

HKIS Annual Conference 2022

Northern Metropolis:

A New Era of Hong Kong towards
Sustainability, Resilience and Growth

17 September 2022 (Saturday)



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Message from Guest of Honour



The Honourable Paul CHAN Mo Po, GBM, GBS, MH, JP

Financial Secretary
HKSAR Government

I am pleased to congratulate the Hong Kong Institute of Surveyors on the occasion of its 2022 Annual Conference.

The theme of this year's Conference – “Northern Metropolis: A New Era of Hong Kong towards Sustainability, Resilience and Growth” – reflects the Government's ambitious plans to develop the Northern Metropolis as an economic engine built on innovation and technology, as well as a smart and sustainable home for some 2.5 million people. The goal is sustainable development, an urban-rural community enjoying both the region's abundant natural resources and its proximity to high-tech Shenzhen and the manufacturing bases and consumer markets of the Guangdong-Hong Kong-Macao Greater Bay Area. The conference brings together major decision-makers, industry professionals and academics, in-person and online, to weigh in on the boundless opportunities and complex challenges involved in realising this visionary concept.

Balancing large-scale development and conservation, the Northern Metropolis is destined to shape the future of Hong Kong. In this regard, I am counting on the professionalism and considered counsel of the Hong Kong Institute of Surveyors and its members. I'm counting, too, on expert forums such as this year's HKIS Annual Conference to help us get it right.



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Message from Guest of Honour



Ms LINN Bernadette, JP

Secretary for Development
Development Bureau, HKSAR Government

My heartiest congratulations to the Hong Kong Institute of Surveyors (HKIS) on hosting the Annual Conference 2022.

The Government is pressing ahead with the Northern Metropolis initiative, seeking to develop the northern part of the New Territories into a metropolitan area and the second economic engine of Hong Kong, leveraging on the advantages of its proximity with the Mainland. Our vision is to make the Northern Metropolis an ideal place to live, work and travel. We need the concerted efforts of the community of Hong Kong to make it happen. The expertise and counsel of the surveying profession would be of great value in this process. We look forward to working closely with the HKIS and its members and will count on their continued support.

The conference offers a valuable opportunity for participants from different fields to exchange ideas and share experiences to work towards the shared vision of a sustainable and resilient Northern Metropolis. I wish the conference an enormous success.



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Message from the President



Sr CHIU Kam Kuen

President
The Hong Kong Institute of Surveyors

On behalf of the Hong Kong Institute of Surveyors (HKIS), it is my honour to welcome you to the HKIS Annual Conference 2022. It is a privilege to have government officials and various industry specialists, professionals & academics joining us today to deliberate on the sustainable development of Northern Metropolis. HKIS is pleased to welcome our distinguished Guest of Honour today, Mr Paul CHAN Mo-po, GBM, GBS, MH, JP, Financial Secretary, HKSAR Government, who will share with us in pre-recorded video; and Ms Bernadette Linn, JP, Secretary for Development, Development Bureau, HKSAR Government.

It is our honour to invite eleven leading experts across the industry as our guest speakers today to share their invaluable insights on this conference's theme – "Northern Metropolis: A new Era of Hong Kong towards Sustainability, Resilience and Growth".

This year, the Hong Kong Institute of Surveyors takes "Northern Metropolis" as the development theme. The conceptual plan for developing the Northern Metropolis received positive response from the community, it is seen as a major strategic change for Hong Kong, to integrate the city into the latest national development plan. In view of this, the six divisions of the HKIS have been working together with their surveying expertise to provide suggestions and guidelines to the government, the industry and the public, aiming to facilitate a better plan for a sustainable and liveable metropolis.

The conference today will explore the challenges and opportunities ahead that the Northern Metropolis will bring. We will examine topics covering the strategic planning of Northern Metropolis, housing development and opportunities, innovation for development, as well as integration with Shenzhen and the other GBA cities. As surveyors, it is our responsibility to keep ourselves updated of the environment that we live in and constantly striving for improvement. This gives us the knowledge and ability to deliver professional practices and services. We will conduct this year's conference in hybrid mode. We hope that all participants will be inspired from the speakers via this event.

Last but not least, the HKIS would like to extend our sincerest gratitude to all participants, honourable guests, speakers, moderators, generous sponsors, and supporting organisations for making this conference possible. Special thanks goes to the organising committee for their meticulous planning and contribution for the HKIS Annual Conference 2022. I am confident that this will be a worthwhile conference that brings precious insights for the industry foreseeing the future development in Hong Kong. Thank you all again for joining us today.



