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HKIS offers solution to multi-ownership problem for ageing building repair

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HKIS offers solution to multi-ownership problem for ageing building repair

HKIS officials reflect on problems in carrying out repairs to ageing buildings owing to multiple ownership and lack of consensus among owners. BSD is introducing an expert determination service that can settle disputes without recourse to the courts.

By Prudence Lui



Sr Peter Dy

Honorary Secretary, HKIS
Building Surveying Division



Sr Oliver Chan

Council Member, HKIS Property
& Facility Management Division

“Strata-title and multiple ownership are one of the root causes leading to disputes among owners. There is even difficult for identifying effective measures for the settlement of disputes once arising. This means we need other good provisions to reconcile diversified interests.”

As a result of the expansion of the population in the territory since the middle of the last century, along with the economic progression, there was a great demand of the housing stocks that lead to the erection of large volume of the buildings. Many of those buildings erected in 1950s and 1960s are still in service. There is no doubt that the number of aged buildings will increase in future which brings grave concerns about safety.

BSD Honorary Secretary Sr Peter Dy says Hong Kong is a well-known city in the world with such a high density of high-rise private buildings under multiple ownership. He said, “Remember that use of common areas, including lift lobbies, exterior walls and corridors specified in the Building Management Ordinance, is shared by co-owners. Owners are liable to contribute towards management and maintenance costs. It is not an easy task to get the consensus among owners especially on the agreement on the scope of repair works which in turn leading to the challenging agenda item on the contribution by owners. The more the number of owners, the more challenging is obtaining unanimity.”

“Based on my observations, owners’ awareness on building repairs has been enhanced in the last two decades thanks to Government efforts to organise talks and seminars, with professional experts like surveyors from HKIS were invited to disseminate useful information.”

Sr Dy points out that throughout the maintenance and repair (M&R) process, owners are the key driver steering the whole project. Their knowledge, mentality and willingness to take action crucially influence the repair results. While the process increases awareness of property maintenance, it is insufficient. He adds, “For instance, owners’ short-sightedness means they care only about their own flats rather than common areas. Inharmonious relationships within buildings delay M&R work because they mean extra effort to reach consensus.”

Dubbed “building doctors”, building surveyors drive building safety through their participation in different positions in this society taking different roles. Taking an example of the Mandatory Building Inspection Scheme launched by the Government in June 2012, building surveyors who practise in the Buildings Department, being the Building Authority under Buildings Ordinance to assure the enforcement of law for the building safety. Meanwhile, owners of buildings which were served with the Statutory Notices have to commission the services with building professionals taking the roles of consultant and contractor in discharging the said Statutory

Notices. Building surveyors who are practising in consultancy establishments and contractors shall serve building owners at different positions. Some building surveyors serve in public organisations which deal with the aged buildings will offer another contribution towards the problems. Sr Dy is under the employment at the Urban Renewal Authority currently which work closely with the Government on setting up various policy including the assistance offered to building owners to promote the upkeeping and improvement of the existing buildings in the territory.

Sr Dy opined, “So different building surveyors provide different kinds of service in the building repair and maintenance sector. Property owners remain the core of the issue as it is they who pay for repairs and initiate the action for keeping their build assets. The consensus among owners determines the level and speed of an M&R project. Another challenge in talking about the M&R project is bid-rigging, a widely publicised issue in the recent years. It freaks out those enthusiastic owners who are willing to drive their project when other owners suspect hidden agendas behind such seemingly generous moves. Building owners who are in genuine intention for upkeeping their built environment are likely to be “badmouthed” and challenged by other suspicious owners. Hence, fewer and fewer owners discuss M&R much. This is really not healthy.”

Early detection of defects and timely treatment extend a building’s life. Therefore, PFM surveyors’ role in day-to-day estate management and maintenance cannot be overstated. PFMD Council member Sr Oliver Chan described BSD and PFMD as complementing each other in safeguarding M&R and public safety. He said, “For example, the current Fire Safety (Buildings) Ordinance requires old buildings to improve fire service systems, fire doors and smoke lobbies as well as the means of escape. PFM surveyors will explain the solutions and different options while taking into account occupants’ preferences and their practicability. Much liaison is involved when owners have concerns about specific work items. Having close contact with the relevant government authorities and a role to interact with the owners, we can advise them on the best alternatives that are viable within the interpretation of the laws.”

“Building safety is not limited to hardware. Front line management staff conducts daily inspections regarding safety, hygiene, cleaning and building defects like dripping pipes and broken finishes which should be promptly rectified or repaired. For works covering large-scale unexpected expenses or major capital works, a sinking fund, through

“ We would promote external third-party expert determination to end disputes, under the condition that both parties agree to appoint and pay an adjudicator, who must be a professional. ”

regularly reserving funds in advance, ensures the owner do not have to pay large, one-off levies, and help maintain the function, aesthetics and cleanliness of the property.”

“In some cases, after renovation or alteration works, say, improve the appearance of a shabby building, redesign the trade mix in an arcade, redecorate old-fashioned lift lobbies or upgrade existing facilities will create asset enhancement opportunities for the properties.”

“I agree that managing buildings with multiple owners is a key challenge for reaching consensus on M&R works because people’s aims, expectations and knowledge on buildings vary. Though there are legal tools such as the Building Management Ordinance and documents like Deed of Mutual Covenant to facilitate effective building management, multiple ownership causes many disputes among owners. We need the soft skills to reconcile diversified interests.”

PFM surveying involves utilisation of human resources for better management of people. It is a labour-intensive service and would definitely benefit from the application of technology, according to Sr Chan. He attributes this to the intensive nature of the work and the ageing workforce. “Innovation is the key.” he said. He believes in the 5G network and anticipates it allowing much faster data processing and transfer. As a result he expects Artificial Intelligence (AI) to be widely implemented. He foresees drones carrying out inspections of exterior walls and slopes. He expects AI to speed up the understanding of information through image processing and data analysis. Another example is the Internet of Things, with extensive use of smart sensors connected to central processors to facilitate early fault detection. From there, he expects we can timely initiate repairs and minimise accidents. Other likely applications include robots and automation. “We are studying with different institutions deploying robots to climb exterior walls to detect defects and perhaps tap the external walls to identify the hollow spots. I understand the industry, especially large corporations, are looking into this when speedy response is the trend and the labour force is shrinking and getting more expensive.”

Water can speed up a structure’s ageing process. Water seeping through building structure lead to the corrosion of embedded reinforcement bars within reinforced concrete structures, so prompt action is absolutely necessary. Some private home repair disputes go on for years, and such

problems will mushroom with more older buildings.

If home-owners cannot agree a solution the existing system is to lodge complaints to the Joint Office of the Buildings Department and the Food and Environmental Hygiene Department. But we heard challenge by the public from time to time on the effectiveness of the said mechanism. The Land Tribunal is overstretched, and it’s costly for owners to take cases to District Courts.

In order to offer an alternative way to the litigation measures for settlement of building related technical issues and disputes in effective manner, BSD proposed the idea of a Building Affairs Expert Determination Centre (BAEDC) last year.

Sr Dy said the birth of BAEDC is not accidental. The Division called for a Building Affairs Tribunal (BAT) in the early 2000s, when disputes on building repairs were already beginning to multiply and linger for years. He added, “At that time, Government didn’t think it was the right time for this concept. Over years, BSD noticed that building related disputes escalated and building owners still encountered difficulty in identifying cost-effective solutions to them. Therefore, BSD proposes the current concept of BAEDC for consideration. The Centre aims at first to tackle building related technical disputes like water seepage, workmanship of decoration, fitting out, repair and maintenance works for existing buildings. The parties’ disputes would be referred to an expert with relevant experience and expertise for determination. The parties opt for the service under BAEDC would have to sign an agreement such that the parties would be bound by the decision of the expert on the ultimate issues/ disputes to be determined as well as the procedures and rules of the determination proceedings adopted by the expert.

A Panel of Experts will be set up for admitting interested professional members who can demonstrate their experience and expertise on the aforesaid types of building related disputes. For the purpose of setting up the administrative and documentary system, a legal consultancy was engaged early this year for the purpose. “It is expected the proposed BAEDC can offer an effective solutions for the needy owners related to the building disputes which always connect to aged building problems”

The article is published courtesy of Classified Post.

「分層業權和多重業權是造成業主之間引起諸多糾紛的其中一個根本原因。一旦發生糾紛便難以有效解決，所以我們需要其他制度以調和各方利益。」

香港測量師學會為解決舊樓分散業權問題獻策

香港測量師學會認為舊樓維修困難重重，歸因分散業權問題和業主之間缺乏共識。建築測量組提議在舊樓維修事務上採用專家判斷服務解決有關紛爭，避免訴諸法庭。

撰文：呂麗娟

本港人口自上世紀中葉以來持續增加，加上經濟發展蓬勃，所以對房屋需求很大，因而興建了大量樓宇。許多建於 1950 年代和 1960 年代的大廈仍在使用中，毫無疑問這些舊樓的數目將會不斷增加，引起樓宇安全這方面的關注。

建築測量組和物業設施管理組在維護樓宇安全方面擔當關鍵角色，特別是在維修和保養方面。建築測量師掌握檢驗及修葺樓宇的技術，可為老化樓宇問題提出切實可行的建議。而物業設施管理組測量師作為顧問，專注計劃維修時間表，使樓宇設施符合品質標準。

建築測量組義務秘書李偉峰測量師表示，香港是一個以高樓宇密度見稱的城市，而多層大廈私人樓宇多為分散業權物業。他說：「《建築物管理條例》下有提及的公眾地方，如電梯大堂、外牆及走廊，都由共同業主擁有。業主有責任承擔管理和維修費用。業主之間取得共識並非易事，特別是就維修工程的範圍達成協議更是困難，往往在業主大會上出現相關具爭議性的議程。業主數目越多，要取得一致意見就更難。」

「根據我的觀察，在過去二十年間，由於政府不斷有舉辦樓宇維修等專題講座。亦令市民及業主對樓宇維修的意識有所提高。香港測量師學會亦一直有被邀請出席相關講座作主講嘉賓。」

李偉峰測量師指出，在維修和保養過程中，業主是牽頭整個項目的關鍵人物。他們的知識、心態和採取行動的決心都會影響維修的結果。雖然過程可以提高他們對樓宇維修的意識，但這樣還不夠。他補充說：「例如短視的業主就只會關心自己的單位，而忽略了公用空間。業主間若不協調會阻礙樓宇維修和保養的工作，因為業主們需要為達成共識付出更多努力。」

被形容為「樓宇醫生」的建築測量師在社會不同崗位上擔當不同角色，大力推動樓宇安全。以政府於 2012 年 6 月推出的強制驗樓計畫為例，在屋宇署工作的建築測量師，處理《建築物條例》下的建築事務監督的工作，執行有關條例，確保樓宇安全。收到法定通知書的樓宇業主，必須委託顧問和承辦商，以履行法定通知書的內容。在顧問公司和承辦商工作的建築測量師，於不同工作崗位上作不同角色，推動樓宇維修和安全。另外，亦有在公營機構服務的建築測量師有處理涉及樓宇老化的問題。李偉峰測量師便是其中一份子，他受聘於市區重建局，而其工作便涉及透過與其他政府部門緊密合作，制定政策，包括向業主提供支援，促進現時私人樓宇維修和改善的工作。

李偉峰測量師認為：「不同建築測量師在樓宇維修及保養工作上提供不同性質的服務。而業主仍然是解決問題的核心，因為業主才是真正牽頭起動維修工作的一方，而他們亦須為其樓宇維修工程支付所需費用。業主之間如何達成共識亦影響了維修和保養工程的程度和進度。另一個對業主的挑戰是圍標問題，這是近年經常聽到的報導。有些業主願意主動提及發起維修工程，卻被其他業主懷疑背後用心。真正打算維修樓宇的業主很可能被「抹黑」，甚至被其他業主質疑。因此，越來越少業主討論維修及保養樓宇。這種情況並不健康。」

及早發現問題和採取即時行動能有效延長樓宇的使用壽命。因此，物業設施管理測量師在日常物業管理及維修中的角色非常重要。物業設施管理組理事會成員陳耀強測量師認為在樓宇維修和保養及保障公眾安全方面，建築測量師和物業設施管理測量師的角色相輔相成。他說：「例如現行的《消防安全（建築物）條例》要求舊樓改善消防系統、防火門和防煙門廊以及逃生途徑。物業設施管理測量師會向居民解釋各種解決方案和選項，同時考慮他們的意願及可行性。當業主對個別工作項目有顧慮時就需要更多時間協商。通過與相關政府部門密切聯繫，以及與業主交流，我們可以在法律的框架下，向業主提供最佳可行方案。」

「樓宇安全不僅限於硬件。前線管理人員每天檢查樓宇的安全、衛生、清潔和建築問題，如水管滲漏和有地方破損，都應及時改善或修補情況。若工程涉及大筆額外開支或大型工程項目，因工程備用基金已提前定期預留資金，令業主無需一次性支付大筆費用，亦有助保持樓宇的功能、美觀和整潔。」

「在一些情況下，經翻新或改建工程後，例如改善破舊樓宇的外觀，重新設計商場的店舖組合，重新裝修舊式電梯大堂或提升現有設施等，都有助增加樓宇的價值。」

「我同意擁有多重業權的樓宇要在維修和保養工程上達成共識是一個挑戰，因為每人對樓宇維修的目標、期望和知識都有不同。雖然《建築物管理條例》和大廈公契等法律文件有助推動大廈管理，但多重業權難免會在業主之間引起許多糾紛。我們需要運用軟技能去調和各方利益。」

物業設施管理測量利用人力資源有效地管理人材。陳耀強測量師說，這是一項耗費人力的服務，而科技應用就能大大減輕工作，這點與工作性質和業界人口老化有關。他說：「創新是關鍵。」他相信 5G 網絡可更快地處理和傳輸數據。因此，他預計業界未來將廣泛應用人工智能。他認為航拍機有助檢查外牆和斜坡。他預期人工智能通過圖像處理和數據分析可更快掌握資訊。另一個例子是物聯網，大量使用連接到中央處理器的智能傳感器，有助及早找出問題，這樣就能夠及時進行維修，盡量減少意外。其他可能的科技應用包括機器人和自動化。「我們正與大學機構研究利用機器人檢查樓宇外牆是否出現如空心等問題。當市場請求迅速反應，加上勞動人口萎縮，工資不斷上升，都令業界，尤其是大型企業往這方向研究。」

滲水可以加速建築物結構的老化過程。樓宇滲水會導致混凝土中的鋼筋銹蝕，因此要採取迅速行動。一些私人樓宇維修糾紛可持續多年。隨著更多樓宇老化，問題可能會惡化。

如果業主們不能就解決方案達成共識，在現有機制下，市民是可以向屋宇署及食物環境衛生署的聯合辦事處投訴。但是我們不時聽到公眾質疑現行機制的效效益。雖然業主亦可將糾紛訴諸法庭，但土地審裁處的工作繁重，排期需時，而業主入稟區域法院的代價又很高。

為了更有效解決涉及與樓宇相關的技術問題的糾紛，建築測量組去年便倡議成立樓宇事務專家決策中心，在現行機制以外的建議循環。

李偉峰測量師說，樓宇事務專家決策中心的誕生並非偶然。建築測量組早於 2000 年代已倡議成立樓宇事務審裁處，有見當年涉及樓宇維修的糾紛的數目已相當多，問題多年來亦依然存在。他說：「當時政府認為另外設立審裁處的建議並不合時宜作討論。多年來，建築測量組注意到樓宇相關的糾紛不斷上升，業主仍未找到符合成本效益的解決方案。因此，建築測量組提出成立樓宇事務專家決策中心，中心首要解決樓宇相關的技術糾紛，如現時樓宇的滲水，設計工藝、裝修、維修和保養問題。各方爭議將交由具有相關經驗和專業知識的專家去定奪。各方若選擇向樓宇事務專家決策中心求助，須簽署協議，以便各方接受由專家提出的最終問題/爭議的裁決，以及裁決涉及的程序和規則。」

樓宇事務專家決策中心將成立一個專家小組，有關小組由擁有上述類型的樓宇糾紛的相關經驗和專業知識的專業人士所組成。為了建立行政和存檔系統，本會今年年初聘請了一家法律顧問開始了有關籌備的工作。

「樓宇老化引起許多糾紛，我們相信樓宇事務專家決策中心可以為有需要的業主提供有效的方法去解決有關樓宇糾紛。」

本文由《Classified Post》撰文。



Sr Winnie Shiu

In June, my role as Acting President has meant another eventful month, with Institute events and activities fully packed my diary! Happily attending and involving in these events has been an eye-opening and fruitful experience, not only because I could have a closer feel of the industry's pulse, but also because I gained a stronger realisation of how our members' skills make such an essential contribution to Hong Kong's development. This year, with justifiable pride, HKIS is celebrating its 35th anniversary, and we rightly ask ourselves, what will the next 35 years hold? Obviously, the current cohort of talented young surveyors will be the driving force behind the industry's continuing growth and advancement. I take this opportunity to invite all our young members to join and take an active part in the Institute's committees, working groups and activities. Your contributions are indeed mostly welcomed and respected.

