
- d) Conducting a survey on the demand for QSs and the competencies of fresh QS graduates in Hong Kong
- e) Connecting with QS organisations in China and overseas

HKIS President Sr Paul Wong and Mr Victor TAI Sheung-shing also gave inspiring speeches.

The QSD took this opportunity to present the "QSD Assessment of Professional Competence (APC) Best Candidate 2022 Award" to newly-elected member Sr YAU Yee Ching in recognition of her outstanding performance during the APC.

A professional emcee hosted the dinner, while two popular singers provided live entertainment. Everyone enjoyed the performances, games, and lucky draw. Hence, the dinner was a resounding success.

I express my sincere thanks to all dinner sponsors for their generous contributions and support. I also thank the Organising Committee for devoting its valuable time and efforts to arrange such a successful and enjoyable event.

This is the 13th year in which the QSD has held this meaningful gathering, which allows QS members to meet and catch up with their surveying peers, members of other professional institutes, relevant government representatives, and industrial stakeholders. The QSD looks forward to welcoming everyone back for the 2024 Annual Dinner and other QSD events.



# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

### QSD ANNUAL DINNER 2023





### CPD/SISV Sharing Event: Update on the Changes and Challenges of the SOP Regime, Implications of the Built Environment Industry Transformation Map, and Retaining Our Young Talents in Singapore (24 June 2023)

This CPD was a hybrid event with audiences tuning in from the SLC and through Zoom. SISV members presented three topics:

- 1) Updates on the Security of Payment (SOP) Regime in Singapore – Changes and Challenges  
Speaker: Mr Goh Ngan Hong

Mr Goh reviewed the development of the framework of the SOP Act and referenced recent case law developments. He also shared his practical experiences with respect to the claims and cross-claims of claimants and respondents, respectively; other practical issues that have arisen from the SOP Act; and the challenges ahead.

- 2) Role of Young Professionals in the Built Environment Industry Transformation Map (BEITM)  
Speakers: Ms Jacqueline Huan and Mr Vincent Leong

The speakers showed how the Construction Industry Transformation Map (CITM) and Real Estate (Facilities Management) ITM combined into the Built Environment ITM (BEITM), which launched in Singapore in September 2022. This amalgamated ITM further enhanced the previous three focus areas of integrated planning and design, advanced manufacturing and assembly, and sustainable urban systems. Such a

transformation has helped shape the mindsets of young professionals and increased their involvement in the areas of new construction technology, digitalization, and sustainability.

- 3) The QS Generations Project: Retaining Our Young Talents  
Speakers: Mr Stanley Chang and Ms Wong Yi Min

This talk was inspiring. The speakers presented what the younger QS generations (those born from 1981 to 2012) have faced in their studies and careers and suggested what the QS community, their teachers, and employers can help them with to ensure that they proceed to or remain in the profession. Transparent communication and mutual understanding are part of the solution.

Sr Paul Wong and QSD Chairman Sr Sunny Choi presented souvenirs to the presenters as tokens of appreciation. SISV QS Division President Mr Wong Kin Hoong and SISV QS Vice President Khor Tse Eng reciprocated by presenting souvenirs to Sunny and Paul.



## 佛山市全過程工程諮詢管理協會 到訪工料測量組 (30 June 2023)

佛山市全過程工程諮詢管理協會在六月三十日一行十四人由張思中會長帶領蒞臨香港測量師學會拜訪工料測量組。學會會長黃國良測量師及工料測量組主席蔡盛霖測量師先後介紹學會組織架構及香港工料測量師的工作近況及建築行業前景。張會長亦告知我們其協會會員已成功實行全過程諮詢管理。

及後大家在以下調研項目進行交流：  
(一) 市場化工程計劃體系經驗；  
(二) 工程招投標管理經驗，及  
(三) 全過程工程諮詢經驗。

工料測量組將會在七月下旬訪問廣東省工程造價協會及回訪佛山市全過程工程諮詢管理協會。



## 工料測量師在填海造地的角色 (13 June 2023)

Land reclamation creates one of the most precious commodities – new land for habitation and economic development. Hong Kong has a rich history of land reclamation for development and quantity surveyors have been central to this process by participating in large-scale civil infrastructure projects, many of which could not have proceeded without reclamation.

