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**Vacancy tax may work
but is a stopgap at best**



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

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CONTENTS

目錄

- 4** Cover Story
封面故事
- 8** President's Message
會長的話
- 10** Meet the Surveyor
測量師專訪
- 14** Beijing Office News
北京辦事處簡訊
- 15** HKIS News
學會簡訊
- 上海議會活動
 - 2018 HKIS Annual Conference “Developing Novel Solutions to Hong Kong’s Housing and Land Supply Dilemma” 香港測量師學會年度研討會 2018 — 測量新思維：開拓香港土地及房屋供應
 - 第十屆兩岸四地土地學術研討會
 - Elected as HKIS Members on 13 September 2018
 - Council Members Reaching Out
 - HKIS EGM on Proposed Affiliate Membership
 - The HKIS Outstanding Dissertation/Thesis Awards 2017 Executive Summary of Winning Papers
- 15** Calendar of Events
活動日誌
- 27** Divisional News & Activities
組別簡訊
- 46** Sports and Recreation
運動娛閒
- 48** Education
增值空間
- 49** Members Corner
會員分享
- 50** HKIS CPD / PQSL / Social Events Summary
- 55** Members' Privileges
會員優惠



Vacancy tax may work but is a stopgap at best

The Government's vacancy tax on first-hand private residential units aims to cool an overheated property market but analysts say it will be a short-term measure with mitigated effects.

Prudence Lui



Sr C K Lau
HKIS Past President



Sr Charles Chan
Managing Director,
Savills Valuation and
Advisory Services

Government statistics indicate that the number of vacant units went up from around 4,000 (March 2013) to 9,000 units (March 2018).
(Photo source: Getty Images)

“If this new tax takes hold, I am sure developers will restructure sales strategy, speeding up transactions by rational price readjustment.”

The Government's decision to legislate for a vacancy tax on first-hand private residential units in June has caused much discussion and controversy in a frenetic property market, where property prices have soared due to demand for housing heavily exceeding supply.

The rationale behind this special tax is to cool down the overheated market and spur developers to expedite the supply of first-hand private flats. Government statistics indicate that the number of unsold and vacant units went from around 4,000 units in March 2013 to 9,000 units in the same month of this year. The new tax will apply to vacant units for which an occupation permit was issued 12 months ago or longer, and which have not been occupied or rented out for more than six of the past 12 months. The annual rate will be charged at double the rateable value of the units, or roughly equal to 5 per cent of the property value, based on the average rental yield of 2.5 per cent for residential property in March 2018.

Industry experts welcomed this new move and believed it would deter developers from selling newly completed flats in phase, thereby fetching higher prices. “Government felt the pinch of the crazy property market so decided to roll out the vacancy tax, a measure I have never seen in my 30-year stint in the industry,” Savills Valuation and Advisory Services Managing Director Sr Charles Chan says. “Penalty on vacant residential properties is not an entirely new concept. Owners of idle non-residential properties could apply to the Rating and Valuation Department for rate concession many years ago but owners of vacant residential properties could not enjoy this concession. Since details of this new Bill are not available yet, such as whether it requires developers to sell all the units in a new development or not

less than 90 percent of the units to avoid the tax, we are yet to learn what its impact will be.”

“In the past, it took longer to sell all newly built units if pricing was too aggressive, so developers sold them in different phases. If this new tax takes hold, I am sure developers will restructure sales strategy, speeding up transactions by rational price readjustment. Imposing a levy may release more flats, but will have little impact on luxury developments. In fact, accumulating small to medium units is not serious, because developers are keen to push the sales due to market demand. However, it's a different story for mid-price to luxury residential units due to the shortage, scale and amount of investment involved. Under current market conditions, it takes time to absorb the supply as only our high-income sector can afford this type of unit.”

Market responses so far found the level of levy deterrent to roughly equal 5 per cent of the property value. Sr Chan adds that it is vital the penalty is not just a one off but regularly charged to maximise its impact, “Otherwise, the cost of holding these flats can be offset by appreciation of property value. So I hope the levy will be on an annual basis with a step-up rate to yield the best result. To minimise vacancy costs, developers have already started offloading remaining units by pushing sales while some chose to rent out the properties and exert some pressure on the market rental rate. In the long term, there won't be any significant effect on the market as only the sales period is shortened whereas overall supply won't suddenly jack up.”

However HKIS Past President Sr C K Lau opines that the industry should not overestimate the power of this Bill as it's a bigger force now

“The levy is hefty enough to deter developers but the other side of the coin is that Government will receive less income from land premiums.”

because of combined external factors like Sino-US trade war and an imminent rise in interest rates. He said, “Frankly, the industry was not consulted by Government prior to its announcement, although I understand this idea had been brewing for a long time. The levy is hefty enough to deter developers. But the other side of the coin is that Government will receive less income from land premiums because developers will bid with lower land prices after factoring into the vacancy tax as a kind of development risk. Not to forget that over 90 per cent of land supply is generated by Government via new land leases, land premiums and land exchange.”