Coming Together is a Beginning

Each year our membership grows steadily, with the infusion of new blood, acting as a catalyst to fuel the growth of HKIS and the surveying profession as a whole. Congratulations on their attainment of professional qualifications and capabilities. On 5 June, it was my honour to welcome and witness 247 newly qualified surveyors "joining the family" plus our new Fellow members at the annual HKIS Diploma Presentation and 2018 Dissertation Awards Presentation Ceremony. In addition to presenting diplomas to newly qualified members from different divisions, certificates and prize cheques were presented in recognition of the outstanding dissertations of the final year students of our accredited first degree courses

and the research contribution to surveying from the postgraduate students. The ceremony meant a lot to young members, now embarking on their professional journey into the world of surveying after their perseverance and hard work met the high professional and ethical standards of member surveyors. Undoubtedly these young surveyors will play a pivotal role in helping to carry on our Institute's professionalism.

Staying Together is Progress

Building rapport with our members and enhancing HKIS's professional image within the society have always been the top priority. Externally, for instance, HKIS supports the Hong Kong Institute of Vocational Education (Morrison Hill) through scholarships/bursary donations. On 18 May, I attended its Student Awards Reception and was delighted to meet the four promising awardees. Regarding this category, our Public and Social Affairs Committee has spared no effort in reaching out to schools to promote the surveying profession. This year our involvement with the Education Bureau's Business School Partnership Programme will continue, through better cooperation and closer alliances between the business sector and schools. HKIS sows the seed by deploying Divisions' representatives to introduce their respective topics in such formats as large-scale career talk and thematic talks.

Internally, lifelong learning equips us with the skills to cope with the never-ending challenges in this ever-changing society, while simultaneously maintains a high level of competence in professional practice and technical performance. Hence, HKIS regularly organises Continuous Professional Development (CPD) events with a broad spectrum of topics. In 2018, about 250 CPD events were organised by our six divisions and our Young Surveyors Group (YSG). We encourage our members to attend according to their interests and self-development needs. Following the Construction Industry Council's calling for nominations for the "Construction Industry Outstanding Young Person Award 2019" to honour the achievements of practitioners aged 20 to 40, we have nominated some members and will continue encouraging and inspiring YSG to pursue industry recognition on similar platforms.

Working Together for Success

Together we stand strong. As HKIS continues to grow in size and relevance, collaboration among members becomes crucial for sustainable growth. So far, YSG has always provided various surveying related and social activities, which become excellent platforms for young members to expand their horizons and develop strong relationships with other member surveyors. On the subject of active participation in meaningful activities, congratulations to the HKIS Dragon Boat Team, who competed in the Sun Life Stanley International Dragon Boat Championships on 7 June and was second runner-up in the HKIS 35th Anniversary Dragon Boat Cup and champion in the Stanley Bowl. I witnessed the events that day with overwhelming pride and joy. The team outperformed last year's results with robust teamwork and comradery, powered mostly by YSG members. This is the kind of event that reinforces and invigorates our team spirit and demonstrates our can-do attitude.

Concurrently, we also hope to see senior members pass on the torch by grooming our young members. In a few years, these newcomers will acquire the relevant experience and expertise from senior surveying members, and in turn, they can naturally volunteer to nurture the next generation via mentorship or assessor roles. We need our YSG members to help to manage the Institute's matters, thereby further elevating the status and image of the Institute. You all are our valuable successors to drive and steer the surveying profession for the best interest of the profession and the community.

署理會長一職，工作十分充實，各大小活動填滿了我的工餘時間，使我更多參與對內對外的事務，有機會發揮一定的作用，也加深了對各事務的認識。同時，透過參與這些事務，使我更能掌握業界的脈搏，也令我更深感受到會員們，如何發揮各自的才能，給發展香港作出重大的貢獻。今年，是本會 35 周年會慶，未來 35 年本會發展的路向應該怎樣？我非常高興見到，很多年輕人加入測量行列，增添推動本會發展的生力軍。我在此誠邀各位年輕會員多參與本會各個委員會，工作小組及其他活動，讓我們一起共創新里程。

相會是開始

每年我們會員人數增長穩定，不斷有新血加入。我很榮幸在 6 月 5 日出席本會一年一度的文憑頒授典禮暨 2018 傑出畢業論文

頒獎典禮，歡迎和見證 247 位合資格的測量師和一眾新任資深會員加入我們這個大家庭，在此祝賀取得專業資格的新會員。除了頒獎給不同組別的新會員外，我們亦向認可的學位課程畢業生和研究生頒贈證書和支票，表揚各位同學的優秀畢業論文及研究生對測量業的研究貢獻。典禮對年輕會員來說意義深遠，他們努力不懈，達到測量師會員的專業和操守標準，成功踏上專業人士的職業道路。毫無疑問，這群年輕測量師對提升本會的專業資格將扮演重要角色。

凝聚是過程

促進各會員之間的合作交流，和提升本會在社會大眾心目中的專業形象，向來是學會的工作重點。對外，我們的工作包括支持香港專業教育學院（摩理臣山），向該院校學生捐贈獎學金 / 助學金。5 月 18 日，我出席該院校的獎 / 助學金萃匯活動，並與四位得獎者見面。在有關工作上，本會公共及社會事務委員會不遺餘力，向學生介紹測量專業。我們今年將繼續參與教育局的商校合作計劃，加強本會與商界和院校之間的合作和聯繫。本會各組別將派出代表，在大型職業講座和主題講座，講解對各測量組別有關的問題，藉此散播測量教育的種子。

對內，終身學習有助我們掌握各種最先進科技，用以應付社會變化帶來的各種挑戰，並讓我們時刻保持高水平的專業實務和表現。因此，本會定期舉辦持續專業進修活動，內容涵蓋不同題目。在 2018 年，六大組別和青年組舉辦了約 250 場持續專業進修活動。我們鼓勵會員們按自己興趣和個人發展需要參加相關活動。建造業議會舉辦「建造業傑出青年選舉 2019」，旨在表揚年齡介乎 20 至 40 歲、有傑出表現的年輕從業員。我們提名了多位會員參與，並將繼續鼓勵青年組會員在類似的平台表現自己，爭取業界的肯定。

合作締造成功

團結就是力量，隨著本會的擴展規模和工作，加強會員之間的合作是必需的，用以持續良好的發展。例如，青年組積極舉辦與測量相關的活動和社交活動，讓年輕會員擴闊視野之餘，他們亦可藉此認識其他會員，建立人脈關係。提到參與有意義的活動，我要恭喜本會龍舟隊「港測龍」在 6 月 7 日舉行的赤柱國際龍舟錦標賽勇奪殊榮，在香港測量師學會 35 週年龍舟盃奪得季軍，以及在赤柱盃奪得冠軍。我在比賽當天亦有到場支持，同時為「港測龍」龍舟隊屢創佳績而感到驕傲和興奮。「港測龍」龍舟隊今年的表現更勝去年，充分發揮團隊合作精神，為此要感謝一眾青年組成員。龍舟賽增強和激發我們的團隊精神，並展示我們勇往直前的態度。

同時，我們也希望資深的會員能夠與新晉的會員攜手合作，達到把測量專業薪火相傳的目標。再過幾年，這些後起之秀，從資深會員身上吸收到相關的經驗和知識後，他們亦可以透過師徒計劃或評核制度，指導和培育新人。我們需要更多青年組會員參與處理會務，一起提升本會的地位和形象。你們是重要的接班人，帶領測量業，推動業界和社會繼續進步。

HKIS 35th Anniversary Celebration Memoirs of the HKIS Past Presidents – Celebrating 35 Years of Excellence 香港測量師學會35周年誌慶 – 歷屆會長回憶錄

The year 2019 marks the 35th anniversary of the service and commitment by The Hong Kong Institute of Surveyors towards the surveying profession and the community. To celebrate this joyous occasion, a new column in the HKIS monthly newsletter - *Surveyors Times*, will be dedicated to the Past Presidents for sharing their precious memories, invaluable insights and significant achievements during their tenure. The articles will be published in the *Surveyors Times*, starting from December 2018 to November 2019.



Sr Prof WONG Bay
Past President (2010-2011)

Institutionalization of internal communications and continuing services

It gives me much pleasure and pride to witness the growth and development of the Institute in the past 35 years. I am a Building Surveyor and qualified as ARICS in 1974. In the election congratulatory letter, the Royal Institution of Chartered Surveyors (RICS) advised me that surveyors should keep themselves up-to-date through continuous professional development and should contribute in various institutional and divisional affairs. I thought it was a meaningful suggestion so I joined the Junior Organisation and also served as a member of the RICS Building Surveying Council during the 70s. I learnt, developed, met new friends and found how rewarding it was in attending these council meetings, where I witnessed the growth of the profession from strength to strength.

It was by chance that I joined the HKIS Formation Committee in 1983 and hence planned and organised the birth of the HKIS in 1984. I was the Honorary Treasurer of the HKIS in the 1st General

Council. During the 80s and 90s, I served as a member of the BS Divisional Council and later the Chairman of the BS Division from 1995 to 1997. I was nominated as one of the Distinguished Building Surveyor by the HKIS in 1998. This honor gave me much motivation and impetus to work hard and do more for the Institute.



Though I spent more of my energy in the BS Divisional Council in the following decade, I have never thought of moving up the leadership ladder. It was until 2008, President Sr Francis Leung called me and invited me to stand for election as Vice-President in the year. Prior to the HKIS Annual General Meeting, President Leung took me around and introduced me to various divisions in their Divisional AGM/Annual Dinners. It gave me much pleasure that I met with many predecessors and old friends in various divisional councils where we deliberated about the opportunities and challenges the division faced and shared our vision. Through





they will have a much broader vision but a thorough understanding of the business and culture of all divisions. Amazingly this little suggestion was adopted by the General Council well before my tenure as President in 2010/11.

Since my retirement from civil service at Housing Department in 2010, I joined the education sector and enjoyed lecturing at the University of Hong Kong and mingling with our younger generation. Sure it makes me look younger as I learnt to communicate with them in their language.

I would like to congratulate the HKIS on its solid growth and shiny development of its membership and more visibly great contributions to the economic, social, technological, environmental and cultural developments of Hong Kong. The world is getting smaller due to various technological breakthroughs and now all key businesses are gradually becoming global. The opportunities ahead are the Greater Bay Area and one-belt-one-road developments which will have great demand on our services. However, for young surveyors we need to have quality life-long learning in order to tackle the new challenges, such as the accelerating urbanization, land supply, demographic shifts, ageing population, ageing properties/buildings in society, climate changes, scarcity of resources, BIM, smart and green technological developments, artificial intelligence, machine learning, big data, cloud computing.....etc.

Our Institute will be great if we have contributions from all of you together no matter how small and humble it is. Members, keep up the good spirit!

these visits I deeply recognised the importance of internal communications and its potential for energizing into integrated institutional momentum.

I was lucky that I was elected uncontested as Vice-President in 2008 and later Senior Vice-President in 2009. During that period we expanded from four divisions to six divisions and a stronger linkage was called for building trust, understanding, coordination and collaboration amongst the divisions. It was also at that time I recommended to the General Council/Executive Committee that all Office Bearers have to sit in council meetings of the division not belonging to his/her division. They have to take turn to attend meetings of another division in the next year. The whole purpose was to ensure the Office Bearers would have a better understanding of the other divisions, in particular, the challenges and unresolved issues that other divisions were facing. This will also encourage the Office Bearers to dig deeper into problems and solutions of other divisions that he/she was not familiar with. When the Office Bearers move up the leadership ladder



国内政策新闻

1至5月超1亿人工薪所得无需再缴个税

(来源：中国青年报)

本报北京6月26日电（中国青年报·中青在线记者张均斌）今天，记者从国家税务总局获悉，今年1~5月，全国累计新增减税降费8930亿元，新增减税8168亿元，新增社保降费762亿元。其中，个人所得税改革新增减税2594亿元，累计有1.09亿人的工薪所得无需再缴纳个人所得税。

小微企业普惠性减税效果好力度大。1~5月，小微企业普惠性政策新增减税668亿元，个体工商户和民营企业是最大受益群体，占全部减税额的83.4%。

2018年，国家出台了多项鼓励科技创新企业所得税优惠政策，其中，提高研究开发费用税前加计扣除比例政策新增减税878亿元，有力促进了制造业加快转型升级和创新驱动发展战略的实施。

税务总局相关负责人介绍，这一系列数据充分表明，在当前复杂外部环境下，减税降费对我国经济实现“六稳”发挥了重要作用。下一步，税务部门将持续打通减税降费落实的“最后一公里”，确保各项政策落地落实，助推我国经济实现高质量发展。

北京办事处简讯

6月13日北京议会会员活动顺利结束

6月13日晚，由北京议会主席胡煜琳测量师组织的专题讲座《如果，没有定额》在三里屯太古里圆满结束。讲座由林清锦先生为大家讲解，林清锦先生多年的内地从业经验和强大的专业知识为大家带来了一场精彩的讲座，大家就讲座主题纷纷展开了探讨和交流，现场掌声不绝于耳。讲座结束后，胡煜琳测量师代表学会向演讲嘉宾林清锦先生颁发了感谢状和纪念品。



武漢建築業協會到訪 香港測量師學會

武漢建築業協會一行十餘人，由該會秘書長李紅青帶領，於6月3日到訪學會，瞭解香港測量師學會的文化發展歷程、基本職能和行業地位。會上，學會前會長兼內地事務委員會主席賴旭輝博士、測量師講解了學會的運營管理辦法、經費來源、及從業人員的素質和培訓要求。雙方亦就內地造價工程行業和本港的工料測量的專業要求作意見交流。學會出席接待的包括義務司庫黃國良測量師、工料測量組主席江就明測量師、上任主席甘家輝測量師和增聘理事鄧琪祥測量師。



上海市委統戰部到訪 香港測量師學會

上海市委統戰部一行七人，由副部長、上海海外聯誼會副會長、市僑聯黨組書記、市僑辦主任王珏帶領，於6月26日到訪學會，由學會會長梁家棟博士、測量師、前會長郭岳忠測量師和規劃及發展組主席姚逸明測量師接待。是次會面，雙方主要就兩地的專業發展進行更深入交流、就兩地的房地產、城市規劃和物業管理議題交換意見，並希望日後保持緊密聯繫，加強合作，在上海市推廣測量專業。

上海市委統戰部代表團成員包括港澳臺工作處副處長、上海海外聯誼會副總幹事臧彥昊、港澳臺工作處主任科員、上海海外聯誼會幹事錢菲、上海海外聯誼會副總幹事（駐港）許大偉和吳嘉華等。



上海海外聯誼會副會長王珏（左）



HKIS Outstanding Dissertation/Thesis Awards Presentation 2018

The HKIS Outstanding Dissertation/Thesis Awards is dedicated to the pursuit of surveying and built environment knowledge and acknowledges outstanding research work in this arena.