Quantity surveyors know that quantification and itemisation in a pricing document require a sound knowledge of the different methods of land reclamation, as well as the pre- and post-testing verification works, equipment, and plant set-up requirements and filling work. A well-structured pricing document with comprehensive work items for contractor pricing will provide robust construction stage administration for payment assessment, certification, and assessment of contract variations. Quantity surveyors play a critical role in a project's budgeting and cost control.

QSD co-opted member Sr WAN Pak wrote an article on this topic, 「工料測量師在填海造地的角色」, which was published in the *Hong Kong Economic Times* (《香港經濟日報》) on 13 June.

Members can read the article in detail by scanning the following QR code:





### CPD Event: Draft SMM5 (Building Services Works) for Industry Consultation (7 June 2023)

The HKIS SMM Committee has completed drafting the: (1) mechanical, (2) electrical, and (3) central control monitoring systems and extra-low voltage systems, which are the part of building services works in the new HKSMM5.

A briefing session on these key updates was held on 7 June by Sr Raymond Kam (HKIS Honorary Secretary & QSD Past Chairman), Sr Sam Cheng (SMM5 Committee on Building Services Works Chairman and QSD Past Chairman), and Sr Dr Paul Ho (SMM5 Committee on Building Services Works Coordinating Member and QSD Past Chairman).

Download the respective chapters of the drafted SMM5 (Building Services Works):

- Draft Section 37 - Mechanical systems
- Draft Section 38 - Electrical systems
- Draft Section 39 - Central control monitoring system (CCMS) and extra low voltage (ELV) systems



The HKIS SMM Committee welcomes all suggestions and comments. Please submit your views to the HKIS Secretariat at [hksmm5@hkis.org.hk](mailto:hksmm5@hkis.org.hk) for the attention of the HKIS SMM Committee on or before 22 July 2023.



### Proposed Amendments to the HKIS Bye-Laws and Rules of Conduct and President's Inauguration Date (Discussion on 30 August 2023)

A forum on the proposed amendments to the HKIS Bye-Laws and Rules of Conduct, as well as the President's inauguration date, will be held during the coming EGM on 30 August 2023. Please register to join the discussion and vote. Information on the forum and EGM will be promulgated soon.

## MAPPING THE FUTURE OF BUILT ENVIRONMENT: THE ROLES OF QUANTITY SURVEYORS

**Date:** 28 October 2023 (Saturday)  
**Time:** 9:00am - 5:00pm  
**Venue:** Grand Ballroom, 6/F, Royal Plaza Hotel,  
193 Prince Edward Road West, Hong Kong  
**CPD Code:** 2023112  
**CPD Hours:** 6

### EVENT HIGHLIGHTS

With the theme of "Mapping the Future of Built Environment: The Roles of Quantity Surveyors", the HKIS QSD Conference will discuss the latest development and challenges of quantity surveyors in the built environment, including digitalisation in Hong Kong construction industry, decarbonisation and sustainability, procurement and contract strategy and construction disputes and resolution. Most importantly, how quantity surveyors can continue to contribute to the built environment with our professionalism.

### SUB-THEMES

Digitalisation in Hong Kong  
Construction Industry



Decarbonisation and  
Sustainability



Procurement and  
Contract Strategy



Construction Disputes  
and Resolution



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Design for Future 及生活  
看建未來 Build for Life



# GUEST OF HONOUR

# HKIS QSD Conference 2023

## MAPPING THE FUTURE OF BUILT ENVIRONMENT: THE ROLES OF QUANTITY SURVEYORS



**Ms HO Wing Yin, Winnie, JP**  
Secretary for Housing  
Housing Bureau

# KEYNOTE SPEAKERS#

(in alphabetical order)



**Sr AU Koon Shan, Raymond**  
Principal Projects Commercial Manager  
MTR Corporation Limited  
**Topic:** Design and Build Contract using  
NEC Form



**Sr CHEUNG Kwok Kit (K.K.)**  
Partner (Litigation and Dispute Resolution)  
Deacons  
**Topic:** Managing Construction Disputes in  
a Post-pandemic Era



**Sr LAM Ching Wah, Andrew**  
Assistant Director (Project) 2  
Housing Department



**Sr Ling LAM**  
Managing Director  
Rider Levett Bucknall Limited



**Sr LEUNG Oi Kwan, Katherine**  
Assistant Director (Quantity Surveying)  
Architectural Services Department  
**Topic:** Overview of QS Innovation Journey -  
Mapping Future Vision of ArchSD