According to the Rating and Valuation Department’s statistics, the vacancy rate of private residential units dropped from 4.3 per cent at the end of 2012 to 3.7 per cent at the end of 2017, which was substantially lower than the long-term average vacancy rate of 5 per cent from 1997 to 2016. Sr Lau believes that such a low vacancy isn’t worth extending the tax to second-hand homes given the immense administration costs. Instead he would like to see more Government action on getting a better picture of rental market condition for private homes, especially for subdivided flats. “Why does Government keep guessing the number without digging deep for the actual size of such establishments,” he says. “If owners earned their living from these kinds of flats, they would have to submit details to the Rating and Valuation Department.

“Once again, out of those 9,000 unsold vacant units in the market, I heard that some units were never put on sale because they are currently rented out for residential purposes but Government didn’t provide any further information on this and it would better clarify

the number of these units – no plan to sell but now in rental condition, when implementing legislation because I am sure the number would be less than 9,000 as Government didn’t deduct this from its record.”

Sr Chan treats this tax as a short-term measure to curb our acute housing shortage and once the market has cooled down and is back on track, it should be reviewed or cancelled. Sr Chan adds, “The biggest issue we face is a sluggish second-hand market so all demands go to the first-hand market, which is twisted and unhealthy. Many second-hand owners are not willing to sell because of the hefty stamp duty they incur. Indeed, it’s the biggest source of supply and plays a pivotal role. Imagine if there are one million private units and only 5 per cent of them are up for grabs on the market, it’s already 50,000 units, which outnumbers Government’s target supply of 19,000 new units per year. Government should consider on how to revitalise this market, i.e. an e-certificate to encourage owners to sell theirs and allow them to buy units after certain number of years with lower stamp duty.”

At press time, Government plans to introduce an Amendment Bill into the Legislative Council (LegCo) during the 2018-19 legislative year to amend the Stamp Duty Ordinance. The Special Rates will take effect after gazettal of the Amendment Ordinance following passage of the Amendment Bill in LegCo.

The article is published courtesy of Classified Post.

「如果推出空置稅，我肯定發展商會調整銷售策略，定出合理價格從而加快樓宇買賣。」

空置稅有效 但屬權宜之計

政府向一手私人住宅徵收空置稅，旨在為過熱的樓市降溫，但分析認為此舉只是短期紓緩措施。

呂麗娟

政府 6 月公佈會透過立法向一手私人住宅徵收空置稅，引發外界對樓市的討論和爭議。目前住宅單位求過於供，樓價屢創新高。

徵收空置稅旨在為過熱的樓市降溫和鼓勵發展商加快推出一手私人單位。政府統計顯示在 2013 年 3 月的未售和空置單位數目約有 4,000 個，有關數字在今年同期已達 9,000 個。獲發估用許可證（入伙紙）達 12 個月或以上的一手私人住宅單位，在過去 12 個月內有超過六個月的時間並未作居住或出租用途，便會被視為空置單位，政府將徵收空置稅。空置稅稅率定為單位應課差餉租值的雙倍，按 2018 年 3 月的平均住宅租金回報率為 2.5% 計算，或約相等於樓價的 5%。

業內專家歡迎政府設立空置稅，認為有助阻止發展商分階段出售新落成單位，從而抬高樓價。第一太平戴維斯估值及專業顧問董事總經理陳超國測量師說：「政府感到樓市發展有失控的趨勢，所以推出空置稅，我在行業工作了 30 年都未曾見過這個措施。但向空置住宅單位施加罰則並非全新概念。很多年前，空置非住宅單位的業主可向差餉物業估價署申請差餉寬減，但空置住宅單位的業主不可。空置稅的具體內容仍未落實，例如發展商要出售新落成樓盤的全部單位或不少於九成的單位才免徵稅，空置稅帶來的影響仍有待觀察。」



空置稅的具體內容仍未落實，所帶來的影響仍有待觀察。
(相片提供：Getty Images)

「過往新建單位若定價太高，需要較長時間才能售出全部單位，發展商於是分階段出售單位。如果推出空置稅，我肯定發展商會調整銷售策略，定出合理價格從而加快樓宇銷情。徵稅可以加快單位供應，但對豪宅項目成效有限。事實上，發展商囤積中小型單

位的情況不算嚴重，市場需求有助增加銷量。不過中等價格或豪宅單位因為供應短缺、投資規模和金額而出現截然不同的情況。按目前樓市走勢，只有高收入的買家才可負擔這類單位，換言之市場需要一段時間才能吸收這類單位的供應。」

根據目前市場反應，空置稅的稅率定於約樓價的 5%。陳超國測量師認為空置稅不應是一次性稅項，而是要定期徵繳才能達到最佳成效。「否則空置單位的成本會因樓價上升而抵銷。我期望空置稅按年期累進增加稅率，從而取得更佳成效。發展商為減低空置單位的壓力，已紛紛推出剩餘單位。部分發展商選擇出租單位，變相對市場租金帶來壓力。長遠來看，空置稅不會為市場帶來重大影響，只有縮短了單位的銷售期，但實際並未增加單位供應。」