Winners of the HKIS Outstanding Dissertation/Thesis Awards 2018 (Undergraduates and Postgraduates) received Certificates and Prize Cheques from the Acting President at the Diploma Presentation on 5 June 2019.

Undergraduates

- 1 Top Award (BS) - TONG Shin Ling**
The University of Hong Kong
Case Studies on the Social Impacts of Adaptive Reuse of Government-owned Built Heritage in Hong Kong
- 2 Top Award (GP) - YIP Tin Wai Chelsea**
The University of Hong Kong
International Evidence on the Predictability of Long-term House Prices
- 3 Top Award (LS) - Ki MA**
The Hong Kong Polytechnic University
Spatial and Temporal Variation of PM2.5 Concentrations and Analysis of Influencing Factors in Micro-environment
- 4 Top Award (PD) - CHOY Tsz Hin**
The University of Hong Kong
Bus Service Provision in Hong Kong: Spatial Disparity, Socioeconomic Correlates, and Policy Implications
- 5 Top Award (PFM) - CHAN Wing Hei**
City University of Hong Kong
Enhancing Quality of Life for Elderly with Dementia through Home Lighting Conditions
- 6 Top Award (QS) - LAM Cheuk Yui**
The University of Hong Kong
Impacts of Prefabrication on Time and Cost Performance of Construction Projects in Hong Kong
- 7 Second Award (BS) - NG Man Yat**
The Hong Kong Polytechnic University
A Critical Study on Implementation of Fire Safety (Commercial Premises) Ordinance (Cap.502) and Fire Safety (Building) Ordinance (Cap.572) in Hong Kong
- 8 Second Award (GP) - WONG Hau Ching**
The University of Hong Kong
An Empirical Study of the Renminbi Exchange Rate on Private Residential Property Price in Hong Kong

- 9 Second Award (PD) - CHAN Wai Shan**
The Hong Kong Polytechnic University
A Study on How Urban Renewal Causing Gentrification in Hong Kong: A Case Study on Wan Chai
- 10 Second Award (PFM) - NG Man Wai**
The University of Hong Kong
An Empirical Study on the Accessibility and Management of Public Open Space in Private Developments in Hong Kong after the Implementation of the Public Open Space in Private Developments Design and Management Guidelines
- 11 Second Award (QS) - WONG Chi Hin**
City University of Hong Kong
Developing an Innovative and Interactive Tool for QS Measurement Education and Training: BIM + VR

Postgraduates

- 12 Grand Prize (PhD) - ZHU Rui**
The Hong Kong Polytechnic University
Spatiotemporal Data Modeling for the Analysis of the Dynamic Behavior of Urban Heat Islands
- 13 Grand Prize (Master) - ZHANG Xueyi**
City University of Hong Kong
Identification of Drawing Details through Pattern Recognition Technology



歡迎踴躍提名及參選 Welcome your entries

截止提名日期
Nomination Deadline

30 8 2019

網上提名·下載表格及詳情
Online Nominations, Forms and Details



www.avshkva.hk
www.av.s.org.hk
www.scmmedia.com.hk

查詢 Enquiry
hkva@avs.org.hk
2527 3825



第八屆 香港傑出義工獎 The 8th Hong Kong Volunteer Award

合辦
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義務工作發展局
AGENCY FOR VOLUNTEER SERVICE



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義工 / 義工團隊獎 Volunteer / Volunteer Group Award

表揚義工出色的表現及成就
to recognize volunteers' outstanding contributions and achievements

企業獎 Corporate Award

表揚企業在推動義務工作的卓越貢獻及成就
to recognize business corporations for its outstanding accomplishments in promoting volunteering

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Hong Kong Deputy to the 13th National People's Congress of the People's Republic of China

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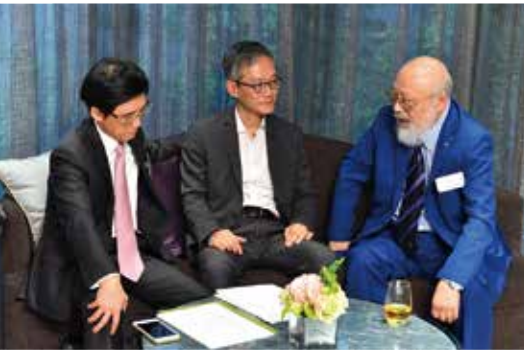
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支持機構 Supporting Organization



THE HKIS DIPLOMA AND AWARD



PRESENTATION CEREMONY 5 JUNE 2019



INNOVATION: REVITALISING CONSTRUCTION

CPD
6 HOURS

SAVE THE DATE

Date: 21 September 2019 (Saturday)

Time: 9:00am - 4:30pm

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

REGISTRATION FEE

- **Early Bird Rate: HK\$1,600 (on or before 31 July 2019)**

STANDARD RATE:

- Member of HKIS & Supporting Organisations: HK\$1,800
- Non-member: HK\$2,100
- Full-time Student: HK\$250 - Full Day (Lunch is not provided)

At this moment the surveying profession finds itself at a crossroads, as a raft of innovative new technologies are being introduced which will shatter existing working models and redefine how the built environment industries operate.

By adopting smart technologies across the construction life cycle processes can be streamlined, costs can be minimised and safety standards can be maximised. Amid these changes, the role of the surveyor is inevitably changing, too. In order to make the most of these vital new opportunities, practitioners need to be properly prepared and informed.

The HKIS Annual Conference will examine and encourage the early introduction of smart technologies, framing the current landscape, projecting future trends and spelling out the challenges and opportunities ahead.



Guest of Honour:

Mr WONG Wai Lun, Michael, JP
Secretary for Development
Development Bureau
The Government of the Hong Kong
Special Administrative Region



Speakers:

Sr Dr Stephen LAI Yuk Fai, JP
Managing Director
Rider Levett Bucknall Limited



Dr. Alexia NALEWAIK FRICS CCP CCA
Principal
QS Requin Corporation



Mr Allan G. H. TAN
Managing Director
United Tec Construction Pte Ltd



Sr Paul TSUI
Managing Director
Esri China (Hong Kong) Limited



Mr YU Tak Cheung, JP
Deputy Director of Buildings
Buildings Department
The Government of the Hong Kong
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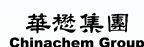
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HKIS' top shutterbugs honoured with anniversary award



HKIS is proud to name the talented members who have been crowned winners of its 35th Anniversary Photography Competition.

In recognition of reaching this landmark birthday, HKIS staged a ceremonial photo contest, inviting members to share their best snaps of surveyors in a variety of environments, both in and out of work.

Dozens of talented amateur photographers dug through their archives to showcase their memorable moments in the profession, reaching all the way back to the establishment of HKIS in 1984.

A total of 12 winning photos were named, with one champion and two runners-up in each category. Every champion was awarded a waived fee of 2019 HKIS subscription fee, while the first runners-up won a complimentary seat at HKIS Annual Dinner 2019, and the second runners-up will each enjoy free entrance to HKIS Annual Conference 2019.

See below for a full list of winners – and congratulations to everyone who took part.

Surveyors at Work		
Champion Sr Au Kin-wah	1st runner-up Sr Ko Lok Man	2nd runner-up Sr Li Wai Yee
		
<i>Measured survey of Ohel Leah Synagogue in 1988</i>	<i>Surveyors on the Dragon</i>	<i>地盤光與暗 - The Brightness and Darkness on the Site (2018)</i>
Surveyors at Leisure		
Champion Sr Wong Kwok Leung	1st runner-up Sr Wong Ka Wing, Simon	2nd runner-up Sr Wong Kwok Leung
		
<i>A Surveyor's Family (Photo taken at Artlane, Sai Ying Pun, on 23 Feb 2019)</i>	<i>Go for it! (2011)</i>	<i>Let's go (Photo taken at Temple of Heaven in Beijing on 23 March 2019)</i>

Charitable Surveyors		
Champion Sr Wong Wai Yee, Christina	1st runner-up Sr Wong Ka Wing, Simon	2nd runner-up Sr CHAN Wai-sing
		
<p><i>My 1st Bread Making in Project Sparkle event in 2012</i></p>	<p><i>Let's row! (2011)</i></p>	<p><i>“測量師帶你行街Guide” was an unprecedented public tour in HK which was held in September 2015</i></p>
HKIS Activities		
Champion Sr Wong Wai Yee, Christina	1st runner-up Sr Wong Kwok Leung	2nd runner-up Sr Wong Ka Wing, Simon
		
<p><i>1st time to attend HKIS dragon boat competition in 2015</i></p>	<p><i>QSD CPD Event - Visit to a large scale nursery in Zhongshan organised together with the Hong Kong Institute of Landscape Architects on 6 May 2017.</i></p> <p><i>During the visit, members also tried an old proven way to detect underground water points by using two steel bars. When the bars touch, it means there is a water point underneath.</i></p>	<p><i>Jump high! (2010)</i></p>

HKIS brand new videos 香港測量師學會介紹短片

In order to promote the surveying profession to the public, students and counterparts of different industry, the HKIS has produced a brand new corporate video and a set of explainer videos to introduce the Institute, the roles and contributions of surveyors of the 6 divisions (i.e. Building Surveying Division, General Practice Division, Land Surveying Division, Planning & Development Division, Property & Facility Management Division, Quantity Surveying Division) and Young Surveyors Group.

The videos are available in Cantonese, English and Mandarin. Please refer to the HKIS Official YouTube Channel below to view the videos and share with your friends and colleagues!

HKIS Official YouTube Channel



HKIS Corporate Video

Introduction of the role of surveyors in the development of Hong Kong and a brief introduction of the Hong Kong Institute of Surveyors

Cantonese version

<https://youtu.be/x5GXdES2hn8>



English version

<https://youtu.be/kxJVsjEDtTU>



Mandarin version

<https://youtu.be/58MbtCIUKIA>



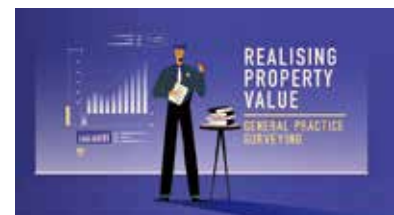
Snapshots of HKIS Corporate Video



Snapshots of HKIS Explainer Videos



Building Surveying Division



General Practice Division

Snapshots of HKIS Explainer Videos



Land Surveying Division



Planning & Development Division



Property & Facility Management Division



Quantity Surveying Division



Young Surveyors Group

We are on FACEBOOK now!
Official FACEBOOK PAGE of the HKIS
www.facebook.com/hkisofficial

Join us and click the 'like' button now!



hkisofficial



HKIS Social Event - Flower Arrangement Workshops (29 June 2019)

Two flower arrangement workshops organised by HKIS Members' Welfare Committee were successfully held on 29 June 2019 (Saturday) with 30 HKIS members and staff members participated.

Tutors firstly introduced different types of equipment and floral materials and how to handle soil and floral materials. After the tutors demonstrated the arrangement of flower, participants arranged their own flower basket and took home their creation. Participants enjoyed a joyful and relaxing time with lots of laughter and fun.

HKIS Members' Welfare Committee will organise more social events for members in the near future, please stay tuned.





Shape the World with “HP Z Workstation” 建构世界从「HP Z 系列 Workstation」开始

Work today emphasises collaboration, instant communication, efficiency and top range equipment. Therefore it is necessary to use high-end computers, especially in professions that require rigorous and error-free processing, such as finance, media and entertainment as well as design and construction. This makes high-performance computers the most indispensable working partners.

HP Z Workstation powered by advanced technology, delivers superior performance, maximises productivity and makes IT management easier, providing a complete Workstation experience.



HP Hong Kong Market Development Manager, Jacky Cheung, said: “HP Z Workstation has many advantages. Workstation is different than the average PC. It can use a much more powerful CPU such as Xeon CPU to handle the most complex computer programs and can produce extremely large rendering. It runs professional graphic cards which can handle special software such as AutoCad or Revit, even the current popular RTX2080 Ti graphic card for games.

Another benefit is the expandability of the computer; the body is larger than normal, it has enough space to insert multiple cards and work smoothly. Therefore, HP Z Workstation is really suitable for the construction industry, and it is becoming more and more popular.”

Jacky continued: “The HP Z Workstation is available from the entry-level Z2 mini to the highest-level Z8 for different job requirements or industries. Looking at the construction industry as an example, the intermediate models Z2 to Z4 are commonly used. Higher models are mostly used by professional-grade editing or companies that produce detailed renderings and animated films.”

Designed for BIM

“In the construction industry, BIM architects most often use Workstation and the Z-series design is also developed specifically for BIM. It is also used by surveyors who need to access a lot of computer design images. There is a technology called Reverse Engineering, which helps some old buildings that have not previously been digitally recorded to reproduce digital images, to achieve this Workstation is required. 3D or VR model presentations are currently popular with such short films used in sales promotions. Here too only the Workstation can produce such fine and attractive animated film.”

Remote Graphics Software

In terms of hardware, the HP Z Workstation, in addition to supporting most professional graphics cards such as Quadro®, has its own Z Turbo Drive fast storage system that greatly enhances the user experience. As far as software is concerned, HP promotes the ideas of “communication” and “collaboration” which is evident in the exclusive Remote Graphics Software (RGS).