**Sr Leung Tak Ming, Anderson**  
Director of Works and Contracts  
Urban Renewal Authority



**Sr TONG Yuen King, Amen**  
General Manager, Contracts (Third Runway)  
Airport Authority Hong Kong



**Sr YEUNG Man Sing (M.S.)**  
Partner  
Li & Partners  
**Topic:** Quantity Surveyors in  
Alternative Dispute Resolution

\* The speakers and topics may be subject to change

# PRICE

# ENQUIRIES

## Early Bird until 31 Aug 2023 23:59

		Conference	Conference with lunch
HKIS Member / Supporting Organisation Member	Half Day	\$500	\$1,100
HKIS Member / Supporting Organisation Member	Full Day	\$850	\$1,450
Non-member	Half Day	\$550	\$1,150
Non-member	Full Day	\$940	\$1,540

## Standard

HKIS Member / Supporting Organisation Member	Half Day	\$550	\$1,150
HKIS Member / Supporting Organisation Member	Full Day	\$940	\$1,540
Non-member	Half Day	\$600	\$1,200
Non-member	Full Day	\$980	\$1,580

## Student

Undergraduate Full-time Student	Half Day	\$150	
Undergraduate Full-time Student	Full Day	\$260	

Ms. Stephy WONG / Ms. Connie KWONG  
Event Secretariat (Minerals Creations & Communications Ltd.)  
Tel: +852 3502 4983 / +852 3502 2156  
Email: hkisqsd.conf@minerals.hk

### Individual enrolment



[www.minerals.hk/qsd/conf2023enrol](http://www.minerals.hk/qsd/conf2023enrol)

### Group enrolment



[www.minerals.hk/qsd/conf2023groupenrol.pdf](http://www.minerals.hk/qsd/conf2023groupenrol.pdf)

## Supporting Organisations:

Enrolment will be accepted on a first-come, first-served basis as seat is limited.







**Young Surveyors Group**  
Sr Wilson Ko YSG Committee Chairman

## YSG Mainland Study Tour of the Greater Bay Area

YSG's one-day tour of the Greater Bay Area was successfully held on 17 June. Twenty-four members joined this event with the Honourable Sr Tony Tse as their honorary advisor. The tour itinerary was fully packed with visits to three places. After arriving in Guangzhou by high-speed rail, the delegation first visited the Shenzhen-Zhongshan Bridge, which is the longest sea bridge in the world. Members had a chance to walk along the bridge and visit the exhibition hall of this mega civil project. After lunch, they visited Nanshan and rode the AI autonomous vehicles. Last, but not least, members visited the Hong Kong University of Science and Technology (Guangzhou), whose campus was completed in June 2022. One of its architects led the delegation on a tour of this facility.





## Stanley International Dragon Boat Championships 2023

On 22 June, during the dragon boat festival, the HKIS Dragon Boat Team participated in the Stanley International Dragon Boat Championships 2023. It enrolled in the Open Division and became one of the Stanley Bronze Cup Finalists.









# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 4 JUL - 28 OCT 2023

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
4 Jul 2023	2023010M	QSD PQSL Estimating Series 2023 (1) – Pre-Contract Cost Planning	Lysander Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
4 Jul 2023	2023132A	BSD PQSL Series 2023 - Standard Form of Contract in Contract Administration (Part 1) <b>New</b>	TT Cheung	BSD	-	✓	1.5	HK\$150 - members
5 Jul 2023	2023132B	BSD PQSL Series 2023 - Standard Form of Contract in Contract Administration (Part 2) <b>New</b>	TT Cheung	BSD	-	✓	1.5	HK\$150 - members
6 Jul 2023	HKIS/S/202319	樂齡俱樂部: 慈山寺、舊大埔警署、大埔舊墟天后宮一日遊 —— 傳統及歷史建築探索 <b>New</b>	-	HKIS	-	-	-	Please refer to website
7 Jul 2023	2023135	[Hybrid] Application of Modular Integrated Construction (MiC) in Transitional Housing (Domestic Building with a Reusable Lifespan) <b>New</b>	N M Chan	PDD	1.5	-	-	HK\$ 120 - probationer and student member, HK\$ 150 full-member and associate member; HK\$ 200 - non-member
7 Jul 2023	2023110	Construction Works Tendering and Procurement Procedures: Overview and Cases	Ben Lai	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
10 Jul 2023	2023133	《元宇宙 - 房地產及測量領域的新興交流模式》 <b>(FULL)</b>	方純	HKIS	1.5	-	-	免費