但香港測量師學會前會長劉振江測量師提醒業界不要高估空置稅的影響力，外來因素如中美貿易戰和加息都增加了空置稅的成效。他說：「坦白說，政府推出空置稅之前未有諮詢業界，雖然研究推行空置稅措施已醞釀一段時間。空置稅為發展商帶來壓力，但同時政府亦減少賣地收入，因為發展商考慮到空置稅帶來的風險，便會以較低價格投地。不要忘記超過 90% 的土地供應來自政府新批出土地、改地契和換地。」

根據差餉物業估價署的統計數字，私人住宅單位的空置率由 2012 年年尾的 4.3%，跌至 2017 年年尾的 3.7%，遠低過 1997 年至 2016 年間的 5% 平均長期空置率。劉振江測量師考慮到空置率低，且行政費用高昂，認為不宜將空置稅延伸至二手住宅。反之，他希望政府有更多措施應對住宅出租市場的情況，特別是劏房問題。他說：「政府為什麼要估算劏房的單位數目而不直接找出此市場的實際規模？如果業主出租劏房，他們應當向差餉物業估價署提供資料。」

「再說，現時市場上的 9,000 個未售空置單位當中，我聽聞有部分單位從未安排出售，而是作出租，但政府未有提供更多有關資料。政府立法時，理應澄清這類未有計劃出售但現為出租單位的數字。因為政府在統計時未有剔走這類單位，我相信實際空置單位數目會較 9,000 個少。」

陳超國測量師認為空置稅應該是短期措施，旨在應對現時樓宇供應嚴重不足的情況，當情況受控後，應該重新審視或取消空置稅。他說：「現在最大的問題是二手市場放緩，買家轉投一手市場，這種情況不正常和不健康。因為印花稅重，所以很多二手樓業主都不願意出售單位。事實上，最大的單位供應來自二手樓宇，這點非常重要。試想如果現時有 100 萬個私人單位，但只有 5% 在市場出售，已經達 50,000 個單位，超過政府每年 19,000 個新單位的供應目標。政府應思考如何推動二手樓宇市場發展，例如向業主頒發稅務優惠證書，容許他們在指定年期後以較低的印花稅購買單位，鼓勵他們即時放售手上單位。」

政府有意修訂印花稅條例，並計劃在 2018 至 19 的立法會年度，向立法會提交修訂草案。新稅率在修訂草案獲立法會通過後即時生效。

本文由《Classified Post》撰文。

「空置稅為發展商帶來壓力，但同時政府亦減少賣地收入。」



Sr Dick Kwok

I trust this message finds you safe and sound after Super Typhoon Mangkhut shut down the city and left such a devastating trail of destruction. Full credit to Government's efforts to give advance warnings and take precautions to minimise losses but the public has reservations regarding the post-typhoon management. This is a lesson about city management, as well as a pressure test. One solution might be for the Government to join forces with citizens and professionals such as surveyors to figure out resources planning and an efficient clean-up, and then thoroughly investigate whether there is room for improvement in future.

Views shared on a radio talk show

On 23 August, Marvin Chen, President of the Hong Kong Institute of Architects, and I were the guest speakers for an hour-long talk show on Commercial Radio. We made good use of this media platform to dig deeper and further on the land bank concept. This two-way communication allowed us to publicly voice what we wanted to share, and also, with the host's penetrating questions, we were able to elaborate in detail on each issue raised.

The 10th Cross-Strait Academic Land Conference

Since 2000, the Cross-Strait Academic Land Conference has rotated every two years between Hong Kong, Macau, China and Taiwan. The HKIS took pride in staging the 10th edition on 25 August, welcoming about 100 participants at the Surveyors Learning Centre. This forum promotes exchange and cooperation among industry professionals and academics, elevating standards in the four jurisdictions. We were delighted that Sr Marco Wu, HKIS Past President and former Chairman of the Hong Kong Housing Society, was Guest of Honour and that he shared insights from the perspective of the land and real estate sector.

Dragon boat team bags another trophy

A big round of applause to our dragon boat team which scooped the championship in the Sunshine Dragon Boat Race

in Kwun Tong Promenade (25th Anniversary Invitational Silver Cup of the Buildings Department) on 26 August. I was there as a supporter, and also presented the awards. My message to the teams is, well done and keep your winning spirit alive!

Guangdong Appraisal Society's visit promoted exchanges

Headed by President Chang Yu Chang, the Guangdong Appraisal Society led a delegation of 29 to visit the HKIS on 29 August. I received the delegation together with the General Practice Division's Chairman Sr Chiu Kam Kuen and its key representatives, and there followed an exchange on the valuation of various types of properties.

Another MOU inked in China

On 30-31 August I led a party of HKIS members to Shanghai for the signing of a MOU agreement with the Shanghai Construction Consultants Trade Association. This agreement further enhances exchanges between two organisations in areas like information flow, activities, senior management and research topics. On this trip, I also joined the event organised by Shanghai Forum which invited a seasoned professional to inform members of construction project risk and insurance management along China's Belt and Road projects.