Jacky explains: “As an example, a colleague used a HP Workstation to create a building model, but it needed to go out or go to different departments in the company to do a presentation. Of course, he couldn’t move the whole Workstation and take it with him to different meetings, and cannot modify a presentation midway. But the Remote Graphics Software built into the Z-Series can easily solve these problems. With a laptop, either Windows or Mac can remotely log into the Workstation to manipulate and modify the model. It can also be connected to multiple computers at the same time, which means that images can be instantly shared with multiple users at the same time, pushing the productivity of the Workstation to the extreme.

Flexible acquisition plan

HP’s “Device as a Service” provides a complete computer management solution that allows buyers to enjoy one-stop computer equipment support at a monthly fee. From choosing the right hardware and accessories to the service and support of the PC’s lifecycle, HP will arrange everything so that buyers don’t have to worry. When the contract is completed in a few years’ time, HP will also recycle the product for renewed use. Customers can also take this opportunity to upgrade to a new model.

Caring and practical performance

Workstation is backed by a variety of testing, including heat, drops, shocks and freezing tests to provide a rock-solid, uninterrupted, performance, even in the harshest environments. HP's industry leading thermals actually keep the processor and graphics card cool, even under the heaviest multi-application workloads. HP SureView can guard your screen from prying eyes with the one of the world's best PCs that come with integrated privacy screens. And, self-healing protection automatically recovers the BIOS and other critical firmware. The system intrusion sensor receives an alert when the side panel of the system has been tampered with, exposing valuable components.

Jacky concludes: "As software technology changes every day, clients may not know exactly which level of computer they really need. The HP Z Workstation provides the "Product Finder" on the website, which can be based on the software they use the most to help find the suitable model for them, avoiding the cost of purchasing high-level models, or even risking improper operation. HP is very concerned about the real needs of users in this regard."



现今工作讲求最高效率、最好装备、即时传讯以及协作无间，所以在选用电脑方面更加需要高端水平，才可事半功倍如虎添翼；尤其在许多要求严谨及不能出错的工商行业中，高性能超级电脑更是不可或缺的最强伙伴，当中包括了金融机构、媒体娱乐以及建筑工程等行业。

HP 以非凡的科技技术，推出的 HP Z 系列 Workstation，它可提供最佳效能、超群出众，将生产力最大化，同时让 IT 管理更加容易，提供完整的 Workstation 体验。

惠普香港有限公司的市场发展部经理张冠灏 (Jacky Cheung) 说：「HP Workstation 俱备众多优点，首先 Workstation 跟一般 PC 的分别是可使用 Xeon CPU (至强处理器) 来处理最复杂的运算程式，以及制作大型 rendering (渲染) 等工作；其次是专业级 graphic card (显示卡) 的使用，可应付 AutoCAD 或 Revit 等专门软件，就算是现时流行打机常用的 RTX2080 Ti 显示卡，HP 的 Workstation 也可应付；第三是电脑本身的 expandability (可扩充性) 很强，由于机身比一般大，可以有足够空间插入多张显示卡仍可运作畅顺。所以 HP Workstation 应用于建筑行业是十分适合，而且日趋普及。」

Jacky 续说：「HP Z 系列 Workstation 具备由入门级 Z2 mini，至顶级 Z8 可供不同工作需要或行业采用，以建筑业为例，通常会使用中级路线 Z2 至 Z4 等机种，再上的级别大多数为专业级剪辑或制作 rendering 及动画电影的公司所采用。」

为 BIM 而设计

「在建筑行业中尤其以 BIM 建筑设计师最常使用到 Workstation，而 Z 系列的设计也是针对 BIM 而研发；其次是测量师也可能经常使用，因为他们也需要接触很多电脑设计图像，而现时有一种名叫 reverse

engineering (逆向工程) 的技术，此技术可帮助一些之前没有数码记录的旧建筑物重整数码影像，也需要利用 Workstation 强大的工作力才可实现；再加上现时流行制作 3D 或 VR 模型介绍短片作为向业主客户推销设计，就只有靠 Workstation 才可以有能力制作出如此精细而具吸引力的动画影片。

独有遥控软件

在硬件方面，HP Workstation Z 系列除了可支援大部分专业应用程序显示卡如 Quadro® 之外，本身自家出产的 Z Turbo Drive 快速储存系统更可大大提升用家的使用体验。至于软件方面，HP 一直强调的 "沟通" 及 "协作" 从独有的 Remote Graphics Software (RGS) 软件中可见一斑。

Jacky 解释说：「举例有一位同事利用 HP Workstation 制作了一个建筑模型，但却需要外出或在公司不同部门中作出解说，当然他不可能带着整个 Workstation 跟自己到处走，甚至中途如果需要修改也是不太可能得到，但不过 HP Z 系列 Workstation 内置的 Remote Graphics Software 软件便可以轻易解决以上问题；只要用手提电脑，无论是 Windows 或 Mac 都能透过远程登入 Workstation 来操控及修改模型，亦可同时连系多部电脑，意味着可以在同一时间即时分享给多位使用者，把 Workstation 的生产力推向极致。」

灵活购置方案

HP 的 Device as a Service 提供完善电脑管理解决方案，只需一个月费，无需一次过支付所有费用，就可享一站式电脑设备连支援服务。由选择适合的硬件及配件，以至电脑生命周期的服务及支援，HP 也会安排一切，使客户不用操心。当合约于数年后完成，HP 亦会回收产品作循环更新使用，客户亦可以借此机会来提升机款。

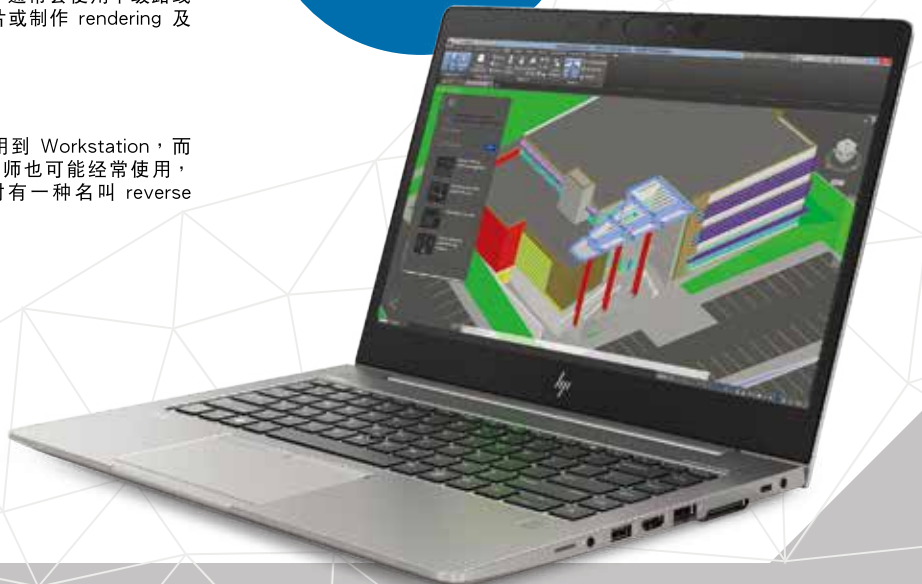
贴心及实用性能

HP 产品经过各种严密的测试，包括高温、掉落、冲击和冷冻等，即使在最恶劣的环境中也能提供稳定且不间断的效能。即使在同时作业多个应用程序的繁重负载环境中，HP 领先业界的散热系统可有效协助处理器和显示卡保持凉爽。内建整合防窥萤幕，保护萤幕上的资讯免受窥视，并加入自我修复与保护机制，自动恢复 BIOS 和其他关键韧体；而当系统侧面面板被篡改或零件暴露时，亦会发出警示。

Jacky 最后补充道：「由于软件科技日新月异，客人可能有时也不清楚自己需要那一个级别的机款，HP Z 系列 Workstation 的网站内提供 HP Product Finder (找寻产品) 功能，当中可利用自己惯常使用的软件来找出最合适一型号，避免购买过高级别的机款而浪费金钱，或甚至得物无所用，HP 在这方面是真正做到顾及用家的需要。」

In addition to the HP Z-series Workstation, HP offers a variety of notebook-based Workstations for customers who need mobility

HP Z 系列除了桌上 Workstation 之外，亦提供多款笔记簿型 Workstation，方便需要流动工作的客户们



CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2019			
July 25	HKIS Executive Committee & General Council Meeting	HKIS	SLC, HKIS
Aug 1 29	HKIS Scholarship Presentation 2019 HKIS Executive Committee Meeting	HKIS HKIS	SLC, HKIS SLC, HKIS
Sep 15 21 26	HKIS Run - Runderful Pro 10K HKIS Annual Conference HKIS Executive Committee & General Council Meeting	HKIS HKIS HKIS	Science Park JW Marriott Hong Kong SLC, HKIS
Oct 5 31	Building Surveyors Conference 2019 HKIS Executive Committee Meeting	BSD HKIS	Kerry Hotel SLC, HKIS
Nov 12 28	HKIS Annual Dinner HKIS Executive Committee & General Council Meeting	HKIS HKIS	Grand Hyatt Hong Kong SLC, HKIS

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



社會資源拓展學院
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AsTd Society 承建專業會
Promoting the Profession of Authorized Signatory &
Technical Director of Registered Contractors

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Information provided by client

INDUSTRIAL CPD SEMINAR (SUMMER 2019)

Topic	Speaker	Date	Time
Reducing risks - the decision making process to protecting people 降低風險是否保護人員的決策過程	Mr. Paul Wong	4 Jul 19 (Thur)	1900-2200
Plumbing Works Specification Updates 最新的水管工程技術標準	Ir Samuel Lip	11 Jul 19 (Thur)	1900-2200
Advancing Handrail System of Steel Scaffold 金屬棚架-扶手先行系統	Dr. K. S. Lee	15 Jul 19 (Mon)	1900-2200
Design for Safety, Statutory Requirement in Singapore 安全計設: 新加坡法規	Ir Dr. C.M. Ho	25 Jul 19 (Thur)	1900-2200
Mediation, Arbitration and Litigation: Concerns and Constraints for Engineers and Contractors 調解, 仲裁和訴訟: 對工程師和承包商的關注和限制	Ir Derek Fung	5 Aug 19 (Mon)	1900-2200
What is the difference between "Safety System" and "System Safety" 「安全系統」和「系統安全」的分別	Dr. K. S. Lee	7 Aug 19 (Wed)	1900-2200
Fire Services Installations 消防裝置設備	Ir Samuel Lip	15 Aug 19 (Thur)	1900-2200
Building Maintenance: Seepage & UBW 樓宇保養與檢驗系列: 滲水及僭建	Sr Dick Li	16 Aug 19 (Fri)	1900-2200
Aviation Industry Safety 航空工業安全	Mr. Sunny Cheung	22 Aug 19 (Thur)	1900-2200
As an AS or TD in a contractor firm, how do you perform your statutory duties and protect yourself 作為承建商的 AS 或 TD, 如何履行你的法規任務及保護自己	Ir Dr. C.M. Ho	29 Aug 19 (Thur)	1900-2200
Building Maintenance: Signboard & Window Safety 樓宇保養與檢驗系列: 招牌及窗戶安全	Sr Dick Li	6/9/2019 (Fri)	1900-2200
Industrial Safety: Criminal Liability on all stakeholders 工業安全: 所有持份者的刑事責任	Ir Derek Fung	9/9/2019 (Mon)	1900-2200
Reducing risks the decision making process to protecting people 降低風險是否保護人員的決策過程	Mr. Paul Wong	12/9/2019 (Thur)	1900-2200
Safety Operation of Land-Base Machineries in Airport 停機坪工具及運作安全	Mr. Frankie Law	19/9/2019 (Thur)	1900-2200

Council Members Reaching Out

5 June	Hong Kong Green Day 2019 Kickoff Ceremony Organised by the Green Council	Sr Winnie Shiu
5 June	“Annual Corporate and Regulatory Update” Organised by the Hong Kong Institute of Chartered Secretaries	Sr Prof James Pong
7 June	Ribbon-Cutting and Eye-Dotting Ceremonies of the Sun Life Stanley International Dragon Boat Championships	Sr Winnie Shiu
11 June	Experience-Sharing on the Acceptance Inspection, Maintenance, Modification, and Repair of FSI Organised by the Fire Services Department	Sr Kenny Tse Sr Ivan Law Sr Gigi Mok Sr Andrew Lam Sr Jeffery Kwok Sr Markle Chan
15 June	MTR Society Link Gathering on “Rail Gen 2.0: Investment in Asset Renewal”	Sr Jason Chan Sr Antony Man
17-18 June	IVSC Advisory Forum Working Group Meeting	Sr KK Chiu
18 June	Cocktail Reception to Meet the Regional and Branch Directors of the HKTDC’s Global Network Organised by the Hong Kong Trade Development Council	Sr Winnie Shiu
19 June	Knowledge of Design Week 2019 Organised by the Hong Kong Design Centre	Sr Edmond Yew
27 June	珠海市人大“大灣區合作調研團”拜訪香港發展局	Sr Dr Stephen Lai

HKIS Souvenir

HKIS Polo Shirt

Stay cool and comfy with the HKIS polo shirt! Made of Coolmax material, the newly designed HKIS polo shirt is perfect for the summer days. The polo shirt is available in male and female sizes.

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The HKIS Outstanding Dissertation/ Thesis Awards 2018 Executive Summary of Winning Papers

ENHANCING QUALITY OF LIFE FOR ELDERLY WITH DEMENTIA THROUGH HOME LIGHTING CONDITIONS

Undergraduate Category – PFMD (First Prize)
Awardee: CHAN Wing Hei
City University of Hong Kong

In Hong Kong, the number of older adults with visual problems has increased significantly in recent years (Chan, 2016). Therefore, an elderly-friendly living environment would be essential for Hong Kong's oldest residents in several ways. However, the quality of the facilities in Hong Kong's elderly homes has varied. Some do not provide sufficient facilities to meet their occupants' needs. As they age, seniors gradually lose their ability to take care of themselves, which would put them at increased risk of accidents. Impaired vision and declining cognitive function are common symptoms in older groups (UNPF, 2015). Those elderly who suffer from these impairments see their levels of independence compromised (IEA, 2010) and usually require the assistance of others to fulfil their basic daily functions. An appropriately lit environment, among other things, could enhance visibility, improve the elderly's quality

of life, and reduce their chances of being injured.

The main objective of this study is to investigate how the control of lighting conditions can enhance the quality of life for those elderly who suffer from dementia. Light performs a basic function of providing sufficient illumination so that the safety of the elderly can be enhanced through clearer vision, which helps them spot potential dangers before the dangers injure them. However, as many studies have shown, light can do more than that – the quality of life for those elderly with dementia can also be improved by better lighting conditions.

The proper application of facilities management can not only mitigate the risks and disabling effects caused by visual impairments, but also provide supportive measures to the elderly (Alexander, 2003). This study examines home lighting designs that are intended to enhance the living environment for elderly with dementia. It also examines the relationship between the quality of life, lighting satisfaction, and lighting condition factors. In his conclusion, the author makes suggestions on how to improve lighting's FM components, so as to achieve a better living environment for the elderly.