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Conference Programme

Time	Programme/Topic	Speaker
09:00 - 09:05	Welcome Speech	Sr CHIU Kam Kuen President The Hong Kong Institute of Surveyors
09:05 - 09:10	Opening Remarks by Guest of Honour (pre-recorded video)	The Honourable Paul CHAN Mo Po, GBM, GBS, MH, JP Financial Secretary HKSAR Government
09:10 - 09:30	Opening Keynote Speech by Guest of Honour Overview of the Strategic Planning of Northern Metropolis	Ms LINN Bernadette, JP Secretary for Development Development Bureau, HKSAR Government
09:30 - 09:40	Group Photo with Guest of Honour	
Session One		
10:05 - 10:20	Housing Developments for Sustainable Living	Mr CHAN Kar Lok, Walter, SBS, JP Chairman Hong Kong Housing Society
10:20 - 10:35	Opportunities for Developing Senior Housing & Gerontech Testing Hub at the Northern Metropolis	Dr LAM Ching Choi, SBS, JP Member of the Executive Council, HKSAR Government
10:35 - 10:50	Sustainability - A Crucial Factor for the Success of the Proposed Northern Metropolis Development	Sr Hon TSE Wai Chuen, Tony, BBS, JP Member of Legislative Council (Architectural, Surveying, Planning and Landscape Functional Constituency), HKSAR
10:50 - 11:10	Discussion Panel	Moderator: Sr CHIU Kam Kuen President The Hong Kong Institute of Surveyors
11:10 - 11:15	Souvenir Presentation to Speakers and Moderator	
Session Two		
11:35 - 11:50	The Loop: Pioneer in the Northern Metropolis	Ir SIU Patrick Chief Executive Officer Hong Kong-Shenzhen Innovation and Technology Park Limited
11:50 - 12:05	The Northern Metropolis: Vision and Challenges	Hon LAU Kwok Fan, MH, JP Member of Legislative Council (New Territories North), HKSAR Convener of Hong Kong Northern Metropolis Development Alliance <i>*conduct in Cantonese</i>



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Time	Programme/Topic	Speaker
12:05 – 12:20	Innovation Processing for Speedy Development	Mr HO Chun Hung Deputy Director of Buildings Buildings Department, HKSAR Government
12:20 – 12:40	Discussion Panel	Moderator: Sr CHEUNG Man To, Arthur Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
12:40 – 12:45	Souvenir Presentation to Speakers and Moderator	
12:45 – 12:50	Souvenir Presentation to Sponsors	
Session Three		
14:20 – 14:35	Implementation of New Development Areas – Pioneer of Northern Metropolis	Mr LAI Chi Wah, Andrew Director of Lands Lands Department, HKSAR Government
14:35 – 14:50	The Northern Metropolis – Pudong of Hong Kong in The New Era of Development	Prof YEH Gar On, Anthony Chair Professor Department of Urban Planning and Design Faculty of Architecture The University of Hong Kong
14:50 – 15:05	Northern Metropolis: A Happy Ending, A Happy Beginning	Mr WAN Man Yee, BBS, JP Director M Y Wan and Associates Ltd
15:05 – 15:20	Hong Kong – Shenzhen Cross-boundary Strategic Spatial Framework under The Northern Metropolis Development Strategy	Mr FONG Hok Shing, Michael, JP Director of Civil Engineering and Development Civil Engineering and Development Department, HKSAR Government
15:20 – 15:45	Discussion Panel	Moderator: Sr TSUI Hoi Yuen, Paul Chairman, Land Surveying Division, The Hong Kong Institute of Surveyors
15:45 – 15:50	Souvenir Presentation to Speakers and Moderator	
15:50 – 16:00	Closing Remarks	Sr LAM Ka Fai, Francis Chairman Annual Conference Organising Committee The Hong Kong Institute of Surveyors
16:00	End of Conference	

* Programmes, topics and speakers are subject to change without any prior notice.

A decorative graphic featuring several colored circles (orange, purple, blue, green) and lines (orange, blue, green) that curve and connect across the page. The background shows a faint, stylized cityscape with blue buildings.

Speakers Information and Abstracts



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Ms LINN Bernadette, JP

Secretary for Development
Development Bureau, HKSAR Government

Biography

Ms Bernadette Linn was appointed the Secretary for Development on 1 July 2022.

She joined the Administrative Service in 1989 and rose to the rank of Administrative Officer Staff Grade A1 in 2019. She has served in various bureaux and departments, including appointments as Deputy Secretary for Education in 2005, Deputy Secretary for Financial Services and the Treasury (Treasury) in 2008, Private Secretary to the Chief Executive in 2010, Director of Lands in 2012 and Permanent Secretary for Development (Planning and Lands) in 2017.

Ms Linn holds a Bachelor's Degree from the University of Hong Kong (major in Literature) and a Master's Degree from the University of Michigan, Ann Arbor (major in Communication Studies).

Abstract

Overview of the Strategic Planning of Northern Metropolis

The Northern Metropolis Development Strategy announced last year proposes to develop the northern part of New Territories into a metropolitan area ideal for people to live, work and travel, and Hong Kong's second economic engine alongside the Harbour Metropolis. Secretary for Development's speech will give an overall introduction on the Development Strategy including the planning concepts and key development and conservation initiatives, as well as the Government's plan to implement the strategy.



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Mr CHAN Kar Lok, Walter, SBS, JP

Chairman
Hong Kong Housing Society

Biography

Mr Walter Chan is the Chairman of the Hong Kong Housing Society. He is a practising solicitor by profession with over 40 years' experience in conveyancing and litigation. At present, he is a senior Consultant of So, Lung & Associates Solicitors and a China-Appointed Attesting Officer.

Mr Chan has been active in public service. At present, Mr Chan is an Independent Non-executive Director of the MTR Corporation Limited and a Member of the Advisory Committee on Post-service Employment of Civil Servants. In the past, He was the Chairman of Appeal Tribunal (Buildings), a Non-executive Director of the Urban Renewal Authority, a Member of the Town Planning Board, the Harbourfront Commission, the Hong Kong Housing Authority and served as Chairman of Home Ownership Committee and Commercial Property Committee consecutively.