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Jul 2023	2023093C	PDD x YSG: PQSL Short Course - Building Control and Regulation 1 (New Building)	Please refer to website	PDD; YSG	2.0	✓	2.0	HK\$750 for all lectures / HK\$150 per lecture - PDD Probationers/ Students; HK\$1,000 for all lectures / HK\$200 per lecture - HKIS members; HK\$1,250 for all lectures / HK\$250 per lecture - non-members
15 Jul 2023	YSG/ S/202318	YSG Social Event – Baking Class 仿真燒豬蛋糕班	-	YSG	-	-	-	HK\$320 - members *HK\$80 peer charge for max one extra member to join (sharing 1 set of ingredient)
17 Jul 2023	2023045	License Series (6) - School Registration and Restaurants	Carmen Lai	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
18 Jul 2023	2023132C	BSD PQSL Series 2023 - The fundamentals on repair and maintenance 	Nelson Ho	BSD	-	✓	1.5	HK\$150 - members
19 Jul 2023	20230100	QSD PQSL Contract Administration Series 2023 (4) – Introduction to NEC4 Option C – Target contract with activity schedule 	H Y Wan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Jul 2023	2023093D	PDD x YSG: PQSL Short Course - Building Control 2 (Existing Buildings) Sharing the professional experience	Please refer to website	PDD; YSG	2.0	✓	2.0	HK\$750 for all lectures / HK\$150 per lecture - PDD Probationers/ Students; HK\$1,000 for all lectures / HK\$200 per lecture - HKIS members; HK\$1,250 for all lectures / HK\$250 per lecture - non-members;
23 Jul 2023	2023124	Guided tour to CLP Pulse (Session 2)	Representatives from CLP Pulse	GPD	1.0	-	-	HK\$50 for member (For insurance and HKIS admin cost)
25 Jul 2023	2023085	License Series (7) - Feasibility Studies for Building Services Installation within License Premises	Henry Chau, Anternee Yang	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
26 Jul 2023	2023134	Conquering New Frontiers: Key Takeaways from the FIG Working Week 2023 	Mickey N H Ng	LSD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
27 Jul 2023	2023138	Case Sharing on Innovative application of Passive Cooling Materials, OpenBIM and OpenGIS for energy efficient operation of Cooling Towers 	Martin Y Zhu, Will Cheung, Rocky Lau	LSD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
28 Jul 2023	HKIS/S/202320	HKIS Members Welfare Committee - Sake and Japanese food pairing dinner 	-	HKIS	-	-	-	HK\$280 - members
28 Jul 2023	2023129	Eco-certification of Existing Buildings – A BEAM Plus Perspective 	Eddy Lau	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
28 Jul 2023	2023093E	PDD x YSG: PQSL Short Course - Development Appraisal and Viability Study	Please refer to website	PDD; YSG	2.0	✓	2.0	HK\$750 for all lectures / HK\$150 per lecture - PDD Probationers/ Students; HK\$1,000 for all lectures / HK\$200 per lecture - HKIS members; HK\$1,250 for all lectures / HK\$250 per lecture - non-members
29 Jul 2023	2023131	Visit to Q-Leak Underground Water Mains Leak Detection Training Centre 	Wallace Lai	LSD	2.5	✓	2.5	HK\$150 - members
29 Jul 2023	2023137	Visit to MIC project at Hung Shui Kiu Phase IA <b>(FULL)</b>	Representative(s) of Hong Kong Housing Society	BSD	2.0	-	-	Free of charge
31 Jul 2023	2023010N	QSD PQSL Specialization Series 2023 (2) – Bond for Construction Contracts	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members FOC - full time degree student members
8 Aug 2023	2023086	New Normal in the Post COVID-19 ERA – A Building Surveyor's Perspective on Building Hygiene	Henry Chau	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
12 Aug 2023	2023127	Visit to Geospatial Lab - "From Common Spatial Data Infrastructure (CSDI) and 3D Digital Map to Digital Twin" 	Y C Chan	BSD	2.0	✓	2.0	HK\$50 - Members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
15 Aug 2023	2023010P	QSD PQSL Specialization Series 2023 (3) – Experience Sharing from a Quantity Surveyor to become a Project Manager and Authorized Signatory of a Contractor 	Jesse Wong	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members; FOC - full time degree student members
17 Aug 2023	2023126	Experience Sharing on Application of Fire Safety Codes and Ordinances 	Stephen S M Tse	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
19 Aug 2023	2023098	GPD Annual Conference 2023 	Please refer to website	GPD	6.0	-	6.0	Please refer to website
19 Aug 2023	2023117	Preparation for an Authorized Person (AP) Interview - Experience Sharing	Andrew Kung, K.C. Lee, Carmen Lai	BSD	2.5	-	-	HK\$300
23 Aug 2023	2023136	[Hybrid] Sharing of the nuts and bolts of Quantity Surveying in the luxury retail markets 	Pearl Cheng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
25 Aug 2023	2023109	Holding Temporary Events with Temporary Structures: Experience Sharing on Temporary Places of Public Entertainment Licence Applications	Ben W H Chong	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$210 - non-members FOC - full time degree student members
1 Sep 2023	2023142	Northern Metropolis Series (1) - Building a nature-positive Hong Kong – nature-based is the solution 	Bosco Chan	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
9 Sep 2023	2023097	HKIS Annual Conference 2023 - "Exploring Infinity with Our Expertise for an Age-friendly Future"	Please refer to website	HKIS	6.0	To be determined by respective Division		Please refer to website



DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Sep 2023	2023104	Experience sharing of QS Practice in Maintenance Works Projects	Winnie Peng	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
22 Sep 2023	2023111	PFMD Conference 2023 - Next Generation of Smart Property & Facility Management in Greater Bay Area	Please refer to website	PFMD	6.0	✓	6.0	Please refer to website
28 Sep 2023	2023139	Sharing on the concrete, repairing and other new related materials <b>New</b>	Paul Cheung, Matthew Lee	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
10 Oct 2023	2023140	Sharing on the water-proofing membrane material <b>New</b>	Sean Wong	BSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
28 Oct 2023	2023112	HKIS QSD Conference 2023 - Mapping the Future of Built Environment: The Roles of Quantity Surveyors <b>New</b>	Please refer to website	QSD	6.0	✓	6.0	Please refer to website

(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.

**For details of the CPD events, please refer to the HKIS Website at [https://hkis.org.hk/en/professional\\_cpd.html](https://hkis.org.hk/en/professional_cpd.html)**



For details of the CPD events, please refer to the HKIS Website at [https://www.hkis.org.hk/en/professional\\_cpd.html](https://www.hkis.org.hk/en/professional_cpd.html) or use the QR code provided.

## CPD REGISTRATION FORM

Event Date(s): \_\_\_\_\_ Event Code: \_\_\_\_\_

Event Name: \_\_\_\_\_

Registration Number (applicable for online registration): \_\_\_\_\_

### Member details

Surname: \_\_\_\_\_ Other names: \_\_\_\_\_

Grade of membership:  Fellow,  Member,  Associate Member,  Probationer,  Student,

Division:  BS,  GP,  LS,  PD,  PFM,  QS HKIS no.: \_\_\_\_\_

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

Tel no.: \_\_\_\_\_ Fax no.: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Payment method (The registration fee is non-refundable and non-transferrable)

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

Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)

Please charge my American Express Card

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Ref.: [ ]

#### To: Credit Card Service Department

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

Cardholder Name: \_\_\_\_\_ HKIS No. \_\_\_\_\_

Card Number: 

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 Expiry Date: \_\_\_\_\_ / \_\_\_\_\_

Cardholder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*For Bank Use Only*

*Approved by :*

*Date:*

### **Notes:**

- 1 A separate registration form is required for each event/ application. Photocopies of the form are acceptable.
- 2 The registration form(s) should be returned by post/ by hand to the HKIS Secretariat.
- 3 Registration by fax, telephone and cash payment is not acceptable.
- 4 Incomplete or wrongly completed registration form(s) will not be processed.
- 5 The registration fee is non-refundable and non-transferrable.
- 6 A registration number will be generated for each application. The registration number is unique and non-transferrable. Members cannot proceed to payment if they do not apply for the CPD event and obtain the registration number through the HKIS website.
- 7 Payment can be made by cheque or by credit card (Shanghai Commercial Bank Ltd. / American Express). Cheques should be made payable to "SURVEYORS SERVICES LTD.". A separate cheque or credit card payment instruction form is required for each event/ application. You should write down the registration number on the back of your cheque. The HKIS Secretariat will update the payment status and your application will be confirmed when the HKIS Secretariat receives your payment.
- 8 Payment by PayPal is also acceptable. Please register under the HKIS website before the closing date for each event. **(Not applicable for site visit / social event / joint event with other organisation)**
- 9 If you do not settle the payment **within 7 days from the date the HKIS Secretariat has accepted your registration, your registration number will become invalid and your application will be rejected.** Your name will not be included in the registration list and you cannot attend the concerned CPD event.
- 10 An official receipt, which must be presented at the event, will be available for downloading from the "CPD Profile" under Members Corner when payment is received.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 For the number of seats or priority of allocation of seats, please refer to the individual event details.
- 13 If you have not received any reply from the HKIS Secretariat within 7 working days of the event, you may call the Secretariat at 2526 3679 to check the progress of your registration.
- 14 The HKIS reserves the right of final decision and interpretation in the case of any dispute.