The author adopted a questionnaire, site measurements, and observations as his methodology for collecting qualitative and quantitative data for this study. He visited two elderly homes and surveyed 46 elderly participants, made site measurements, and observed the daily lives of their residents. He then analysed the data collected through different techniques including a reliability test, correlation analysis, and an independent sample T-test. Then he investigated the relationships between each lighting condition and lighting satisfaction.

AN EMPIRICAL STUDY ON THE ACCESSABILITY AND MANAGEMENT OF PUBLIC OPEN SPACE IN PRIVATE DEVELOPMENTS IN HONG KONG AFTER THE IMPLEMENTATION OF THE PUBLIC OPEN SPACE IN PRIVATE DEVELOPMENTS DESIGN AND MANAGEMENT GUIDELINES

Undergraduate Category – PFMD (Second Prize)
Awardee: Ng Man Wai, Cara
University of Hong Kong - REC

Hong Kong is characterised by intense people flow and compact city development. To improve urban development, the provision of quality public open space in built-up areas is essential. Hence, the Government has required these spaces to be included in private developments – also known as public open space(s) in private developments (POSPD).

The provision of POSPDs has become a controversial topic since the Times Square and Metro Harbour View incidents of 2008. The former concerned the developer of Times Square, Wharf (Holdings) Limited, which was accused of using the public open space on its premises to generate profits and thereby contravene the deeds of dedication. Hence, concerns over the privatisation of this POSPD were raised. Indeed, POSPD mismanagement has long been a problem in Hong Kong. To address them, the Government introduced *Public Open Space in Private Developments Design and Management Guidelines* (hereafter the *Guidelines*).

The key objective of this study is to assess the general performance of POSPDs after the implementation of the *Guidelines* in terms of accessibility and management before evaluating its effectiveness. Below the author will demonstrate some of her major findings and recommendations.

First, she conducted a field survey to determine if there were some POSPDs that required further improvements. In general, those POSPDs built after

the *Guidelines*' implementation performed better in both accessibility and management. Still, the author observed no clear and obvious pattern from the percentage differences between the two groups. Hence, she cannot conclude that the *Guidelines* has helped improve POSPD performance in Hong Kong.

Besides, the author detected a low patronage level for some POSPDs. The possible reasons for this included:

- (a) The POSPD was not located on the ground level and, thus, was not clearly visible.
- (b) The public had to walk up long stairs or take passenger lifts to reach the POSPD.

The onus for such low patronage should fall on government departments such as the TPB to restrict the approval of development proposals in the future – particularly those proposals with POSPDs located in areas not easily accessible by the public.

The suspension of lift service due to the absence of certain lease conditions at Hollywood Terrace shows that clear and comprehensive lease conditions play an important role in the provision of quality POSPDs. Certain conditions should be clearly incorporated into new government land sales and lease modifications in the future. Besides, the Lands Department's District Lands Offices have been instructed to conduct annual POSPD inspections. Still, the author found non-compliance in two cases, meaning that the effects of the inspections were limited.

The Government should also take other countries' guidelines regarding POSPDs as references and refine its current policy. For example, the *Guidelines*' sign requirements are not comprehensive enough for developers and owners to follow and install new signs. The requirements merely discuss the kind of information that should be included in signs, but there was no requirement on the visibility and design of the sign. In contrast, the *Singapore Design Guidelines and Good Practice Guide* take various aspects such as location, minimum size, colour of the words, materials, etc, into account. This guide also lists comprehensive requirements and provides a template of the acceptable signage. Hence, the Hong Kong Government can learn how to improve from its neighbours and then go evaluate the performance of its POSPDs. Once it does this, it could help turn Hong Kong to a sustainable city with quality POSPDs.

主辦單位

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

CREATE YOUR DISTRICT COMPETITION 2019

構建「你」想尖沙咀 地區發展創作比賽



SHOW US YOUR TALENTS! JOIN THE COMPETITION NOW!

立即參加比賽，展示你的才能！

All F.3-F.6 students are welcome to join the Hong Kong Institute of Surveyors (HKIS) "Create Your District" Competition 2019 to design an ideal community for Tsim Sha Tsui by using 3D Model, Multimedia Video or Story Map! Fabulous prizes will be awarded to the winners.

歡迎中三至中六學生參加由香港測量師學會舉辦之「構建『你』想尖沙咀」地區發展創作比賽2019，透過3D模型、多媒體影片或數碼故事地圖(Story Map)，為尖沙咀構建理想社區藍圖，勝出者更可獲豐富獎品！

To better prepare students for the competition, all contestants are required to attend the workshop and guided tour in Tsim Sha Tsui in July to familiarize themselves with the district. After the workshop, contestants are required to illustrate a designated area of Tsim Sha Tsui, and to project the district in an ideal state from surveyors' point of view.

為讓學生作好參賽的準備，參賽者必須出席由大會於七月舉辦的工作坊及導賞團，然後參照測量師的工作範疇，為尖沙咀指定區域構建理想社區。

DISTRICT: TSIM SHA TSUI
地區：尖沙咀

ENQUIRY 查詢

電話：3421-1461

Ms Cherry CHENG 鄭小姐

Email 電郵：hkis.createyourdistrict@redasia.com.hk

Website 網址：<http://www.hkis-createyourdistrict.com>



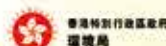
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技術合作夥伴





Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Meeting with the Estate Agents Authority to Propose a Pre-Acquisition Survey of Second-Hand Domestic Flats

The BSD submitted a proposal to the financial secretary in February 2018 to conduct a pre-acquisition survey of second-hand domestic flats. After that, it met with representatives of the Buildings Department and received their full support for its proposal to promote building safety to the public and building owners.

In order to obtain further views from relevant stakeholders, the BSD's task force members met with Estate Agents Authority representatives (EAA) on 5 June. Ms Ruby Hon, CEO of the EAA, and her top management team kindly received the task force at their headquarters to exchange ideas over the proposal.

The meeting was constructive. Both sides generally identified their expected hurdles and strategic approaches to implementing the proposal. The EAA also suggested that the BSD meet with the Hong Kong Mortgage Corporation Limited (HKMC) to launch its proposal via the reverse insurance scheme. Both sides also agreed that the BSD would assign speakers to deliver talks on building safety-related topics to EAA members for knowledge-sharing. The task force will follow up on these matters.



Communications Meeting with the Housing Department

The BSD has had regular communications with government departments to update information, share knowledge, and explore collaborative opportunities. On 6 June, it held its first meeting with the Housing Department (HD). It was glad to see Sr Steve Luk, the Assistant Director of HD, and the department's top management team join this meaningful event. The fruitful discussion focused on MIC, BIM, advanced technologies in building maintenance, data management, existing and potential building surveying services procured by the HD, CPD collaboration, the promotion of associate members, etc.

The HD is Hong Kong's largest services provider of building maintenance services and many building surveyors work for it as maintenance surveyors. Its best practices and vast experience in building maintenance are paramount and invaluable to the development of the building surveying profession. Both sides agreed to hold future meetings about twice a year and more events involving the joint BSD-HD task force will be arranged in the future.



Public Toilet Renovation Scheme

On 18 June, some BSD council representatives and I joined a meeting arranged by LegCo member Sr Tony Tse to discuss the public toilet renovation scheme. Also present were representatives of the Architectural Services Department, Food and Environmental Hygiene Department, and some local professional organisations to exchange ideas on how to improve the image and enhance the standards of public toilets from functional and aesthetical perspectives.



Site Visit to a Modular Integrated Construction Factory in Jiangmen

On 6 June, I joined a site visit arranged by HKIS MiC Task Force arranged by HKIS MiC Task Force to a modular integrated construction factory in Jiangmen owned by the CIMC Group. Its modular building system is part of the group's business division and was established in 2004. The factory manufactures and supplies

steel MiC products to Europe, Japan, and Austria for their hotel, school, and domestic MiC projects. With the benefits of its core business of global shipping and logistics, CIMC has completed many successful MiC projects. In 2018, it completed its first project in Hong Kong: the CIC MiC Demonstration Centre in a zero carbon building.

During the site visit, I had the chance to check out CIMC's mock-up MiC building and its manufacturing process for its modular building system. Besides the technical issues, CIMC also shared with its guests the construction costs, logistics, maintenance concerns over, and limitations of 'MiC in Hong Kong. I was deeply impressed. Special thanks to Sr Raymond Kam, our HKIS MiC Task Force member, for his arrangement of this site visit.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊



Site Visit to a Modular Integrated Construction Factory in Jiangmen

HKIS Diploma Presentation

The HKIS Diploma Presentation Ceremony was held on 5 June at the Royal Plaza Hotel. This was the year's first diploma presentation. Together with HKIS Acting President Sr Winnie Shiu, the BSD awarded diplomas to fellow members and newly-qualified building surveying professional members. I want to extend my congratulations to all fellow and new members who will start a new chapter in their professional lives. I encourage them to actively participate in HKIS activities and bring in new ideas for the continued development of the profession.

建築測量組（本組）在6月5日和地產代理監管局代表會面，討論本組早前向財政司司長提議的二手住宅物業買賣前聘請專業人士堪察方案。會議相當有成效，監管局建議本組向香港按揭證券有限公司商討，由逆按揭計劃開始試行方案。此外，本組也答應向監管局會員提供講座，講解樓宇安全的重要性及介紹本方案內容。工作小組會努力跟進。

本組在6月6日和房屋署副署長陸慶全測量師，及其他署方代表舉行首次溝通會議。雙方在維修保養工作及發展等多方面議題作出交流，獲益良多。本組和署方承諾維持每年兩次的溝通會議，並在不久將來安排多些合作活動，以提升行業水平。

本組在6月18日參與了由立法會議員謝偉銓安排的會議，主要議題是討論公共廁所的改善計劃。建築署、食環署和其他專業團體代表也有出席是次會議。會議中本組就公共廁所的實際使用要求及設計上提供了專業意見，供署方參考。

我在6月6日到訪江門市中國國際海運集裝箱集團（中集）旗下的模塊化建築廠房。中集於2004年開發模塊化建築工程業務，在歐洲、澳洲及日本等地方完成了多項模塊化建築工程，當中包括酒店、學校及住宅等項目。我參觀了他們的樣板房和廠房，對模塊化建築技術及應用等有更深入了解和認識。

我在6月5日參加了學會於帝京酒店舉行的專業文憑頒發典禮。我和署理會長向新的建築測量組資深會員和專業會員頒發了專業文憑。我在此恭喜他/她們在專業生涯揭開新的一頁，並期望新會員多參與學會活動，為學會發展提供寶貴意見！

Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members' professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members' recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member's views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one's personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Page limit: 2 printed pages (maximum)
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

*For HKIS corporate members' submission only





General Practice Division
Sr Chiu Kam Kuen GPD Council Chairman

GPD Annual Dinner 2019

The GPD Annual Dinner 2019 was successfully held on 28 June (Friday) at Spasso Italian Bar & Restaurant in Tsim Sha Tsui. Over 100 participants, including honourable guests, GPD members, probationers, and students, joined this joyful and cheerful event.

During the dinner, all participants took a break from their busy work schedules to fully enjoy the time and indulge in delicious food and drink. Also, everyone had a great opportunity to network with their peers from other companies, make friends, and catch up on the latest developments.

I take this opportunity to thank everyone for supporting this event and look forward to seeing all of you at the annual dinner next year.



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1. We are the GPD!
2. Thank you, honourable guests, for coming.
3. The GPD Council and Event Organising Committee
- 4.-7. Beer-Drinking Competition
- 8.-10 GPD Council with Students from HKU, PolyU, and THEi

Report from the Education Committee

Three panels of the Part II Assessment were held on 1 June. Out of seven candidates, four passed their oral interviews, which marked a 57% success rate. Gratitude is extended to the Assessment Panel chairpersons and members for volunteering. Congratulations go to the successful candidates!

CPD: Accelerating Housing Delivery on Underutilised Land – Three Cases Using Modular Integrated Construction and Retrofitting Existing Building Structures (Code: 2019103)

Mr Ling Kar-kan, SBS, FHKIP, RPP, MHKIUD, Director of the Jockey Club Design Institute for Social Innovation at the Hong Kong Polytechnic University, kindly presented this CPD on 11 June.

Mr Ling explained the study objectives of exploring different options and possibilities to deliver a sizeable amount of transitional social housing (TSH) within a relatively short period of time. The Design Institute for Social Innovation (DISI) is now working with cross-

sector, cross-disciplinary design teams to study how advanced technologies, such as modular integration construction (MiC) and the retrofitting of existing buildings, can be used to reimagine underutilised sites and provide TSH. The presentation highlighted the challenges for this co-design process and the initial findings of the studies showcased how different construction methods and modern technologies could be applied to utilise deserted properties such as abandoned villages, vacant school sites, and short term tenancy sites to accelerate housing provision and promote community cohesion.



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Members are encouraged to be environmentally friendly by changing their subscription from hard copies to electronic copies of all HKIS publications, including *Surveyors Times*, *Surveying & Built Environment*, and *Directory & Annual Report*.

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ANNOUNCEMENT

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

The schedule of GPD APC Part One Written Assessment 2019 is as follows:

Date: 5 and 12 October 2019 (Saturdays)

Time: 9am – 2pm

Venue: To be confirmed

The Part Two Assessments will be held in December 2019. Detailed arrangement 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 Part One Written Assessments 2019 must complete the form and return to HKIS Secretariat **no later than 12:30 pm, Saturday, 31 August 2019.** 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 2019 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(Tel).



Land Surveying Division
Sr Dr Lesly Lam LSD Council Chairman

11th Beijing-Hong Kong-Macau Geomatics Conference (第十一屆京港澳測繪地理資訊技術交流會)

The 11th Beijing-Hong Kong-Macau Geomatics Conference was successfully held from 23-24 May at the Hong Kong Polytechnic University (PolyU). This conference was co-organised by PolyU, the LSD, Beijing Society of Surveying and Mapping (BSSM), Cartography and Cadastre Bureau of the Macau SAR (CCB), Hong Kong Institute of Engineering Surveyors (HKIES), and Hong Kong Institute of Vocational Education (IVE). Over 170 delegates from Beijing, Hong Kong, and Macau joined the conference, whose theme was:

Department, and 楊伯鋼教授 as keynote speakers to present “建立香港智慧城市的數碼基礎設施” and “城市地理國情監測研究與應用,” respectively. Following that, 22 other delegates presented their papers.

On 24 May, some 60 participants joined technical visits to the City Gallery in Central and LSGI’s Smart City Laboratory.

Members are welcome to visit the event’s website, www.bhm2019.hk, for more details.



On 23 May, over 170 participants, including 33 representatives from Beijing and five from Macau, joined the opening ceremony and main conference. Sr Dr Lesly Lam, Chairman of the LSD; Prof John Shi, Head of PolyU’s L S G I ; 北京市測繪設計研究院常務副院長楊伯鋼教授; and Cartography and Cadastre Bureau of Macau SAR 羅少萍廳長. It was also the LSD’s honour to have Sr Leung Kin Wah, JP, Deputy Director of Surveying and Mapping at the Lands



Conference on 23 May 2019





Welcome Banquet on 23 May 2019



Technical Visits on 24 May 2019

LSD Chairman Joins the GPD Annual Dinner 2019

Sr Dr Lesly LAM joined the GPD's Annual Dinner 2019 on 28 June. This has always been one of the HKIS's greatest events every year with participants from the real estate and asset management industries in attendance. Moreover, many amusing programmes were arranged for this year's dinner. More importantly, participants found time to relax after work and chat with friends in a pleasant environment. The LSD pays its respects to the GPD.