Mr Chan was awarded the Silver Bauhinia Star in 2005 and was appointed a Justice of the Peace in 1997 by the Hong Kong SAR Government for his dedicated service to the community.

Abstract

Housing Developments for Sustainable Living

In support of the blueprint for the Northern Metropolis set out by the HKSAR Government in 2021, Hong Kong Housing Society ("HKHS") is dedicating significant resources to meeting the housing and economic needs of existing and prospective residents. As an integral part of HKHS's long-term development plan, we are partnering with the Government to increase the housing supply and surrounding amenities in the Northern Metropolis, namely the provision of dedicated rehousing estates ("DRE").

Some 7,000 DRE residential units will be completed under a mixed development model in around 10 years' time, offering various types of housing including rental units, subsidised sale flats and senior citizen residences. Adhering to the principle of "single site, multiple uses", a wide range of ancillary facilities, such as residential care homes for the elderly, shopping centres and public car parks, will also be provided for the purpose of optimising land use, and at the same time improving the residents' quality of life.



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Dr LAM Ching Choi, SBS, JP

Member of the Executive Council, HKSAR Government

Biography

Dr Lam Ching-choi is a specialist in paediatric and community medicine and is currently the Chief Executive Officer of Haven of Hope Christian Service. Under his leadership, Haven of Hope Christian Service is one of the pioneers in the provision of holistic care for the elderly in Hong Kong.

Dr Lam is a non-official member of the Executive Council of the Government of the Hong Kong Special Administrative Region. He also serves as the Chairman of the Council for Sustainable Development to advise the Government on the related policies. He is also the Chairman of the Independent Commission Against Corruption Complaints Committee, the Supervisory Board Member & Nominating Committee Member of the HK Housing Society

Dr Lam was awarded the Silver Bauhinia Star in 2019. Apart from receiving Honorary Fellowship from Lingnan University in 2018, he was also given the Ageing Asia Global Ageing Influencer Award (Special Recognitions) for his devotion to public services and his influence on policy-making for the global ageing trend.

Abstract

Opportunities for Developing Senior Housing & Gerontech Testing Hub at the Northern Metropolis

The shortage of land supply has made housing shortage a severe social issue. Apart from the high property prices and rents that keep housing unaffordable to many locals, the provision of accommodation for senior citizens has always been a challenge. Hong Kong faced a shortage of residential care places as well as a lack of premises that catered to senior residents' needs.

The Northern Metropolis was proposed in the 2021 Policy Address to provide more land for housing and business development. With an area of some 300 square kilometers, the proposed Northern Metropolis will substantially increase the provision of housing land. There is a chance to build more elderly care homes and develop elderly-friendly housing in the new development area to serve Hong Kong's rapidly growing senior community. Seniors were the worst-hit population group during the COVID-19 pandemic, many of them were infected in elderly care homes as the homes usually do not have any design or facilities for quarantine. Infection prevention and control should be integrated in the environment design for the new care homes. Besides, developing age-friendly housing would ensure adequate housing that enables older people to age in place which is in line with government policy. Apart from accessibility, amenities that empower the elderly to participate in various economic and social activities are also crucial to enabling the elderly to enjoy their life as valued members of society.

The government also envisions the Northern Metropolis becoming an international I&T hub. Elderly housing can be planned alongside these research facilities, and act as a living lab where start-ups and gerontech developers may co-create user-friendly gerontech products with the senior residents. Thus, research and development can be nurtured and promote innovation and excellence in aged care. To reflect active ageing concept in urban development, the government should create incentives to encourage developers to build age-friendly communities in the Northern Metropolis.



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Sr Hon TSE Wai Chuen, Tony, BBS, JP

Member of Legislative Council
(Architectural, Surveying, Planning and Landscape Functional Constituency)
HKSAR

Biography

Sr Hon Tony Tse Wai Chuen BBS, JP, has over 45 years of experience in property investment and development in both public and private sectors. He is currently a member of the Legislative Council for the Hong Kong Special Administrative Region. Sr Hon Tse is a fellow member of the Hong Kong Institute of Surveyors, chairman of the Property Management Services Authority, a non-official non-executive director of the Urban Renewal Authority Board, a member of the Standing Committee on Disciplined Services Salaries and Conditions of Service, a non-official member of the Harbourfront Commission. He is also a member of the National Committee of the Chinese People's Political Consultative Conference and a member of the 9th committee of China Association for Science and Technology. He was awarded the Bronze Bauhinia Star in 2014 and was appointed as Justice of the Peace in 2020. He was awarded the "Lifetime Achiever Award" by the Royal Institution of Chartered Surveyors in 2017 and received Outstanding PolyU Alumni Award in 2021.

Abstract

Sustainability - A Crucial Factor for the Success of the Proposed Northern Metropolis Development

Shortage in land supply is a pressing issue in Hong Kong. Much therefore focus on how to fully utilise the existing land, but sustainability seems to be optional. Should such strategical approach be supported and adopted in the planning of the proposed Northern Metropolis? How could the development in Northern Metropolis be sustainable?

Instead of focusing on "Now", it is too important for us not to look after the future. A vibrant city keeps on changing and growing. Though we do not have a crystal ball, we should plan for those changes. Scarce resources, climate change, global warming and other issues needed to be addressed. We do not have the luxury to sabotage our home.