# CALENDAR OF EVENTS

## 活動日誌

### 2023

Date	Event	Venue
<b>JUN</b> 16 (Fri)	Building Surveyor Awards 2023 Presentation Ceremony	JW Marriott Hong Kong
21 (Wed)	GPD Annual Dinner 2023	Tien Yi Chinese Restaurant, Pacific Place
23 (Fri)	QSD Annual Dinner 2023	Holiday Inn Golden Mile
29 (Thu)	Executive Committee Meeting	HKIS Head Office
<b>JUL</b> 3 (Mon)	QSD Scholarship Presentation Ceremony	HKIS Head Office
10 (Mon)	HKIS Diploma Presentation	Hong Kong Convention and Exhibition Centre
25 (Tue)	HKIS Scholarship and 2022 Dissertation Awards Presentation Ceremony	HKIS Head Office
27 (Thu)	General Council Meeting	HKIS Head Office
<b>AUG</b> 19 (Sat)	GPD Conference 2023	Hotel ICON
24 (Thu)	Executive Committee Meeting	HKIS Head Office
<b>SEP</b> 9 (Sat)	HKIS Annual Conference 2023	Ritz Carlton Hong Kong
22 (Fri)	PFMD Conference 2023	Chiang Chen Studio Theatre, PolyU
28 (Thu)	General Council Meeting	HKIS Head Office
<b>OCT</b> 14 (Sat)	LSD Conference 2023	Regal Hong Kong Hotel
26 (Thu)	Executive Committee Meeting	HKIS Head Office
28 (Sat)	YSG Annual Dinner 2023	Ocean Park
28 (Sat)	QSD Conference 2023	Royal Plaza Hotel
<b>NOV</b> 20 (Mon)	HKIS Annual Dinner 2023	Hong Kong Convention and Exhibition Centre
23 (Thu)	General Council Meeting	HKIS Head Office

## Save the Environment Subscribe Electronic Version



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## GASOLINE

## PETROCHINA CARD

From 1 March 2023, HKIS members can enjoy the privileged private car discounts of **HK\$4.80 per litre for gasoline** and **HK\$10.80 per litre for diesel** for successful applicants. Terms and conditions apply. For details, please visit [www.cheerwayco.com/pro](http://www.cheerwayco.com/pro).

## ESSO FLEET CARD

From 1 March 2023, HKIS members can enjoy the privileged private car discounts of **HK\$4.50 per litre for petrol** and **HK\$10.50 per litre for diesel** purchases on credit for successful applicants and existing customers of **Ace Way Company**. Terms and conditions apply. For enquiries, please call Ace Way at **8100 3998**.

## SHELL CARD

From 1 July 2023, the discount for gasoline is **HK\$4.5 per litre** and for diesel is **HK\$10 per litre** for all successful application of the Shell Card. Members will additionally receive fuel coupons equivalent to **\$1.70/liter** making a total discount of **\$6.20/liter for petrol** and **\$11.70/liter for diesel** upon successful application. (limited quantities while supplies last). Enquiry: **2541 1828** (Alex Au, Kingsway Concept Ltd)

## CALTEX STARCARD

From 22 May 2023, HKIS members and also their family members, who have never applied for Star Card OR Star Card holders who had no transaction record in the past four months, can enjoy an attractive discount of **HK\$6.1 per litre for gasoline** and **HK\$11.7 per litre for diesel** purchase every day. Terms and conditions apply.

For enquiries, please call **Nichole Lai of Ming King Investments** at **9100 0502 / 3746 1832 / 2851 3297**.

\*Existing Starcard holders please contact Nichole to enjoy the new discount offer.