Professional Advancement Support Scheme (PASS Ref: PS173005): Promote Land Surveying Technological Services to Belt-and-Road Countries – Sri Lanka (Pending)

Using the funds granted by the PASS Project, the LSD was able to organise a five-day exhibition cum visit to Sri Lanka. However, due to a recent emergency there, the subject event is pending. Originally, it was supposed to be held in Belihuloya City and hosted by the Faculty of Geomatics, Sabaragamuwa University of Sri Lanka.

Summary of the Exhibition cum Visit to Sri Lanka

Visit Period:	Pending
Conference:	GeoConf 2019
Conference Duration:	Pending
Proposed Organisations Visited:	1. Surveying Department, Sri Lanka 2. Land Surveyors Institute, Sri Lanka 3. Sabaragamuwa University of Sri Lanka

CPD: Expert Witness – The Role of Authorised Land Surveyors in Adverse Possession Cases

It was the LSD's honour to invite Sr Joseph Wong (FHKIS, MRICS, RPS(LS), Authorised Land Surveyor), LSD Vice Chairman, to conduct with its members a very informative CPD on 27 June. During the CPD, Joseph discussed, via case studies, how to prepare expert reports, the approaches to use in different cases, and his experiences attending trials. Due to increased land values and demand, the adverse possession of both private and government lands has become more common in Hong Kong.

9th Cross-Strait Geomatics Conference

The 9th Cross-Strait Geomatics Conference will be held from 26-27 September 2019 in Kaohsiung, Taiwan. If you are interested in joining it, please contact an LSD Council member for more details.



智慧 經緯 測繪 寰宇 會議 主題	第一類 測繪理論、技術與裝備 「智慧測量及地籍服務」、「區域測量及測繪管理」、「衛星定位測量」、「測量儀器設備與應用」、「測量大學與教育發展」、「測量儀器設備與應用」、「測量儀器設備與應用」、「測量儀器設備與應用」	網路邀稿 網路開始接受投稿及截止時間 2019/6/10-2019/7/15
	第二類 測繪應用與服務 「智慧測繪應用與服務」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」	審查發佈 於網頁公佈發佈審查結果 2019/7/31
	第三類 測繪教育與文化 「測繪教育與文化」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」	承辦單位: 地籍測量學會(臺灣) 臺灣省測量技師公會 測管工程學會(臺灣)
	第四類 測繪管理與發展 「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」、「測繪儀器設備與應用」	大會網頁: https://www.csgc9.tw/ 大會信箱: info@csgc9.tw



Planning & Development Division
Sr Edmond Yew PDD Council Chairman

CPD Talk by Sr Y Y Yip

On 10 June, it was our pleasure to invite Sr Y Y Yip, the Chairman of HKIS BIM Committee, to present a CPD Talk with the topic “What are the impacts of BIM, Big Data and AI on City Planning?”. By applying the BIM technology in various development projects, Sr Yip was awarded the BIMer of the Year in 2014 by CIC and he is now the Assessor and the first batch of CIC-certified BIM Manager of the CIC BIM Certification and Accreditation Scheme. Apart from the sharing of his practical experiences in BIM technology application, he also pointed out the importance of the integration of BIM, Big Data and AI in planning for Smart Cities in future.



Lunch Meeting with UCEM

I was invited to a lunch meeting with the University College of Estate Management (UCEM) on 19 June to discuss the accreditation of UCEM programmes by the HKIS. During the meeting, issues such as the means to strengthen the relationship between the two parties and the support offered were raised.

Meeting with Shanghai Overseas Friendship Association (上海海外聯誼會)

On 26 June, I together with President Sr Dr Tony Leung, Immediate Past President Sr Dick Kwok had a meeting with the Shanghai Overseas Friendship Association. As both Shanghai and Hong Kong are the major financial hubs in China, the sharing of urban planning and real estate development experience between the cities would be helpful.

To absorb planning learnings beyond Hong Kong, PDD might arrange a Shanghai visit in September to exchange successful planning experiences with the local experts.





Meeting with Shanghai Overseas Friendship Association



GPD Annual Dinner

On 28 June, I attended the GPD Annual Dinner. It was a fabulous night catching up with old and new friends.



Planning Practice, Law and Ethics in HK

Please be reminded that the application deadline for the course of “Planning Practice, Law and Ethics in HK” offered by the Department of Urban Planning and Design, HKU is 18 August. Interested members who have proven Development experience but do not have Planning Practice and Experience in Hong Kong are highly encouraged to complete this planning course, to apply for membership of PDD through the multiple membership routing.

PDD PQSL

Delivered by Sr Prof Albert So, the first PDD PQSL event with the topic of “Land Administration System” was successfully held on 6 July. With his in-depth knowledge and experience in land development works in Hong Kong as the former Chief Estate Surveyor of the Lands Department, he explained the land administration system in Hong Kong, covering the lease restrictions, land disposal policy, lease modification procedures and lease enforcement with concrete examples. In the following weeks, there will be other PDD PQSL events to help probationers enrich the basic knowledge of PDD surveying and prepare themselves for the APC.



Upcoming CPDs

13 July 2019

9:15 am – 12:45 pm

PDD APC Structured Learning Programme 2019 - Development Appraisal and Viability Study

Speaker: Sr Prof James Pong and Sr Terence Wai

20 July 2019

9:15 am – 12:45 pm

PDD APC Structured Learning Programme 2019 - Building Control and Regulation (1) – Site Design and Building Design; Project Management - Experience Sharing on Project

Speaker: Sr Raymond Chan, Sr Annie Chong and Sr Kenny Tse

27 July 2019

9:15 am – 12:45 pm

PDD APC Structured Learning Programme 2019 - Building Control and Regulation (2) - Existing Building and Project Management

Speaker: Sr Ben Chong and Sr Stephen Tse

10 August 2019

9:15 am – 12:45 pm

PDD APC Structured Learning Programme 2019 - Planning Laws and Practice

Speaker: Sr Prof Lawrence Poon, Sr Edwin Tsang and Sr Francis Lau

10 August 2019

9:30 am – 12:00 noon

Technical Visit To T-PARK

Speaker: Representatives from T-PARK



Property & Facility Management Division
Sr Daniel Hui PFMD Council Chairman

物業管理業監管局 建議的發牌制度

物業管理業監管局（監管局）將於 2019 年 6 月 24 日把物業管理服務條例（第 626 章）的相關附屬法例，提交立法會民政事務委員會商討，按立法會 CB(2)1662/18-19(02) 號文件，了解到自 2018 年 11 月至 2019 年 1 月就發牌制度的公眾諮詢期間，監管局共收到 9,482 份意見書，意見書來自立法會議員、區議會議員、業主立案法團、專業團體、物業管理公司及物業管理從業員等持份者，在此要感謝各位有提交意見書的會員，以致令到發牌制度更為完善。在收集及整理諮詢文件後，監管局已經作出修改，在訂明「物業管理服務」中有較清晰的說明，物業管理包括以下 7 個服務類別：

服務類別 1：關乎物業的一般管理服務

按大廈公契為業主、住戶、租戶或訪客所提供與物業管理有關的一切服務（但不包括第 2 至 7 類別的物業管理服務）

服務類別 2：物業所處環境的管理

物業環境的清潔、衛生、園景或安全服務

服務類別 3：物業的維修、保養及改善

就物業包括結構及屋宇裝備的修葺、更換、保養或改善服務

服務類別 4：關乎物業的財務及資產管理

與物業有關的財政預算、財務管理、帳目管理或資產管理服務

服務類別 5：關乎物業的設施管理

管理物業的附屬設施服務（但不包括第三類別的物業管理服務）

服務類別 6：關乎物業管理所涉的人員的人力資源管理

就業主或業主組織就提供物業管理服務聘用的個人的人力資源管理服務

服務類別 7：關乎物業管理的法律服務

法律服務泛指一般就有關第 1 至 6 類別的物業管理服務所提供的法律方面的資訊及意見。此等服務並不包括由律師或大律師在執業過程中所提供的服務，或其雇用的任何人為推展該過程而提供的服務。

物業管理公司申請牌照需符合的準則如下：

- 具有一名有實際控制該公司所提供的物業管理服務的持牌物業管理人（第 1 級）；以及
- 該物業管理公司須按照管理的所有物業的單位數目的總和按指明的比例以全職形式聘用有關數目的持牌物業管理人，建議比例為每 3,000 個單位或以下需聘用至少一名持牌物業管理人（第 1 級），以及每 1,500 個單位或以下須聘用至少一名持牌物業管理人（第 2 級）。

而物業管理人（第 1 級）牌照須符合學歷、本地物業管理經驗和專業資格的準則，所以為了符合監管局對物業管理人（第 1 級）的發牌準則，即該申請人必須為監管局認可的物業管理專業團體的會員，因此學會已按監管局的要求，向監管局提交意向書，並將會提交相關的資料和文件，包括學會在香港物業管理業的相關性、招收會員的準則、專業操守的規管機制、對會員持續專業發展的要求及給予業界的認受性等，以便確認本會為「認可專業團體」。

如立法程序順利的話，應該於 2019 年尾可完成立法工作，屆時若會員從事物業管理並擔任管理或監督角色時，便需要申請牌照。

Research Project

Building Information Modelling (BIM) has already been widely adopted at the design and construction stages. The Technical Circular of the Works Bureau was launched in 2017 to require that any project exceeding HK\$30 million must use BIM technology. However, BIM is still rarely applied at the post-construction stage. The HKIS funded a study by the Hong Kong Polytechnic University (PolyU) to gauge the "Use of BIM in the Property & Facility Management Industry in Hong Kong". The aim of this investigation is to determine the barriers to and enablers of the use of BIM by property and facility management practitioners in Hong Kong. Then the PFMD will suggest how to promote the use of BIM by property and facility managers. PolyU is set to complete this research project by the end of 2019. The PFMD intends to play an active role in leveraging BIM technology to enter the digital built environment.



Quantity Surveying Division
Sr Raymond Kong QSD Council Chairman

HKIS QSD Annual Dinner 2019 (31 May 2019)

The HKIS QSD Annual Dinner 2019 was successfully held on 31 May at the Royal Plaza Hotel with a total of 33 tables.

This year, the QSD had the honour of inviting Ir Lam Sai Hung, JP, Permanent Secretary for Development (Works) of the HKSAR as its Guest of Honour (GoH). Other honourable guests included officials from the Development Bureau, Architectural Services Department, Housing Department, Electrical and Mechanical Services Department, Water Services Department, Drainage Services Department, and Civil Engineering and Development Department. Also, representatives from the Central People's Government's Liaison Office; professional institutes; organisations such as the SISV, ICES, HKIA, HKIE, HKILA, HKICM, URA, HKHS, CIC, CIA, JMHO, and HKCA; and universities and other tertiary educational institutes joined the dinner. I appreciate the support and participation of the HKIS's GC members, Past Presidents, QSD Past Chairmen, fellow members, and HKIS staff, without whom there would have been no dinner.

At the start of the dinner, I shared the QSD's accomplishments with guests. HKIS Senior Vice-President (Acting President), Sr Winnie Shiu, and Ir Lam Sai Hung also delivered enlightening speeches to everyone.

During the dinner, newly-elected member Sr So Kai Yin received the "Quantity Surveying Division APC Best Candidate 2018 Award" in recognition of his outstanding performance during the 2018 Assessment of Professional Competence. Congratulations to Sr So Kai Yin!

The dinner was hosted by a professional MC and artists. The performances and games that accompanied it were very entertaining and everyone had fun.

I want to express my sincere thanks to all sponsors of this event for their generous contributions and support. Thanks also go to the Organising Committee Chairman, Sr Sunny Choi, and his team for their valuable efforts in arranging such a successful and enjoyable event.

The QSD Annual Dinner is one of the HKIS's most anticipated annual events because it provides an excellent opportunity for members to mingle and meet their learned friends from the surveying profession, other professional institutes, and government representatives, as well as make new friends in the construction industry. I look forward to welcoming guests again at the 2020 Annual Dinner.





Below is the enlightening speech of the GoH, Ir Lam Sai Hung, JP, Permanent Secretary for Development (Works).

Raymond, Sunny, Distinguished Guests, Ladies and Gentlemen, Good Evening.

It gives me great pleasure to speak on this occasion in front of so many quantity surveyors and such a learned audience. This occasion offers an opportunity for me to get to know our partners more, and perhaps more importantly, further our friendship.

Quantity Surveyors

Let me begin by saying that my interactions with quantity surveyors have always been pleasant. I am a civil engineer by profession and started to work with quantity surveyors for more than 35 years. You are always versatile, no-nonsense and stick-to principles. These reflect the very essence of your profession. Cost planning, procurement and tendering, contract administration, payment assessment and dispute resolution are important links in the construction process, all calling for “care”, “accuracy” and “decision-making with the utmost honesty and integrity”. This is how I have come to understand the quantity surveying profession.

I cannot omit mentioning that in the HKSAR Government we have quantity surveyors and survey officers working in different Works Departments. Also, there are senior multi-disciplinary posts in my Bureau ably taken up by quantity surveyors,

who have so successfully brought their experience and expertise to enrich our knowledge-base at the Bureau level.

QS as Good Risk Manager

I am sure everyone here agrees that construction is a risky game. People participating in construction should be well equipped with sound knowledge on risk management. Clients need to know how the risk in the project and how such risk is to be shared between the contracting parties and how this would affect the cost. Contractors have to critically assess the risk they are going to bear before inserting a price for their tender.

Being the expertise in drafting contract provisions, quantity surveyors are known to be very good risk managers. They are good at analyzing the interactions among risks, risk apportionment and the price. A good contract document with clear and equitable risk sharing would not only improve project delivery but also keep the overall transaction cost of contracting parties to a minimum.

In the past few months, there have been issues on budget overrun, delays and quality in a number of government-funded projects. In response, we will upgrade the existing Project Control Management Office in my Bureau to a Project Strategy and Governance Office to enhance the capability of public officers in project delivery. One of the initiatives of this new office is to set up a Centre of Excellence for Major Project Leaders in the middle of this year to train 40 to 50 officers up each year, like what have been done in the UK. While we are finalizing the syllabus of the training course, I am sure that risk management is one of the core subjects and seasoned quantity surveyors are best positioned to be our tutors for this subject.

Challenges

I am glad to say that we are looking forward to quite a healthy growth of workload for the short to medium terms. The HKSAR Government maintains substantial commitment on expenditure on public works and infrastructural projects. In the pipeline are major projects such as the Hospital Development Plan, the New Development Areas, the seven railway projects in the Railway Development Strategy 2014 etc. The total annual expenditure will rise to around \$100 billion in next year and over \$130 billion in the coming five years.