The proposed Northern Metropolis is like a blank canvas which provides us opportunity to create a sustainable city and hopefully will be appreciated by our next generation. As the United Nations stated that with the increasing threat of climate change, concrete efforts must be made to ensure the development of today would not sacrifice the generations of the future.

Let's work together, for a better and brighter future.



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Ir Siu Patrick

Chief Executive Officer
Hong Kong-Shenzhen Innovation and Technology Park Limited

Biography

Mr Patrick Siu is the Chief Executive Officer of Hong Kong-Shenzhen Innovation and Technology Park Limited (HSITPL) responsible for the development and management of the 88-hectare Innovation and Technology Park at the Lok Ma Chau Loop.

Patrick was Hong Kong Science and Technology Parks Corporation's Chief Operating Officer prior to joining HSITPL; directly leading the Industrial Estates Business Unit as well as leasing function and facilities management of the Hong Kong Science Park. He has experience in managing large-scale multi-disciplinary projects, including development of the Tseung Kwan O Industrial Estate (TKOIE) providing 100 ha of serviced industrial land; and Hong Kong Science Park Phase 2 with two special wet lab buildings. He takes pride in revitalizing the Industrial Estates model and transforming TKOIE into a major hub of data centres and submarine cable landing stations in the region.

Abstract

The Loop: Pioneer in the Northern Metropolis

The 14th Five-Year Plan for National Economic and Social Development of the People's Republic of China indicates clear support for Hong Kong's development into an International Innovation and Technology Hub. Among the four major cooperation platforms in the Greater Bay Area, the Hong Kong-Shenzhen Innovation and Technology Park (HSITP) will partner with the adjacent Shenzhen I & T Zone to realize the "One Zone, two Parks" framework. HSITP has embarked on Batch 1 of the Project for developing the first 8 buildings in the Loop; scheduled for completion in stages from end 2024 to mid-2027. It is not easy to break-ground in this rural part of Hong Kong whilst all temporary and permanent infrastructures and utilities have to be well planned and built concurrently. The Company has also started planning its business development, operation strategy and services provisions to commensurate with the opening of the Park in 2025. However, there are always changes and surprises in project managing this development. Earlier this year, the bulk of the Loop has been turned into temporary community isolation facilities and we have to review the overall development programme when the situation is clear. Nonetheless, the pioneer is still marching on.



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Hon LAU Kwok Fan, MH, JP

Member of Legislative Council (New Territories North), HKSAR
Convener of Hong Kong Northern Metropolis Development Alliance

Biography

Mr LAU Kwok-fan is a Legislative Council Member of the HKSAR with extensive practical experience in serving the community and public. He participates in various consulting platforms, such as the director of Hong Kong Cyberport Management Company and member of Betting and Lotteries Commission.

Mr Lau graduated from The Chinese University of Hong Kong with a MA in Sociology. He is also one of the Council Members of The Chinese University of Hong Kong. As a member of The Beijing Municipal Committee of the Chinese People's Political Consultative Conference, he is keen on facilitating communication and co-development between Hong Kong and Mainland China.

Abstract

The Northern Metropolis: Vision and Challenges

建設北部都會區有效解決住屋問題、職住不均等深層次問題，可為香港帶來新動力，創造新的經濟點。《北部都會區發展策略》可以調整及豐富數方面，如發展多元產業並以政策配合；以「基建先行」作發展原則，除了五條港深跨境鐵路，亦需完善本地鐵路的覆蓋度。土地規劃上由政府主導市場運作、修例精簡規劃發展流程，盡快釋出土地。做到上述各點，北部都會區必定可發揮背靠祖國、聯通世界的獨特優勢，成為宜居宜業的香港新中心。



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Mr HO Chun Hung

Deputy Director of Buildings
Buildings Department, HKSAR Government

Biography

Mr Ho Chun Hung is a professional building surveyor. He holds a Bachelor of Science Degree in Building Surveying and a Master Degree in Public Administration. He has been working in the Buildings Department for 28 years and is well experienced in building control for both new developments and existing buildings in Hong Kong.

Abstract

Innovation Processing for Speedy Development

The Buildings Department (BD) is committed to facilitating the development process while promoting building safety, health and sustainability of the built environment.

To facilitate preparation and processing of submissions under the Buildings Ordinance (BO) and to promote green environment, BD is developing an Electronic Submission Hub (ESH) which offers an alternative means to the current paper-based submissions. The first stage of the ESH was launched on 30 June 2022 to receive electronic superstructural plan submissions and related applications (excluding alteration and addition (A&A) works). When the final stage of the ESH is launched in 2025, all types of building plans and applications under the BO can be submitted via the ESH. The ESH also encourages wider adoption of Building Information Modelling (BIM) in private development projects. To maximise the benefits of BIM, BD is working with the Lands Department to develop a plug-in tool for automatic checking of floor areas. Development of other plug-in tools, and means to simplify plan submissions using BIM are also being explored.

To promote high productivity construction, BD has introduced a pre-acceptance mechanism for granting in-principle acceptance to manufacturers of Modular Integrated Construction (MiC). Concessions in gross floor area and site coverage calculations are granted to facilitate the industry in adopting MiC. Pragmatic and flexible approach for accepting the use of videotelephony with DVD records, for registered building professionals, authorised signatories of registered contractors and technically competent persons to conduct remote site supervision for compliance with the supervision requirements has been promulgated.