Guiding the next generation of surveyors

The BSc (Surveying) programme at the University of Hong Kong extended an invitation to me to be a guest of honour at its orientation programme on 4 September. The orientation aimed to give 60 new students an overview of their future careers. I gave a talk to the freshmen about our Institute, career opportunities, choice of work as well as points to note when taking examinations with the HKIS in future. I enjoyed my interaction with these surveyors of tomorrow and I hope we showed them a good example of what they can achieve in future.

Create Your District Campaign

19 September was the first round of screening for all entries from schools for the Create Your District Competition. I had joined the first screening with other HKIS representatives to shortlist those outstanding presentations for jurors to choose the final winners. It is hoped this year's new batch of students will be more innovative and inspiring. A mobile truck road show is scheduled for 4-17 October 2018 in secondary schools and urban areas across the territory, during which the public can vote for their favourite competition entries and enter a lucky draw. In addition, there will be a public exhibition from 20-30 October on Lee Tung Avenue, Wan Chai. The winners will be announced on 27 October.

Four professional Institutes' views shared in Legislative Council

In view of Government's Public Consultation on Land Supply, we remain active in disseminating our industry's views to the public and Government. On 19 September, following the press conference jointly hosted by four professional institutes in late August, I represented the joint force by presenting our standpoints again in the Legislative Council's Panel on Development – Planning for Land.

Planning and Development Division's Annual Conference 2018

On 15 September, PDD's half-day annual conference brought leading experts together to examine "Methods to Use Agricultural Land for Development". I was impressed by the presence of influential speakers, which took the discussion to the next level.

Sr Dick Kwok
President

超強颱風「山竹」襲港，造成嚴重破壞，但願各會員平安無恙。政府今次提前部署，做好防風措施，有助減低損失，但相關善後工作卻引起公眾質疑。「山竹」為政府在城市管理和壓力測試這兩方面上了寶貴的一課。其中一個更好的處理辦法是政府與公眾和測量師等專家合作，適當地分配資源，有效地展開清理行動，以及全面進行調查，繼而找出可改進的空間。

出席電台清談節目

我和香港建築師學會會長陳沐文在8月23日以客席嘉賓身分，出席商台一個一小時長的清談節目。我們透過大氣電波，深入討論土地儲備這個概念。這種互動的溝通方式讓我們能夠向公眾表達自己的想法，同時我們在回答主持人的深入問題時，亦能夠就多方面提供更多資料。

第十屆兩岸四地土地學術研討會

自2000年起，兩岸四地土地學術研討會每兩年一屆，由香港、澳門、中國內地和台灣輪流主辦。研討會今年踏入第十屆，由香港測量師學會主辦，在8月25日假測量師研習中心舉行，吸引約100人參加。研討會旨在促進業界專家和學者交流合作，從而提升兩岸四地的專業和學術水平。我們有幸邀請香港測量師學會前會長和香港房屋協會前主席鄒滿海測量師擔任主禮嘉賓，就土地和房屋發展分享意見。

龍舟隊再奪殊榮

恭喜我們的龍舟隊揚威觀塘海濱公園，在8月26日舉行的觀塘海

濱陽光小龍舟賽2018屋宇署25周年邀請盃銀盃賽上勇奪冠軍。我亦有到場支持及頒獎。各位龍舟隊成員，你們今次表現十分出色，期望你們能再接再厲，爭取更多佳績。

促進與廣東省資產評估協會的合作

廣東省資產評估協會曾毓昌會長率領29人代表團，在8月29日到訪香港測量師學會。我與產業測量組主席趙錦權測量師和多名主要成員一同接待代表團，雙方就各種樓宇的估值方法交換意見。

與內地機構簽訂合作備忘錄

我帶領多名本會成員在8月30及31日前往上海，與上海市建設工程諮詢行業協會簽訂合作備忘錄。這份備忘錄將推動雙方在資訊、活動、高層管理和研究題目等方面的交流。我在今次行程中還特意參加了由上海論壇舉辦的會員活動，席上邀請到經驗豐富的專家向本會成員講解建築項目和一帶一路倡議中各項目涉及的風險和保險管理。

薪火相傳

我在9月4日獲邀出席香港大學理學士（測量學）課程的迎新日，並擔任榮譽嘉賓。今次迎新日旨在向60名新生講解測量學的工作發展前景。我向在場新生介紹本會、工作機會、職業選擇以及未來參加本會專業考試需注意事項。我喜歡與這群未來的測量師交流，也期望我們能為新一代豎立榜樣，讓他們知道自己將來的發展方向。

「細看社區歷史 構建『你』想灣仔」地區發展創作比賽

「細看社區歷史 構建『你』想灣仔」地區發展創作比賽已收集全部參賽作品，並於9月19日進行首輪評審。我與其他學會代表協助篩選傑出作品供評審選出最後得獎作品，期望今年參賽的學生更具創意、作品更具啟發性。我們於10月4至17日期間安排「測量號」流動車在各區中學和鬧市巡迴展覽，市民可投票最喜愛作品並參加抽獎。另外學會在10月20至30日期間於灣仔利東街舉辦公眾展覽。得獎作品將於10月27日公布。