In the mid to longer term, the Chief Executive announced in last October an ambitious development plan Lantau Tomorrow Vision which entails formation of artificial islands at Kau Yi Chau of the central waters between Hong Kong island and Lantau. Phase 1 of the reclamation will involve reclaiming 1,000 hectares of land and provision of the associated transport network. The artificial islands are planned to accommodate some 400,000 to 700,000 people and create the third CBD of Hong Kong.

This is the most important development project for Hong Kong in the coming decade or two and its scale is far larger than the ten Airport Core Projects we completed satisfactorily in the 90's. This will also present a challenge to this generation of construction professionals including surveyors. At present, we are heading towards the Finance Committee for funding approval for the study of this Vision in June. If everyone goes right, we plan to start the reclamation in 2025 for the first batch of population intake in 2032.

Value-for-Money Procurement

Many of you will also be aware of the initiatives that the Development Bureau has embarked upon, to place emphasis of works procurement on value-for-money, fit-for-purpose, driving down construction cost while encouraging innovation.

Buildability Evaluation System (BES)

To encourage efficient utilization of labour and plant, we have promulgated the Buildability Evaluation System (BES) in July 2018. Under the system, designs for public building projects are vigorously vetted against prescribed criteria for planning, management, adoption of mechanization, use and re-use of materials, and whole life costing considerations. Working towards higher marks under BES, project teams are incentivized to come up with designs which facilitate efficient methods of work such as dry panels, modular units, off-site fabrication and even robotics.

Apart from encouraging good practices, the broader message that we are sending to the industry is the Government's firm commitment towards lean construction and wider adoption of mechanization. In turn, it is hoped that a steady business environment will be created to attract continuing investments on mechanization systems and personnel.

Innovation and New Modes of Delivery *Building Information Modeling (BIM)*

In the context of use of advanced technologies, I have to say a few words on building information modelling or BIM. As we all know, the construction industry is set for fundamental changes in our structure and modes of delivery, only accelerated by the advancement in technology and Internet of Things (IOT). BIM has come out as the real "game changer". It provides a collaborative way of working among different disciplines at different stages of works.

While some modest success can now be claimed for the implementation of BIM, we have come a long way. To an average consultant or contractor, going for BIM involves considerable investments in equipment, personnel and training. Therefore, participation of the whole industry was our prime consideration in devising our strategies for BIM implementation. Through active engagement of all stakeholders, we managed to draw up specifications, standards and templates mutually acceptable to various parties.

Here I must say thank-you again to our quantity surveyor friends at HKIS, for your expert input throughout the engagement process. Your comments on hardware / software specification; the "5th dimension"; and contract clauses for BIM drawings are all so valid and well appreciated.

The Construction Innovation and Technology Fund set up last year definitely came as a timely help, particularly to those Small and Medium Enterprises who saw the business potentials of BIM but would otherwise miss the opportunity just because of a lack of start-up money. I am pleased to report that since promulgation, the Fund has received over 430 applications, paid \$54 million to 207 applicants.

Modular Integrated Construction (MiC)

Building on BIM and the policy of buildability and wider adoption of mechanization, some building projects in Hong Kong have adopted Modular Integrated Construction, or MiC in short, as pilot projects, such as Disciplined Services Quarters at Pak Shing Kok, Innocell adjacent to Hong Kong Science Park and Student Residence at Wong Chuk Hang for HKU.

Given the clear benefits of MiC to quality, time

and safety and at the same time with less reliance on labourers, Government decided to promote wider use of MiC in government and government-funded projects. We will adopt MiC for government buildings in phases and there will be more government MiC projects coming up. For those government-funded projects like hostels, hospitals, elderly care houses etc undertaken by NGOs or statutory bodies, Government will encourage or mandate the use of MiC whenever practicable.

Collaborative Contracting

Starting with a pilot project ten years ago in 2009, the New Engineering Contract (NEC) has been applied to various types of Public Works Projects. To date over 150 works contracts and 30 consultancies have used or are using the NEC form incorporating various “options”, from measurement to “pain/gain” assessment of target costs.

Based on preliminary feedback and analyses, implementation of the NEC projects so far has yielded very encouraging results, in terms of time, budget, cashflow and variation management. In particular, we note that “mindset change” has been crucial to the successful implementation of NEC.

Looking ahead, 2019 will be another critical milestone, as there will be a sharp increase in the number of “building” projects adopting NEC. Notwithstanding the success that we have achieved so far, we are aware that the issues arising from “building” projects are unique, with a greater number of building components, suppliers and sub-contractors and with cost assessment being more elaborate. Nevertheless, with the support and expert input of our quantity surveyors, I am confident that we will steer through yet another “mindset change”!

Integrating with National Development

Our discussion on the vision for our industry cannot be complete without paying regard to our intrinsic interactions with the Mainland. Over the years, my Bureau has worked closely with the professional institutions and contractor associations to promote Hong Kong’s strategic advantages and services and explore business opportunities in the Mainland.

Through CEPA, we managed to obtain market access and concessionary privileges. Under reciprocity arrangements, qualifications of Hong

Kong professionals are recognized for practising and setting up businesses in the Mainland. More recently, we managed to sign Memoranda of Agreement (MoU’s) with the Ministry of Urban Rural and Housing Development (住建部) and provincial authorities for adopting the Hong Kong mode of construction, including consultants appointment and project management practices, in certain pilot projects in Qinhai (前海), Hanqin (橫琴) and soon extended to Nansha (南沙).

The above is a quick overview of efforts that we have been making at G to G level (Government to Government). However, the true opening up efforts and pay off, I am sure, have been those made through B to B (business to business). In this regard, I can’t help noticing that, amongst all professionals, quantity surveyors have been at the forefront of reaching out and tapping into the Mainland market. I was told that you provided quantity surveying services in a hotel project in Beijing back in the early 1980s; you were the first in signing up reciprocity arrangement with your counterpart Mainland association in 2005, and to-date, over 100 of your members are practicing full time all over provinces and cities in the Mainland.

Challenges and Opportunities

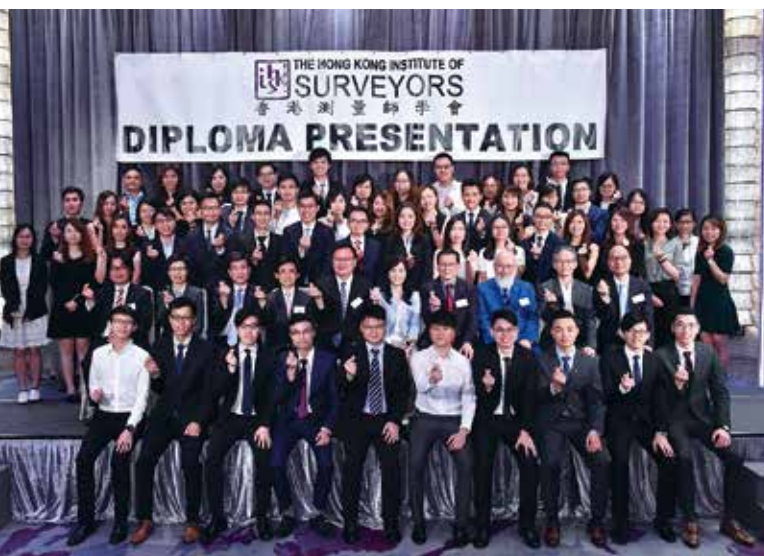
Unleashing synergy of 11 cities in the Pearl River Delta, the Greater Bay Area presents great opportunities to all professionals and businesses in Hong Kong. With your “first mover” advantage, I am sure that quantity surveyors will continue to succeed and define your new positions in the new markets.

Ladies and gentlemen, just now we have touched on the visions and the key challenges that our industry faces. Inevitably, there will be fundamental changes in the way we design, in the way we build and in the way we procure. There will be corresponding changes to the roles and duties of the various stakeholders and the way we interact.

I am sure there is a lot we can benefit from the quantity surveyors’ versatility and good business instinct. I look forward to our continuing cooperation for the betterment of our industry and professions. Thank you very much.

HKIS Diploma Presentation and Dissertation Awards Presentation (5 June 2019)

The HKIS Diploma Presentation and Dissertation Awards Presentation was held in the Ballroom of the Royal Plaza Hotel on 5 June. During the presentation, HKIS Senior Vice-President (Acting President) Sr Winnie Shiu and I presented diplomas to 66 newly-qualified QSD members and two QSD fellow members. Congratulations to everyone for their achievements.



Meeting with the Housing Department Quantity Surveyors' Association (HDQSA) (24 June 2019)

Following the last meeting with the HDQSA in June 2018, the QSD met with HDQSA representatives again at Housing Department headquarters on 24 June. I attended this meeting along with HKIS Honorary Treasurer and QSD Past Chairman, Sr Paul Wong; QSD Vice Chairpersons, Sr Amelia Fok and Sr Sunny Choi; QSD Honorary Treasurer, Sr Poleon Chan; and QSD Council member, Sr Tiffany Chan. The Chairman of the HDQSA, Sr Jack Cheung, and his committee members gave everyone a warm welcome. Three Housing Department senior quantity surveyors – Sr Lau Tsz Mei (CQS/1), Sr Andrew Lam (CQS/2), and Sr HS Chiu (SQS/CA2) – were also in attendance. During the meeting, the following topical issues were discussed:

1. The use of NEC in the industry
2. The HKIS's progress in drafting the SMM5 and BIM Contract Conditions
3. BIM implementation by the surveying industry and Housing Department
4. Modular integrated construction
5. Security of payment legislation
6. The HKIS's 35th anniversary and the QSD's activities in the coming months
7. Collaboration in CPD events between the HDQSA and HKIS

The meeting was very fruitful and informative. I look forward to more collaborative opportunities between the QSD and HDQSA in the coming years.





Young Surveyors Group
Sr Refeal Leung YSG Committee Chairman

Event Highlight

Dragon Boat

Congratulations to the HKIS Dragon Boat Team! It competed in the Sun Life Stanley International Dragon Boat Championships (永明金融赤柱國際龍舟錦標賽 2019) on 7 June, achieved second runner-up in the HKIS 35th Anniversary Dragonboat Cup, and won the Stanley Bowl! I am sure that every team member was proud of these accomplishments and had fun.

There will be more dragon boat competitions and trainings this year, so the team welcomes new blood any time. If you are interested in being a paddler, please feel free to contact Sr Sunny Wong (6445 2440)/Mr Paul Sze (9138 5965) or e-mail kenneththwch@hkis.org.hk for more details. All are welcome!



YSG Social Event: HIIT Workshop

Do you fear sunlight? YSG has organised a high-intensity interval training (HIIT) workshop for its members to work out indoors, which could help them burn fat within a short time period in a professional and efficient manner. HIIT is fast and participants could work out at any time with minimal equipment. YSG hopes it will help members lead new, healthier lifestyles.





YSG Social Event: HIIT Workshop

YSG Social Event: Master Chef Cooking Class

If exercise is not your cup of tea, YSG has also organised an indoor activity for its members. The Master Chef Cooking Class was held on 31 May and gave its participants the most memorable and joyful cooking experience in a nicely-decorated cookery studio in Yau Ma Tei. Participants were divided into small teams and the instructors guided them through the ultimate collaborative effort of preparing wonderful dishes together.



Upcoming Event

YSG Study Tour

YSG is working on its annual study tour. Tentatively, it is scheduled for early October. It will announce further details of it and open for registration soon. Stay tuned!

We Want You

For the continued success of YSG and the HKIS, they need your support, ideas, advice, and active participation. If you are interested in joining them or have any enquiry, please e-mail ysg@hkis.org.hk or refer to its Facebook page, "HKIS Young Surveyors Group, 香港測量師學會青年組," for the latest information.

E-mail: ysg@hkis.org.hk

Facebook page:

"HKIS Young Surveyors Group, 香港測量師學會青年組"





Sr Dr Lesly Lam
Sports and Recreation Committee Chairman

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



HKIS 35th Anniversary Dragonboat Championship

Team Captains: Sr Sana Kwok, Sr Paul Sze, Young Surveyors Group

The first signature HKIS 35th anniversary sports activity, the Dragonboat Championship, was successfully held on 7 June during the Tuen Ng Festival at Stanley Beach. Eleven company teams from the real estate and construction industry (including the HKIS Dragon Boat Team) competed for the HKIS 35th Anniversary Dragonboat Cup. It achieved 2nd runner-up behind the Ove Arup and Atkins Teams. Congratulations to all!

Joint Professional Dragonboat Championship

Team Captains: Sr Sana Kwok, Sr Paul Sze, Young Surveyors Group

The Joint Professional Dragonboat Championship was successfully held on 23 June at Stanley Beach. Six teams including the HKIA (architects), HKBA (barristers), HKICPA (accountants), HKDA (dentists), LSHK (lawyers), and HKIS (surveyors) competed for the championship. The architects, barristers, and lawyers finished in the top three spots. Congratulations to all!



HKIS Football Team at the CIC 5-a-Side Soccer Competition

Team Captains: Sr Patrick Choi, Sr Dr Lesly Lam, Sr Cyrus Siu

The HKIS Football Team joined the first CIC 5-a-Side Soccer Competition on 23 June at the Hong Kong Football Club. The team did well in its heat games and advanced all the way to the semifinals, where it lost in sudden death.



Joint Professional Tennis Competition

Team Captains: Sr Sunny Chan, Sr Jesper Shum

The Joint Professional Tennis Tournament 2019 was successfully held on 23 June at the Hong Kong Sports Institute. The HKIS Team practiced hard for the whole year and tried its best to compete with teams of accountants, dentists, doctors, and lawyers. It achieved 3rd runner-up.

More members are welcome to join the HKIS Tennis Team.



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

1. Short Course (4): Experience-Sharing on the Application of Building (Planning) Regulations (25 May 2019) (YSG CPD Organised and Reported by Sr Gigi Mok, YSG CPD Convener)



1. Experience-Sharing by Sr Terry KY NG, Former Senior Building Surveyor of the Buildings Department
2. Souvenir Presentation to Sr Terry KY NG

2. Visit to High-Speed Rail Hong Kong West Kowloon Station (2 June 2019) (QSD & YSG CPD Organised and Reported by Sr Gigi Mok, YSG CPD Convener)



3. Group Photo
4. The giant curtain wall comprises over 4,000 irregular glass panels and the curved ceiling over 8,000 tonnes of steel to maximise sunlight absorption and conserve energy. The station's most spectacular structure is supported by nine sets of massive columns of different heights, of which the tallest one rises 45m from Level B3 to the curved ceiling.
5. Mr Yam explains how the 26-km Hong Kong section connects Hong Kong to the Mainland's national high-speed rail network at speeds of up to 200km/h in Hong Kong and up to 350km/h in China.
6. Mr Yam explains that the 26km High Speed Rail (Hong Kong Section) runs from West Kowloon, connecting Hong Kong with the Mainland's national high-speed rail network and with speed of running at 200km/h in the Hong Kong Section and up to 350km/h in the Mainland Section.
7. From 10 July 2019 onwards, High-Speed Rail (Hong Kong Section) expands its coverage to 58 Mainland stations.
8. China's National High-Speed Rail Network
9. View from the Sky Corridor at West Kowloon MTR Station: Mr Yam explains that there are three hectares of public space outside the station including the Green Plaza and Sky Corridor.