Sparing no efforts to facilitate the development process, BD has recently promulgated a series of streamlining measures to simplify the submission of general building plans, assist practitioners to keep track of the foundation and structural documents, and facilitate the applications for occupation permits (OP) and gaining acceptance of completed A&A works. By allowing submission of prescribed information on general building plans in stages, practitioners can prepare the plans more easily for gaining the first approval. Provision of sample summary tables for submission of foundation and structural documents assists stakeholders to closely monitor their submissions along the construction process. Checklists for processing OP and completed A&A works are provided to assist practitioners in checking compliance and obtaining OP and acceptance of the completed A&A works more easily and speedily.

BD will continue to enhance the existing practices and explore further streamlining measures with stakeholders for the greater good of the industry, with an aim to expediting the development process and enhancing productivity.



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Mr LAI Chi Wah, Andrew

Director of Lands
Lands Department, HKSAR Government

Biography

Mr Andrew Lai Chi-wah joined the Administrative Service in July 1992. He served in various bureaux and departments, including the former City and New Territories Administration, the former Planning, Environment and Lands Branch, the Housing Department, the Civil Service Bureau and the Home Affairs Department.

He was Deputy Commissioner for Innovation and Technology from February 2009 to April 2012, Deputy Director of Environmental Protection from April 2012 to July 2016, and Deputy Secretary for Financial Services and the Treasury (Treasury) from August 2016 to August 2020. Mr Lai has been Director of Lands since 5 August 2020.

Abstract

Implementation of New Development Areas – Pioneer of Northern Metropolis

The giant development plan of the Northern Metropolis was unveiled by the Government in October 2021. It covers a total land area of about 300 km² and aims to foster the development of Hong Kong and our collaboration with Shenzhen through forming a spatial framework of 'Twin Cities Three Circles'. While the Northern Metropolis may only be fully developed after some 20 years, its pioneers are setting off in the form of new development areas (NDAs). Three NDAs are being progressively implemented by the Development Bureau and its departments.

The Lands Department has been facilitating the development of NDAs through land resumption, land sale and land exchanges. Two residential sites were put up for sale in 2021 with promising results. Innovative land administration practices have been launched to accelerate the implementation of NDAs, including 'people-oriented' enhanced land compensation and rehousing packages, private sector participation through land exchanges and newly introduced standard rates for premium assessment. Director of Lands will elaborate these new initiatives and the latest progress in the development of NDAs.



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Prof YEH Gar On, Anthony

Chair Professor
Department of Urban Planning and Design
Faculty of Architecture
The University of Hong Kong

Biography

Prof Anthony G.O. Yeh, FHKIP, FRTPI, FPIA, FRICS, FCILT, Member of the Chinese Academy of Sciences and Hong Kong Academy of Sciences and Fellow of TWAS (The World Academy of Sciences) is Chan To-Hann Professor in Urban Planning and Design and Chair Professor of Department of Urban Planning and Design and Director of GIS Research Centre, and former Dean of Graduate School, Director of Centre of Urban Studies and Urban Planning, Institute of Transport Studies, and Head of Department of Urban Planning and Design at the University of Hong Kong. His main areas of specialisation are in urban development and planning in Hong Kong, China, and South East Asia and the applications of geographic information systems (GIS) as planning and management support system for smart cities. He received the UN-HABITAT Lecture Award in 2008 for his outstanding and sustained contribution to research, thinking and practice in the human settlements field. He has published over 30 books and monographs and over 180 international journal papers and book chapters. He has been studying the development of the Pearl River Delta since the 1990s.

Abstract

The Northern Metropolis – Pudong of Hong Kong in The New Era of Development

In the early stage of China's economic reform and opening-up in the 1980s and 1990s, Hong Kong and the Pearl River Delta have a very high level of synergy in regional development under the regional division of labor model of "front shop, back factory". Due to abundant cheap labour, low-cost land, preferential policies and flexible business environment in the Pearl River Delta (PRD), a large number of small and medium-sized Hong Kong manufacturers were attracted to set up factories in the PRD. At the same time, Hong Kong developed its advanced producer services to support factories in the Pearl River Delta to expand into the international market and turn the Pearl River Delta into a world factory as well as transforming Hong Kong into a world city and a global financial center. However, since the mid-2000s, with the upgrading of industries in the Pearl River Delta from low-tech labor-intensive industries to high-tech knowledge-intensive industries and the vigorous development of financial and producer services, the former "front shop, back factory" model has gradually declined. Of the traditional four key Industries, namely financial services, tourism, trading and logistics, and professional and producer services, only financial services and professional services are the industries that Hong Kong still has an edge in addition to new high-tech industry that is rapidly developing in the PRD. We need to search for a new economic cooperation model between Hong Kong and the Pearl River Delta under the recent national policy of Outline Development Plan for the Guangdong-Hong Kong-Macao Greater Bay Area. The Northern Metropolis will be very important in the implementation of the GBA Outline Development Plan and the re-making of Hong Kong in the next 25 years. Pudong has been very instrumental in the re-making of Shanghai as a world city. Similarly, the Northern Metropolis, with an area of close to 250 sq km which is around 25% of the total land area of Hong Kong and similar to the size of Pudong (350 sq km), will help Hong Kong to face its new challenges of economic transformation and to solve part of its pressing housing shortage problem. We need a multi-professional inter-departmental Northern Metropolis Development Authority to use a corporate development approach to deal with the complicated planning, land resumption, and development issues in moving the Northern Metropolis Development Strategy forward.