向立法會陳述四大專業學會的意見

繼參加政府土地供應公眾諮詢後，我們積極向公眾和政府表達業界意見。四大專業學會在8月底召開聯合記者會，我在9月19日以代表身分向立法會發展事務委員會（規劃及地政）重申我們的立場。

規劃及發展組2018年周年研討會

規劃及發展組在9月15日舉辦半天周年研討會，邀請各專家學者就發展農地的方案交換意見。出席的嘉賓分享的真知灼見，將討論提升到更深的層次。

會長
郭岳忠測量師

Task master

With his company Modern Living Investments Holdings now public, Sr Andrew Ho, has ever greater responsibility but it is something he thrives on. We talk to a surveyor who relishes taking the initiative to tackle problems head on.

Prudence Lui



“ I thought if opportunity knocks this time and I give it a pass, I might not get another chance. So this was my turning point and, after a successful operation, I agreed to take the company to the next level. ”

When Modern Living Investments Holdings went public in November 2017, it was the proudest moment for Chairman and Executive Director Sr Andrew Ho because the process from confirmation till completion had taken only six months. The idea of getting listed came to him two years earlier and he did struggle with this suggestion until a wake-up call – which came when he was diagnosed with cancer. The moment he was wheeled into the operating theatre for the operation, he had a realisation. “People only live once and life is so fragile,” he says. “I thought if opportunity knocks this time and I give it a pass, I might not get another chance. So this was my turning point and, after a successful operation, I agreed to take the company to the next level.”

Modern Living is a property management company ranked among the top-three contractors for the Band One category under the Housing Authority. About 2,000 staffs take care of 80,000 public housing units in the city, which accounts for 90 per cent of its business. Sr Ho, a building surveyor, graduated from the Hong Kong Polytechnic in the 1982 and worked his way up the management ladder. A big breakthrough came in 2007 when he was asked by the company to become a shareholder and director. Looking back on his career path, Sr Ho remains thankful that the ride has not been too bumpy, though he has had to work hard. “I picked building surveying because it suited my character, involving both academic and technical elements, such as report writing in the office, as well as requiring time spent on work sites,” he says. “After graduating, I worked as a student building surveyor in the Buildings Ordinance Office (BOO – now the Buildings Department) and the terms of reference were simple – to be a chartered surveyor within six years. However, it was my dream to pursue a bachelor’s degree as well as an overseas

study experience so, after a short stint with the government, I flew to Salford, UK for a three-year sandwich course, which exempted me from all academic examinations and required only two-years of working experience, and with that, I became a chartered building surveyor in 1987.

“I never regretted my decision because studying in the UK proved to be an eye-opening experience that went far beyond any knowledge I could obtain from books. I learned the best practices of British professionals and, most importantly, their ways of thinking which stress a fundamental approach. It’s so different from the Chinese approach, as it stresses embracing change and moving out of one’s comfort zone. Be it a problem or challenge, it has to be solved rather than avoided. Consequently, my personal development was greatly elevated and I began to adopt a proactive attitude when encountering issues.”

Sr Ho says that graduates need to expose themselves fully to various experiences and knowledge. He feels lucky that his versatile jobs with KCRC – a consultant company – being a main contractor, and developer allowed him to look at things from different perspectives. “I remember well my experience of working with a developer who owned a private residential site in Tuen Mun,” he says. “He planned to develop it on its own under a very tight budget. I worked in dual roles – as project manager of developer and main building contractor. This forced me to interact with all parties and subcontractors. I applied what I had learned before – time, cost, and quality. For instance, building something from scratch required good planning. You had to ensure a foolproof process and closely monitor site activities, especially during critical stages to avoid slippage of programme.”

His longest employment was with the Housing

MEET THE SURVEYOR

“ I picked building surveying because it suited my character, involving both academic and technical elements, such as report writing in the office, as well as requiring time spent on work sites. ”

Department from 1992 to 2003, which was an advantage. He learned the ropes of property management and made reference to this invaluable experience when the Department outsourced half of its public housing empire to outside management in 2000. For instance, as a maintenance surveyor of the department he ran an innovative campaign to give public housing a facelift and improve the visual look by fixing eyesores. This approach was well received and recognised by the Department. “Having a listed company drives me in the direction of how to build a better society and make property healthy. Diagnosis is also vital and it’s a challenge for us to identify the underlying cause of faults and this demands knowledge and judgment. That’s why I tell my staff to be very familiar with their estates, especially underground facilities like electricity and water mains. When an incident happens, you have no time to think and you need to make immediate decisions.”