3. Visit to a Painting System Showroom (15 June 2019) (YSG CPD Organised and Reported by Sr Gigi Mok, YSG CPD Convener)



- 10. Group Photo
- 11. Souvenir Presentation to Mr Nishida Shinji, Director, International Department, SKK (HK) Co, Ltd
- 12. Demonstration of the Application of the Painting System
- 13. Demonstration of the Performance Test for the Painting System
- 14. Showroom for the Spray Stone Texture Coating System
- 15. Experience-Sharing on the Application of the Painting System to Construction Works by Ms Michelle Tsang, General Manager, SKK (HK) Co, Ltd

4. Practical Experience-Sharing on the Volumetric Precast Concrete Method and Modular Integrated Construction (19 June 2019) (YSG CPD Organised and Reported by Sr Reveal Leung, YSG Chairman)





- 18. Souvenir Presentation to Ir Richard Lee, General Manager, Yau Lee Construction Co, Ltd
- 17. Ir Richard Lee explains how modular integrated construction (MiC) involves the prefabrication of parts in a factory and freestanding volumetric construction complete with finished fixtures and/or furniture before transport to the construction site for installation
- 18. Ir Richard Lee shares the technical consideration and details of MiC modular units

5. Structural Series (1): Engineering Practices in Hong Kong (YSG CPD Organised and Reported by Sr Gigi Mok, YSG CPD Convener)







- 19. Souvenir Presentation to Ir Philip Kwok, Senior Project Manager, Fugro (Hong Kong), Ltd
- 20-21. Ir Kwok shares the possible causes of slope failure.
- 22. Ir Kwok discusses the improvement works for increasing fire resistance in lift shaft walls from one to two hours.

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 2 JUL - 14 OCT 2019

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
2 Jul 2019	2019123	Selection and Pricing of Tower Cranes for Projects with Prefabricated Prefinished Volumetric Construction (PPVC) / Modular Integrated Construction (MIC) (FULL)	Wilson Chan	BSD, QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
3 Jul 2019	20190191	QSD PQSL Measurement Series 2019 (1) – Measurement of Civil Engineering Works (FULL)	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
4 Jul 2019	2019111	Construction in Central Area – What are the Challenges? (FULL)	Perry Lo	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
5 Jul 2019	2019129	Sharing on planning and design of public housing developments in Hong Kong	Connie K Y Yeung	HKIS	1.5	✓ (BSD, QSD)	1.5 (BSD, QSD)	HK\$150 - members
6 Jul 2019	2019011	Short Course (5) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$290 - members; HK\$390 - non-members; FOC - student members studying full time
6 Jul 2019	2019124A	PDD APC Structured Learning Programme 2019 – Land Administration System	Albert So	PDD	3.5	✓	3.5	For PDD Probationers/ Students: HK\$ 900 for all lectures / HK\$200 per lecture, For members of PDD and other Divisions: HK\$300 per lecture; For non-members: HK\$350 per lecture
8 Jul 2019	2019079	BIM Misconception and BIM Automation in Surveying (FULL)	David Fung	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
11 Jul 2019	2019131	BEAM Plus v2.0 Forum 	BEAM Society Limited	HKIS	1.5	To be determined by respective Division		HK\$150 - members; HK\$200 - non-members
12 Jul 2019	2019135	Accounting and Finance for Surveyors in Hong Kong 	Benny K B Kwok	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
13 Jul 2019	2019012	Short Course (6) - Experience Sharing on the Application of Building (Planning) Regulations	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$290 - members; HK\$390 - non-members; FOC - student members studying full time
13 Jul 2019	2019098	QSD CPD (BIM) Series 2019 (2) – 5D BIM Practice on Cost Management (FULL)	Kelvin Kuo	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members
13 Jul 2019	QSD/S/201914	Wooden Tableware Workshop	Here Workshop 慢生活館	QSD	-	-	-	\$260/person for QSD members
13 Jul 2019	2019124B	PDD APC Structured Learning Programme 2019 - Development Appraisal and Viability Study	Terence Wai	PDD	3.5	✓	3.5	For PDD Probationers/Students: HK\$ 900 for all lectures / HK\$200 per lecture, For members of PDD and other Divisions: HK\$300 per lecture; For non-members: HK\$350 per lecture
13 Jul 2019	2019126	Proposed Visit to the HKFYG Leadership Institute, Former Fanling Magistracy (FFM) at Jockey Club Road, Fanling, NT 	Alan Cheung	HKIS	2.0	To be determined by respective Division		HK\$150 - members; HK\$180 - non-members
15 Jul 2019	2019019N	QSD PQSL 2019 – Sharing on the CEC-PAQS 2018 Conference (FULL)	Sunny Wong, Frank Poon, Anthony Tse	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
19 Jul 2019	2019019P	QSD PQSL Estimating Series 2019 (2) – Pre-Contract Cost Planning (FULL)	Lysander Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
19 Jul 2019	HKIS/S/201906C	HKIS Social Event - Latte Art Workshop (Round 2- 1st Class) (FULL)	-	HKIS	-	-	-	HK\$190 for HKIS Member
20 Jul 2019	2019120	Visit to Joyous Living at The Tanner Hill	Marco M H Wu	HKIS, YSG	2.0	To be determined by respective Division		HK\$230 - members; HK\$300 - non-members
20 Jul 2019	2019124C	PDD APC Structured Learning Programme 2019 - Building Control and Regulation (1) – Site Design and Building Design	Raymond Chan, Annie Chong, Kenny Tse	PDD	3.5	✓	3.5	For PDD Probationers/Students: HK\$ 900 for all lectures / HK\$200 per lecture (please refer to the table), For members of PDD and other Divisions: HK\$300 per lecture; For non-members: HK\$350 per lecture

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
27 Jul 2019	2019124D	PDD APC Structured Learning Programme 2019 - Building Control and regulation (2) - Existing Building and Project Management	Ben Chong, Stephen Tse	PDD	3.5	✓	3.5	For PDD Probationers/ Students: HK\$ 900 for all lectures / HK\$200 per lecture (please refer to the table), For members of PDD and other Divisions: HK\$300 per lecture; For non-members: HK\$350 per lecture
31 Jul 2019	2019132	Common Spatial Data Infrastructure for Dummies 	Y C Chan	LSD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
3 Aug 2019	2019116	CPD (BIM) Series 2019 (1) – Bridging the Gap Between Employers Information Requirements (ER) and BIM Performance	Kelvin Tam	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members
5 Aug 2019	2019063	Mediation in Building Management Disputes (Section 2)	Eric Ting	PFMD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members
6 Aug 2019	2019019Q	QSD PQSL Estimating Series 2019 (3) – Estimate for a Renovation Project is Easier, isn't it? (FULL)	Anderson Chan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
10 Aug 2019	2019124E	PDD APC Structured Learning Programme 2019 - Planning laws and practice	Lawrence Poon, Edwin Tsang, Francis Lau	PDD	3.5	✓	3.5	For PDD Probationers/ Students: HK\$ 900 for all lectures / HK\$200 per lecture, For members of PDD and other Divisions: HK\$300 per lecture; For non-members: HK\$350 per lecture
10 Aug 2019	2019106	Structural Series (2) – Engineering Practice in Hong Kong	Philip C T Kwok	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - student members studying full time

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 Aug 2019	2019114	Technical Visit To T-PARK	Representatives from T-PARK	PDD	1.5	✓	1.5	HK\$150 - student member and probationer; HK\$180 - associate member and member; HK\$250 - non-members
14 Aug 2019	2019136	Contract Administration Series (1) - Competition Law 	Mohammed Talib, Celeste Lo	YSG	1.5	To be determined by respective Division		HK\$150 - members; HK\$180 - non-members
15 Aug 2019	2019137	All about "Area" in land and property development 	Lesly Lam	LSD	1.5	✓	1.5	HK\$150 - members; HK\$180 - non-members
17 Aug 2019	2019125	Visit to the Hong Kong Observatory Headquarters (FULL)	Representative from Hong Kong Observatory	BSD, YSG	1.5	✓	1.5	HK\$180 - HKIS members
4 Sep 2019	2019019M	QSD PQSL Contract Administration Series 2019 (9) – Commercial Management and Cost Forecasting (From Contractor's Perspective) (FULL)	Joseph Law	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
6 Sep 2019	HKIS/ S/201906D	HKIS Social Event - Latte Art Workshop (Round 2- 2nd Class) (FULL)	-	HKIS	-	-	-	HK\$190 - members;
7 Sep 2019	2019094	Appeal Series (1) – Planning Appeal against Building Authorities' decisions on the Disapproval of General Building Plans	Anderson C B Chan	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - student members studying full time
21 Sep 2019	2019095	Appeal Series (2) – Appeal against Building Authority's Order (i.e. Section 24, Section 27A and Priority Demolition order and etc.)	Anderson C B Chan	YSG	3.0	To be determined by respective Division		HK\$340 - members; HK\$400 - non-members; FOC - student members studying full time
21 Sep 2019	2019128	HKIS Annual Conference 2019 	Please refer to website	HKIS	6.0	To be determined by respective Division		Early Bird: HK\$1,600 (on or before 31 July 2019); Member of HKIS & Supporting Organisations: HK\$1,800; Non- member: HK\$2,100; Full- time Student: HK\$250 (Full day, lunch is not provided)

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
27 Sep 2019	2019133	Technical Visit and Guided Tour in the Mills (45 Pak Tin Par Street, Tsuen Wan) 	Gary Ng	PFMD	2.0	✓	2.0	HK\$230 - members; HK\$300 - non-members
14 Oct 2019	2019117	Empirical observation of tender bidding and claims behavior by contractors in China	Johnson W L So, Joe Chan	QSD	1.5	✓	1.5	HK\$150 - members; HK\$210 - non-members

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

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

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

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

Please use the CPD RESERVATION FORM overleaf for registration. For enquiries, please email cpdreg@hkis.org.hk or call the Secretariat at 2526 3679.



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

GASOLINE

CALTEX STARCARD

From 1 January 2017, HKIS members and also their family members, who have never applied Star Card OR Star Card holders who had no transaction record in the past six months, can enjoy an attractive discount of **HK\$2.3 per litre in gasoline** and **HK\$4.9 per litre in diesel** purchase every day. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2116 5407**.

ESSO FLEET CARD

From 1 May 2019, HKIS members can enjoy the privileged discounts of **HK\$2.6 per litre for petrol** and **HK\$5.8 per litre for diesel** purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

MOBIL LUBRICANTS

Authorized dealer products: Mobil 1 0W-40, 0W-30, 0W-20, 5W-30 (HK\$450/4L, HK\$500/4L+1L) for petrol cars; Mobil 1 ESP Formula 5W-30 (HK\$470/4x1L, HK\$580/5x1L) for diesel private cars. Terms and conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 July 2018, the discount is **HK\$2.20 per litre** for gasoline for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

OTHERS

UP TO 18% OFF DINING

The Royal Plaza Hotel is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 2 January 2019 and last until 14 December 2019. 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 DRIVING COURSE

From now until 31 December 2019, HKIS members can enjoy **10% discount** on specified driving training course 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.

UP TO 50% 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. The offer will start on 2 July 2019 and last until 31 Aug 2019. 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 DINING

FRITES restaurants is offering a **10% discount** to HKIS members (for the whole table, excl. event packages), a free bottle of wine during your birthday month, loyalty point programme and exclusive promotions throughout the year etc. For more details, please visit HKIS website.

UP TO 74% OFF HEALTH CHECK PLAN with FREE gift

From now until 31 December 2019, health.ESDlife offers 1) **5% off** on over 430+ health check plans on eshop (Discount code: HKIS2019). For Royal Comprehensive Plan (2 person), HKIS members can enjoy up to **74% off** (value: \$20,220; average \$2,556/per person; HKIS discounted price: \$5,111). The plan consists of 93 checkup items including 3 ultrasound and 2 tumor markers with \$600 FREE Parkn/Shop Coupon. More gifts like Dyson product and Nintendo Switch are available on selected plans. For purchase and details, please visit health.esdlife.com/hkis. For enquiry, please call **3151 2244**.

38%/35% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by Union Hospital at a privilege offer of **HK\$3,280 for male** and **HK\$4,180 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 2019.

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).

15% OFF PROFESSIONAL COURSE

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

29% OFF BOAT LICENSE COURSE

From now until 31 December 2019, A & M Boating Limited is offering a special course discount for boat license to all HKIS members. The total course fee is HK\$2,400 (Original course fee: HK\$3,400). For further course details, please visit www.amboating.com, or call **2891 3220** or email to info@amboating.com.

10% OFF BOOK AND STATIONERY

Enjoy **10% discount** on regular priced books and stationery (sales items excepted) at Cosmos Books Ltd upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2019.

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.

UP TO 15% OFF ROOM ACCOMMODATION

Enjoy up to **15% discount** from Hyatt.com rate by booking Grand Hyatt Hong Kong's newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2019, subject to availability.

UP TO 28% OFF ROOM ACCOMMODATION

From now until 31 December 2019, HKIS members who book guest rooms directly at the Royal Plaza Hotel can enjoy up to **28% off** its Best Available Rate with instant confirmation. Simply click on the hotel's website at www.royalplaza.com.hk and enter your username as hkismembers. The password is THE482.

For enquiries, please contact Ms Jennifer Wong at **2622 6218/ 6117 7800** or jenniferwong@royalplaza.com.hk.

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 URBIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

Special Offer INSURANCE

From now until 31 December 2019, HKIS members and their families can enjoy the special offers from Prudential General Insurance HK, Ltd including travel insurance, home insurance, home landlord insurance, maid insurance, etc. For further promotional details, please visit HKIS website

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 WEIGHT REDUCTION 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 2019, HKIS members can enjoy its exclusive offers, including a free "Wealth & Health Assessment" (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a free session of "Tummy Exercise Class".

An advance booking is required. For more information, please call **2526 0888** or visit www.mslhk.com.

UP TO 25% OFF INSURANCE

HKIS members can enjoy special offers from Zurich Insurance including travel insurance (single trip plan, 25% off), medical plan (up to 15% off), home protection plan (15% off), etc.

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

UP TO 20% OFF DINING

HKIS members can enjoy **10% discount** on Lunch Menu and **20% discount** on Dinner Menu or A La Carte Menu at New Life Social Enterprise Restaurant in Wan Chai. Privilege lasts until 31 December 2019. Please refer to HKIS website for more details.

15% OFF WINE SHOPPING

Wine etc is providing a **15% discount** offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2019. 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/>.

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, 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.

UP TO 30% OFF Shopping & Dining

Enjoy up to **30% discount** at Lee Gardens Shopping Area (Hyson Place, Lee Garden One to Six, Lee Theatre and Leighton) upon joining Lee Gardens Plus!

Special offers include: **30% discount** at ESPRIT/ **20% discount** at MM AVEDA/ **15% discount** at i.t blue block, Paradise Dynasty/ **12% discount** at HABITU table/ **10% discount** at sen-ryo, Seasons/ **5% discount** at Jasons • Food & Living and others. Download the Lee Gardens App now at <https://goo.gl/k7RsRy> for registration (please enter referral code: MKT) and discover all these privileges!

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

ANNIVERSARY 35th

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