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Mr WAN Man Yee, BBS, JP

Director
M Y Wan and Associates Ltd

Biography

Mr MY Wan now has 50 years' post qualification experience in surveying. During a half-century of hard work, he has had the fortune to participate in or project manage hundreds of projects in Hong Kong and the Mainland, of a wide spectrum of varieties, at different levels of responsibilities and regularly achieving acceptable results and standards. As an active member of the Building Committee of the Housing Authority twice, he worked on public housing production for 14 years. He chaired the Capital Projects Committee at KCRC for 5 years completing the West Rail and prepared the ground work of the Shatin to Central Link which was aborted because of the failed merger of the Railway Companies. He is participating in the development of performing arts venues and museums at the West Kowloon Cultural District in his eighth year, and is now supervising the development of hospitals at the Hospital Authority, chairing the Capital Projects Sub Committee.

He built youth camps, youth service headquarters for the Hong Kong Federation of Youth Groups and Youth Outreach and a youth hostel. At the elderly front, he orchestrated the establishment of a group for elderly bird watchers.

Amidst the numerous residential and office towers in the private sector, he built a marina in a lagoon and the then tallest building on a six storey basement on new reclamation at the Victoria Harbour.

In 1996, he took the first and last town planning appeal to the Privy Council and won. The planning permission has since expired and he reapplied and won the appeal in 2021 and obtained planning permission for the same project for the second time, in almost 30 years. This is Nam Sang Wai. He now looks forward to establishing the nature reserves there to welcome the annually migrant wetland fowls, and our children to enjoy nature and environmental education.

Abstract

Northern Metropolis: A Happy Ending, A Happy Beginning

Mr MY Wan wishes to share some thoughts on the Northern Metropolis. He thinks that it should not fail, cannot fail and will not fail if done properly. He quietly wishes enormous success of the Northern Metropolis to support the integration of Hong Kong SAR into the Greater Bay Area, for the SAR to play a pivotal role, to provide the grand stage with unlimited opportunities for our new generations to flourish and enjoy their lives.



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A New Era of Hong Kong towards
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17 September 2022 (Saturday)



Mr FONG Hok Shing Michael, JP

Director of Civil Engineering and Development
Civil Engineering and Development Department, HKSAR Government

Biography

Mr Michael Fong has joined the Government since graduating from the University of Hong Kong in 1988. Over the years, Mr Fong has served in a variety of posts in various works departments and the Development Bureau (DEVB), including Chief Assistant Secretary of DEVB, Assistant Director / Projects and Development of Drainage Services Department, Deputy Project Manager of the West Development Office of Civil Engineering and Development Department (CEDD), and Head of Sustainable Lantau Office of CEDD. Since May 2022, Mr Fong has assumed the post of Director of Civil Engineering and Development, leading the Department in taking forward Hong Kong's new town development and land supply projects, among which are the Northern Metropolis and the Lantau Tomorrow Vision that serve as the two key drivers for the social and economic growth of Hong Kong.

Abstract

Hong Kong – Shenzhen Cross-boundary Strategic Spatial Framework under The Northern Metropolis Development Strategy

The Government announced the Northern Metropolis Development Strategy in 2021. The Northern Metropolis encompasses an area of about 30,000 hectares, covering Yuen Long and North Districts which include the boundary areas between Hong Kong and Shenzhen with seven boundary control points. Spanning from west to east, the Northern Metropolis comprises a number of major development clusters with transport proposals to enhance the intra-connectivity among the development clusters, as well as the inter-connectivity with Shenzhen that helps trigger greater development momentum of the Northern Metropolis. Coupled with the Harbour Metropolis that includes the Kau Yi Chau Artificial Islands in the Central Waters, these two metropolises located in the north and south of Hong Kong will provide massive land and enhance the spatial layout of Hong Kong, spearheading their respective economic engines.

In the presentation, the speaker will outline the Hong Kong–Shenzhen cross-boundary strategic spatial framework and the corresponding key action directions envisioned under the Metropolis Strategy.

A decorative graphic consisting of several colored circles (orange, purple, blue, green) and lines (orange, blue, green) that curve and connect across the page. The background features a faint, stylized cityscape with blue and white buildings.

Moderators Information



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Sr CHIU Kam Kuen

President
The Hong Kong Institute of Surveyors

Biography

Sr K K Chiu, is a Fellow Member of the HKIS. He is the Chief Executive of Greater China at Cushman & Wakefield and has devoted himself to serving the surveying industry over the past 37 years. Since 1999, he has held various positions at the HKIS, including the Chairman of the General Practice Division in 2015-2019, and has made tireless efforts to enhance the professionalism of the surveying industry and to promote land and property valuation. Apart from his service to the HKIS, Sr Chiu also engages in works in various professional organisations and government committees to promote the development of the industry. He is currently a Member of Working Group of Advisory Forum of International Valuation Standards Council (IVSC), General Council Member of the China Institute of Real Estate Appraisers, and Member of Land and Development Advisory Committee (LDAC) appointed by the Government of Hong Kong SAR under Development Bureau etc. In addition, Sr Chiu helps nurturing surveying students in local universities by providing advice to the curriculums and examinations.