## AFFINITY CARD

## HKIS AMERICAN EXPRESS® CREDIT CARDS

Introducing the American Express Credit Cards exclusive to The Hong Kong Institute of Surveyors members: Platinum Credit Card/ Gold Credit Card. For exclusive offers to HKIS members, please refer to the HKIS website. Enquiry: **2277 1370**

## SHANGHAI COMMERCIAL BANK HKIS CREDIT CARDS

For exclusive offers of the Shanghai Commercial Bank HKIS VISA Platinum / MasterCard Titanium Credit Card, please refer to the HKIS website. Enquiry: **2818 8236**

## OTHERS

## Special Offer (平安鐘) CARE-ON-CALL SERVICE

From now until 31 December 2023, Senior Citizen Home Safety Association is offering exclusive offers of **Care-on-Call Service (一線通平安鐘)** to HKIS members and your family members. Please refer to the HKIS website for details. For enquiries, please contact Mr Law at **5110 9568 / 2952 7391**.

**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.

For more details about members' privileges, please refer to the HKIS website at [https://www.hkis.org.hk/en/members\\_corner\\_welfare.html](https://www.hkis.org.hk/en/members_corner_welfare.html).

## Special Offer ELECTRIC VEHICLE

Members can enjoy a **HK\$20,000** trade-in discount for a new Tesla electric vehicle purchase, i.e. Model 3 and Model Y, and 0% APR interest-free installment plan. Visit HKIS website for more details. Contact: **3974 0254**

## 15% 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 2023. 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/>.

## 40%:38% 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\$3,500 for male and HK\$4,420 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 2023.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170** (Union Hospital) / **2986 1111** (Tsim Sha Tsui Health Centre).

## Up To 50% HEALTH CHECK PLAN

From now until 31 December 2023, health.ESDlife offers extra **5% off** on over 600+ health check plans from renowned merchants on eshop (Discount code: HKIS2023). For Mobile Medical Platinum Health Check Plan (2 persons), HKIS members can enjoy **up to 50% off** (average \$2,992.5/per person; HKIS discounted price: \$5,985). The plan consists of 103 checkup items including cancer marker, cardiac, liver, kidney and renal condition, thyroid, lung with **\$2,000 FREE cash vouchers** from Parkn Shop/Apple/Fortress or redeem Dyson products, PlayStation 5 or Switch Console at favourable price. Other female/male/executive staff plans with ultrasounds, pap smear, mammogram from \$2,000 up with gift are available for selection. For purchase and full plan list, please visit [health.esdlife.com/hkis2023](http://health.esdlife.com/hkis2023). For enquiry, please call 3151 2244.

## 10% 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 affinity cards at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2023.

## Up To 10% OFF DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants (including **Di King Heen, La Scala Lion Rock** and **KOUDA Japanese Restaurant**) to HKIS members. The offer will start on 1 January 2022 and last until 31 December 2023. 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 Exclusive Offers (April - June 2023) and promotion details, please visit HKIS website.

## 10% OFF DINING

**FRITES** restaurants is offering a **10% discount** to HKIS members (a la carte and express lunch menus), loyalty point programme and exclusive promotions throughout the year etc. For more details, please visit HKIS website.

## Up To 35% OFF INSURANCE

HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (up to 15% off) medical and personal accident plan (up to 35% off), home protection plan (up to 20% off) and others (Golfstar and Motorplus insurance plan).

Please refer to HKIS website for details. For enquiries or product information, please call **2903 9326** or visit <https://www.zurich.com/hk/en/affinity/partners>

## Special Offer HKBN (香港寬頻)

HKIS members can enjoy a special offer for **home broadband and mobile services** of HKBN.

Please refer to the HKIS website for details. For enquiries, please contact Mr Kenny Chan at 9861 4708.

## 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 the HKIS can enjoy a **10% discount** on HK Bach Choir programmes by showing your membership card at URBTIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

## Special Offer SERVICED APARTMENT

Gateway Apartments in Harbour City, Tsim Sha Tsui offers 256 luxurious serviced apartments ranging from studios to 3-bedroom penthouses. Residents have privileged access to the Pacific Club's facilities, including a swimming pool, gym, and tennis courts. Long-stay promotion rates for selected 1-Bedroom suites start from **HK\$43,000/month** for HKIS members. Contact the leasing team at [enquiry@gatewayapartments.com.hk](mailto:enquiry@gatewayapartments.com.hk) or **(852) 2119 3000** to learn more. Valid until 31 Dec 2023.