What keeps him in the industry is his passion for building surveying and being Chairman allows him to play two roles – professional and business, which always seem to be juxtapositioned. He continues to recruit and nurture estate maintenance managers, while also setting strategic planning and directions for the company. “I still supervise all operations and streams of business,” he says. “Property management is embedded with two parts – property maintenance and estate management – and these two teams always don’t communicate well with each other. There are gaps which cause problems. I hope to work toward some company culture breakthrough here and promote cooperation between them. Indeed, estate managers have tested some new policies in certain estates with the aim of generating harmony. We are beginning to see

the dividends. So, employing the right potential, young and bright candidates for these jobs is important.”

Sr Ho believes strongly in the use of modern technology as it has been shown to support and demonstrate professionalism in building surveying. Just as doctors who rely on MRIs and CT scans for patient diagnosis, technology supports the building doctor concept. Last but not least, he advises young surveyors to continue to think positively, be keen to learn as well as polishing and sharpening their skills.

The article is published courtesy of Classified Post.



「我想如果我病癒活過來，而我沒有把握這次機會，機會未必會再來一次。這是我的轉捩點，手術成功後，我決定實現公司的上市計劃。」

行動派大師

雅居投資控股有限公司上市後，作為公司主席的何柱明測量師肩負的責任更大，但他欣然接受接下來的的工作安排。這位習慣主動出擊、以行動解難的測量師樂於與我們分享他的故事。

呂麗娟

雅居投資控股有限公司在 2017 年 11 月上市後，何柱明測量師作為公司主席和執行董事，感到無上光榮，因為整個上市過程由確認申請到完成申請，只花了半年時間。公司申請上市這個念頭早在兩年前已經出現，但何柱明測量師遲遲未有行動，直至他被診斷患有癌症。當他被送入手術室，他有所覺悟。他說：「人只活一次，生命很脆弱。我想如果我病癒活過來，而我沒有把握這次機會，機會未必會再來一次。這是我的轉捩點，手術成功後，我決定實現公司的上市計劃。」

雅居是一間物業管理公司，也是房屋署物業管理三大一級承辦商之一，僱用 2,000 名員工打理全港 80,000 個公營房屋單位，佔公司業務百分之九十。本身是一名建築測量師的何柱明，在 1982 年畢業於香港理工學院，之後從事管理工作，拾級而上。他在 2007 年迎來了事業上的一個突破一獲邀成為公司股東和出任公司董事。回顧多年來的事業發展，何柱明測量師欣慰即使工作辛勞，但過程不算崎嶇。他說：「我選擇建築測量是因為這門專業適合我的個性，兼顧學術和技術兩個層面，例如要在辦公室寫報告，又要到工地視察。畢業後，我加入建築物條例執行處（即屋宇署前身）當一名見習建築測量師，職責很明確，就是在六年內成為一名特許測量師。不過修讀學士學位和到外國留學一直是我的夢想，所以在政府工作一段短時間後，我前往英國索爾福德修讀一個三年制的『三文治課程』，令我可以免去所有學術考試，在取得兩年工作經驗後，在 1987 年成為一名特許建築測量師。」

「對於這個決定，我從未後悔。在英國留學的這段時間，我大開眼界，這些經驗是無法從書本上獲得的。其中我學懂英國專業人士的優良處事方法和他們著重基礎的思維模式。與本地人的思維截然不同，他們更注重創新和踏出舒

「我選擇建築測量是因為這門專業適合我的個性，兼顧學術和技術兩個層面，例如要在辦公室寫報告，又要到工地視察。」

適圈。哪怕是問題或者挑戰，都要迎難而上，而非逃避。我個人層面發展亦因此而有所提升，我開始以積極的態度去面對問題。」

何柱明測量師認為畢業生應累積各種經驗和知識。他自覺有幸曾在不同公司工作過，計有顧問公司、發展商、建築承辦商、九廣鐵路及房署，這些經驗令他學會以不同角度去看事情。他說：「還記得當年我在一間發展商工作的經驗，公司計劃自行發展屯門一塊私人住宅用地，但預算非常緊張。當時我身兼兩個角色，包括發展商的項目經理和總建築承辦商代表，所以我需要與各單位和判別商聯絡。我將過往學過的知識，傾囊而出，包括控制時間、成本和質素。興建新發展項目需要有充分的規劃，制定流程表，鎖定整個流程的關鍵項目，密切監察地盤施工，確保過程萬無一失，尤其是在關鍵項目不能出岔子。」

他最長的任職記錄是在 1992 年至 2003 年間任職房屋署，這成為他的優勢所在。他掌握物業管理的流程，當房屋署自 2000 年開始陸續將一半公營房屋的管理外判出去時，他充分利用這優勢和經驗。在房屋署任職保養測量師時，他提議進行一個富創意的「關注眼中釘」運動，去改善公屋形象，並獲署方支持及嘉許。「公司上市後，我更覺有必要建設一個更美好的社區和提升樓宇健康及安全環境。要保養樓宇健康，診斷樓宇問題是關鍵，而正確的診斷是需要知識和判斷。我提醒員工要熟悉屋邨的設施，特別是地下設施如電力和食水供應。當有緊急事故發生時，你是要與時間競賽，要當機立斷即時採取補救行動。」