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Sr CHEUNG Man To, Arthur

Chairman, Building Surveying Division
The Hong Kong Institute of Surveyors

Biography

Sr Arthur Cheung is the current Chairman of the HKIS Building Surveying Division and a member of the General Council of the Hong Kong Institute of Surveyors. He is an Authorized Person (AP) and a Registered Inspector (RI) under the Buildings Ordinance and a fellow member of the HKIS.

Sr Arthur Cheung has over 20 years of experience in Building Surveying practice. He has participated in various new construction projects, renovation projects, Alteration and Addition works, fitting out works, building maintenance projects, etc. from different capacities like Project Director and Authorized Person. In recent years, he focuses on project management and asset enhancement works.

Since 2018, being the Project In Charge, Sr Arthur Cheung has chaired the task force of the Heritage Campaign of the HKIS, i.e. "Timely Maintenance and Conservation of Privately-owned Historic Buildings and Its Appreciation" funded by the Built Heritage Conservation Fund of the Development Bureau, and had organized a series of public engagement events to promote conversation of the historical building in Hong Kong.

Besides, he is a member of the Rehabilitation Advisory Committee (RAC) Sub-committee on Access under the Labour and Welfare Bureau and the Building Sub-committee (BSC) of Land and Development Advisory Committee (LDAC) under Development Bureau.



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Sr TSUI Hoi Yuen, Paul

Chairman, Land Surveying Division
The Hong Kong Institute of Surveyors

Biography

Sr Paul Tsui is currently the Chief Executive Officer of Esri China (Hong Kong) while Esri is the world leader of Geographic Information Systems (GIS) and mapping software. Prior to joining Esri, he worked in Ordnance Survey, the world renowned national mapping agency of the United Kingdom. As a professional, Sr Tsui is serving as the Chairman of Land Surveying Division of the Hong Kong Institute of Surveyors, the Vice President of Hong Kong Geographic Information System Association and the Vice Chairman of Green Committee of the Smart City Consortium. He is also the Member of the Royal Institution of Chartered Surveyors and a Registered Professional Surveyor (Land Surveying) in Hong Kong. Moreover, Sr Tsui actively participates in volunteer services in the industry and education sector. He was appointed as the Sector Specialist in the Information and Communications Technology Sector by the Hong Kong Council for Accreditation of Academic and Vocational Qualifications. He also served as the Chairman of the Department of Geography Advisory Committee of Hong Kong Baptist University. In the academic and research aspect, Sr Tsui has participated in many GIS research projects related to spatial data modeling and analysis. He won the 1998 Best Paper Award held by the International Association of Chinese Professionals in Geographic Information Science (CPGIS). Sr Tsui holds a degree of Master of Philosophy in GIS.

A decorative graphic consisting of several colored circles (orange, purple, blue, green) and lines (orange, blue, green) that frame the text. The lines are curved and connect the circles in a way that suggests a network or flow. The background features a faint, stylized cityscape with blue and white buildings.