## 10% OFF DRIVING COURSE

From now until 31 December 2023, HKIS members can enjoy **10% discount** on specified driving training courses from **Lee Kin Driving School Ltd**. Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or course detail information, please call **9022 6699** or visit [leekin.com.hk](http://leekin.com.hk).

## Up To 30% OFF DOWN JACKETS AND T-SHIRTS

HKIS members can enjoy **15% discount** on all regular priced items (Premium Goose Down, Extra Fine Pima Mercerized Cotton T-shirts, jackets etc) provided at **Chateau Chaleur's** online shop [www.chateauchaleur.com](http://www.chateauchaleur.com) Simply apply the promotion code "HKIS85" upon check out to enjoy this discount.

## 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/>.

## 15% OFF PROFESSIONAL COURSE

HKIS members can enjoy a **15% discount** on fees of professional courses (except some programmes) of **OUEHK'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.

## 10% OFF BEAUTY &amp; BATH PRODUCTS

From now until 31 December 2023, Uniqcare is offering 10% off of all products on the online shop <https://uniqcare-hk.com/>. Simply apply the discount code 'HKISMEMBER' to enjoy the offer.

## Up To 25% OFF DINING

**Renaissance Harbour View Hotel** is providing a special offer for dining at their restaurants, bar (including Cafe Renaissance, Mirage and Dynasty Chinese Restaurant) to HKIS members. 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.

## 10% OFF WAKESURF PRO

HKIS members can enjoy wakesurf experiences with **Wakesurf Pro** at a **10% discount off** (original price \$1,400/hr) for a wakesurf boat hire until 31 December 2023. Free coaching services are available for beginners on weekends upon request.

Please Whatsapp **6383 3998** for enquiries and bookings.

## Free subscription MAGAZINE

**Construction+** is a new bimonthly magazine that seeks to present extensive, in-depth B2B insights and updates from the industry, for the industry. It highlights China, Hong Kong & Macau's architectural, construction and design developments, and their contributions to the local construction landscapes. HKIS members can enjoy **complimentary copies** of Construction+ Magazine. Please visit HKIS website for more details.

## Special Monthly Offer WINE SHOPPING

HKIS members can enjoy special monthly offer from **Watson's Wine (Private Clients)**, to place your order, please contact: **YIN TSUI** (manyin.tsui@swatson.com) or 3543-0391.

## Special Offer WEIGHT LOSS PLAN

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 2023, HKIS members can enjoy a **special price of HK\$3,988** for a 45-day MSL "Weight Loss Plan" (special price including nutrition consultation and Slim Delight Food Packs)

An advance booking is required. For more information, please call 2890 2798 or visit [www.mslhk.com](http://www.mslhk.com).

## 29% OFF BOAT LICENSE COURSE

From now until 31 December 2023, **A & M Boating Limited** is offering a special discount and group discount for Boat License Course to all HKIS members. Please refer to the HKIS website for details. For further course details, please visit [www.anmboating.com](http://www.anmboating.com), or call 2891 3220 or email to [info@anmboating.com](mailto:info@anmboating.com).

## Up To 48% OFF HEALTH CHECK PLAN &amp; HEALTHCARE SERVICES

From now until 31 December 2023, four Health check-up packages are offered to all HKIS members by The Specialists at a privilege offer of **HK\$3,580** for Male Health Check plan A, Female Health Check Plan A and **HK\$5,580** for Male Health Check plan B, Female Health Check Plan B. Special discounts are also provided on Healthcare services including Endoscopy (10% off), Day Operation in Centre (10% off), Imaging services (10% off), ENT services (10% off), and 20% off on Consultation of other specialist services except ENT. An advance booking is required (WhatsApp: 5701 1015 (Text message only)). Enquiry: 3405 8288. Please refer to the HKIS website for details.

## Free subscription MAGAZINE

**Building Journal**, published monthly since 1973, is offering a **12-month FREE e-version subscription** through its online portal, [www.building.hk](http://www.building.hk), especially to HKIS members for online viewing. Together, the printed and e-version copies of Building Journal enjoy a combined monthly readership exceeding 500,000 around the world. Please refer to the Free Subscription Form on the HKIS website for detailed information.

# The Hong Kong Institute of Surveyors 2022-2023 General Council 香港測量師學會2022-2023年度理事會

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CONSTRUCTION  
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建造業議會

Construction Industry

LEVY

建造業徵款

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徵款電子服務

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for Levy Forms submission  
as **from 1<sup>st</sup> July 2023**

自**2023年7月1日起**，  
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2100 9200



levy@cic.hk