他對建築測量的熱忱是他工作的動力，而作為公司主席，他需要兼顧兩個層面，專業和商業，兩者經常並列在一起。他繼續招聘和培育屋苑保養經理，同時計劃公司的發展策略和方向。他說：「我仍監督整體業務運作。物業管理分兩部分，物業保養和屋苑管理，這兩個團隊並非經常能緊密溝通，缺乏溝通是問題之所在。所以我希望能夠在公司文化方面下功夫，鼓勵兩個團隊常常互相合作。事實上，公司正在部分屋苑嘗試推出新措施，旨在提升社區和諧。這些措施開始漸見成效。因此，物色有潛質、年輕和機靈的求職者是非常重要的。」

何柱明測量師堅信使用現代科技有助建築測量師診斷樓宇問題邁向專業化。就像醫生利用磁力共振和電腦掃描為病人診斷一樣，科技同樣支援「樓宇醫生」這個概念。最後他建議年輕測量師要以正面思維去想事情，積極學習以及提升和增強自己的才能。

本文由《Classified Post》撰文。

9月27日《最新颁布的消防规范对建筑设计的影响》讲座及晚宴活动在京广中心圆满结束

最近国家颁布了几个新的消防规范标准及要求，包括《公安部消防局250米民用建筑防火设计加强性技术要求》，《大型商业综合体消防安全专项整治工作方案》，及8月1日执行的《建筑防烟排烟系统技术标准》等，对项目的建筑与消防设计与营运带来一定的影响。在9月27日晚的讲座上奥雅纳的王汉良先生也就此结合案例进行分析介绍，与会员们互动沟通，一起探讨在新规实行的初步阶段的各种情况。

学会会长郭岳忠测量师，内地事务委员主席赖旭辉博士测量师也特地从香港到北京出席此次活动，在晚宴开始之前，郭会长与赖主席各自发表了讲话，向学会会员和到场嘉宾介绍了学会近一年来对内地对口机构的访问成果。与内地更多中心城市的对口机构有了联系，与越来越多的内地机构协会增加了合作拓展了发展领域，为学会的会员创造和搭建更好的平台。

内地会员与香港会员通过每次活动的接触与沟通，无疑也是两地行业信息交流和专业探讨的有利机会，为未来的合作与发展创造了优良的条件。



晚宴的欢聚时刻



大合影



上海議會活動



上海議會主席
張麗娟測量師



上海議會副主席
梁傲文測量師

2018年8月30日 上海區域會員活動報告 一帶一路沿線國家工程 項目風險與保險管理

隨著一帶一路倡議及中國企業走出去的推動下，海外工程項目在沿線國家不斷發展，然而在海外施作工程與國內操作並不相同，存在著不同於國內風險。

在本次講座中安聯財產保險（中國）有限公司上海分公司全球企業及特殊風險部工程險總監陳志雄先生通過國內外的不同國家的情況、多個案例等對一帶一路沿線國家工程項目風險及保險管理進行了介紹，風險介紹包括如當地監控、幣種與匯率、保費流轉、貸款銀行與業主要求、權益轉讓、賠款支付等問題向會員們介紹與交流。

本次聚餐邀請了會長郭岳忠測量師、內地事務委員會主席賴旭輝測量師以及多位從香港到來的會員與我們 20 位在上海工作生活的會員聚餐與交流對話。



難得聚首一堂，來個集體大合照。

CALENDAR OF EVENTS

活動日誌

| Date | Event | Organiser | Location |
|-------------|-------|--|-----------|
| 2018 | | | |
| OCT | 12 | PDD Annual Dinner | PDD |
| | 12 | LSD Annual Dinner | LSD |
| | 20 | Building Surveyors Conference | BSD |
| | 25 | HKIS Executive Committee Meeting | HKIS |
| | 27 | Create Your District Competition 2018 Award Ceremony | HKIS |
| | 27 | YSG Annual Dinner | YSG |
| NOV | 13 | HKIS Annual Dinner | HKIS |
| | 15 | BSD AGM and Annual Dinner | BSD |
| | 22 | HKIS General Council Meeting | HKIS |
| | 22 | HKIS Executive Committee Meeting | HKIS |
| | 30 | HKIS BIM Conference 2018 | HKIS |
| DEC | 13 | HKIS Annual General Meeting | HKIS |
| | | | SLC, HKIS |

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

2018 HKIS Annual Conference “Developing Novel Solutions to Hong Kong’s Housing and Land Supply Dilemma”

The HKIS hosted its annual conference on 22 September with the theme, “**Developing Novel Solutions to Hong Kong’s Housing and Land Supply Dilemma**” at the JW Marriott Hong Kong and welcomed more than 300 industry leaders, academics and government officials to a packed programme of instructive talks. It was honored to have **Dr Raymond So Wai-man, BBS, JP, the Government of Hong Kong’s Under Secretary for Transport and Housing**, as our guest-of-honour.