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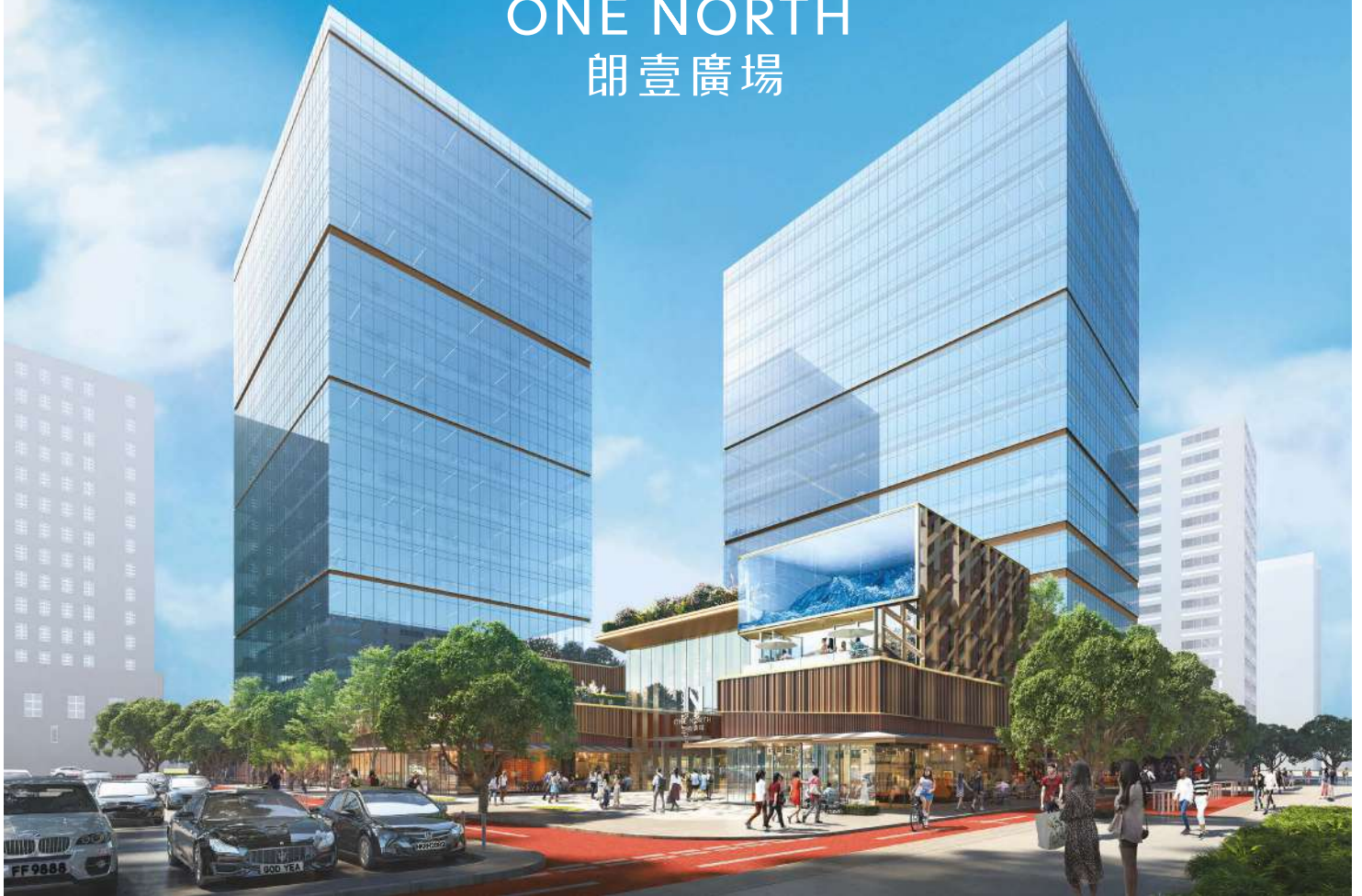
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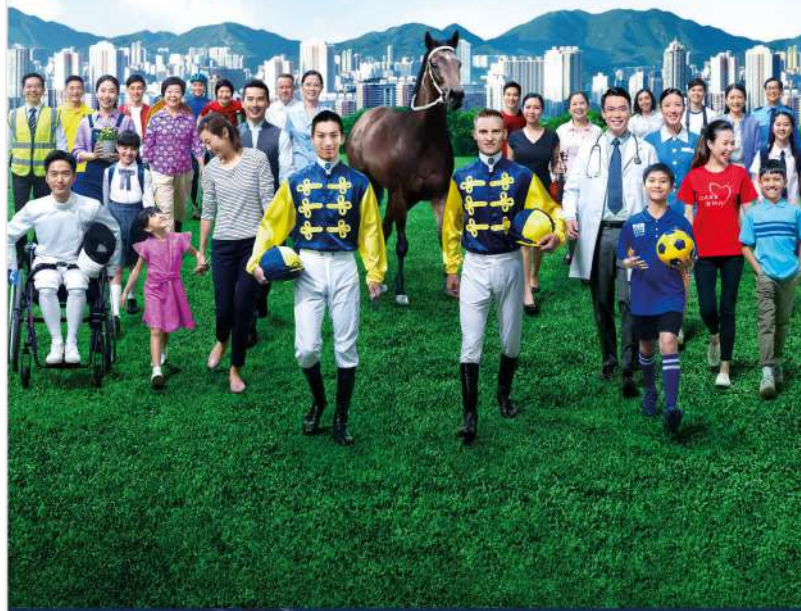
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Introduction of the HKIS

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

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

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

The HKIS membership has now grown to over 10,000. As of 5 September 2022, the number of members reached 10,646, including 7,552 Corporate Members consisting of Fellows and Members - distinguished by the initials FHKIS and MHKIS; 63 Associate Members - distinguished by the initials AMHKIS; and 3,031 probationers and student members.

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

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

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

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

A land surveyor measures and records the shape and position of the land, defines the boundary and sets out the legal boundaries of the sites. A **general practice surveyor** advises on the best use of the land, assesses the feasibility and viability of the proposed development project as well as the



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valuation, marketing, sale, leasing and management of completed developments. A **planning and development surveyor** further advises on the possible change of zoning, the likely environmental impacts and makes suggestions on preliminary development contents. A **quantity surveyor** is concerned with the building contractual arrangements and cost control, and will evaluate the likely cost of the development project and advise on the most suitable kind of contract for the project. A **building surveyor** is involved in the project management of building development proposal, holistic maintenance management of building and overall control of private buildings under relevant legislation. A **property and facility management surveyor** provides a comprehensive range of services in real estate management.

The Institute has established and continues to expand its presence in the international scene through participation in various international platforms as well as reciprocity relationships with other national surveying bodies and through membership in relevant world bodies and international organisations to maintain its professional edge at international level.

The Institute has reciprocal/ mutual recognition agreements with the following overseas institutes:

- Australian Institute of Quantity Surveyors
- Australian Property Institute
- The Building Surveyor's Institute of Japan
- Canadian Institute of Quantity Surveyors
- Chartered Institution of Civil Engineering Surveyors
- China Association of Engineering Consultants
- China Cost Engineering Association
- China Institute of Real Estate Appraisers and Agents
- Royal Institution of Chartered Surveyors
- New Zealand Institute of Quantity Surveyors
- Property Institute of New Zealand
- Singapore Institute of Surveyors and Valuers

HKIS is a member of the following international organisations:

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

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



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