The goal of the HKIS Annual Conference 2018 is to offer a constructive platform for stakeholders from diverse backgrounds to gather, share inspiration and work towards practical solutions to the challenges facing our city moving forward.

A total of 8 guest speakers included **Mr Stanley Wong Yuen-fai, Chairman of the Government of Hong Kong’s Task Force on Land Supply** who addressed the government’s ongoing public consultation at a session entitled “Land for Hong Kong: Our Home, Our Say! – Public Engagement Exercise of Task Force on Land Supply”.

Split into a mix of expert speakers and constructive Q&A sessions, other pertinent programme themes included "Facilitating Development Process and Expediting Land and Housing Supply", "Land for Private or Public Housing", "Land Use Planning, Land Supply and Liveability", "Considerations of Hong Kong Land Supply", "Building a Collaborative Future with BIM: What is Your Contribution?", "Marine Wisdom to Solve a Land Problem" and "Unlocking Supply in the Secondary Market".

“I would like to extend my most sincere gratitude to all of you for participating in the Annual Conference to share your views and passion on topics so dear to our hearts.” said **Sr Winnie Shiu, HKIS Vice-President and Chairlady of the HKIS Annual Conference Organising Committee.** Through the deliberations of the speakers and ensuing exchange of ideas amongst the participants, many novel solutions have been rolled out or conceived to tackle Hong Kong’s housing and Land supply dilemma.”

香港測量師學會年度研討會2018 測量新思維：開拓香港土地及房屋供應

香港測量師學會（下稱「學會」）於9月22日假座香港JW萬豪酒店舉行年度研討會，議題為「**測量新思維：開拓香港土地及房屋供應**」，吸引近300位業界翹楚、專業人士參與會議，配合政府的今年度的土地大辯論，深入討論香港現存的土地供應及房屋問題，並匯聚各界的意見，攜手規劃香港的未來。

是次研討會作為學會的年度活動，為業界最具規模、代表性的學術研討會議，匯聚業界與各界的專業人士，締建交流平台，為香港土地及房屋問題出謀獻策。

學會非常榮幸邀得**香港特別行政區政府運輸及房屋局副局長蘇偉文，BBS，JP**擔任年度研討會的主禮嘉賓，並致開幕辭。是次研討會邀得不同界別，共8位業界翹楚及專家學者擔任演講嘉賓，包括**土地供應專責小組及房屋委員會資助房屋小組委員會主席黃遠輝先生**分享今年「土地大辯論」的經驗，亦有講者就填海、公私營房屋、香港二手房屋市場等重要的土地及房屋議題，分享各自的見解。

學會副會長兼研討會籌備委員會主席蕭慧儀測量師在閉幕辭中表示：「今次很榮幸邀請到不同界別的學者及講者出席研討會。我希望今次研討會能夠引發各界思考不同的土地供應選項，為香港的土地發展及房屋問題尋找出路。今次研討會得以完滿結束，再次感謝今日出席的演講嘉賓及與會者，期望往後的年度研討會繼續匯聚業界力量，為社會貢獻良策。」



HKIS Annual Conference 2018

第十屆兩岸四地土地學術研討會

由香港測量師學會主辦，中國人民大學公共管理學院土地管理系、浙江工商大學中國土地與城市治理研究院、公共管理學院、國立政治大學地政學系及澳門特別行政區政府地圖繪製暨地籍局合辦的第十屆兩岸四地土地學術研討會已於二零一八年八月二十五日至二十八日在香港測量師學會測量師研習中心順利舉行。是次研討會成功舉行並吸引了約 100 名來自國內、澳門、台灣和香港的與會者參加。

兩岸四地土地學術研討會由中國人民大學土地管理系、國立政治大學地政學系、香港測量師學會和澳門特別行政區政府地圖繪製暨地籍局共同發起，第一屆於 2000 年在福建成功舉辦後，每兩年一屆由各地輪流主辦。研討會提供一個平台讓兩岸四地的土地政策及管理學者相互交流以及業界分享經驗，並藉此提昇學術水平及促進兩岸四地的學術交流和合作。

於八月二十五的研討會，香港測量師學會會長郭岳忠測量師先為研討會致歡迎辭，其後由香港測量師學會前會長及時任香港房屋協會主席鄒滿海測量師 GBS, SBS 作為主禮嘉賓致辭。及後，各嘉賓及主辦單位代表一同拍攝大合照。



4. 立法會（建築、測量、都市規劃及園境界）議員謝偉銓測量師，BBS 演講
5. 中國人民大學公共管理學院土地管理系副系主任張秀智副教授
6. 浙江工商大學中國土地與城市治理研究院、公共管理學院徐建春教授
7. 浙江工商大學中國土地與城市治理研究院、公共管理學院周德副教授
8. 國立政治大學地政學系賴宗裕教授
9. 澳門特別行政區政府地圖繪製暨地籍局局長張紹基博士
10. 國立政治大學地政學系林老生教授兼系主任
11. 第十屆兩岸四地土地學術研討會籌備委員會主席吳恒廣教授測量師致閉幕辭



1. 香港測量師學會會長郭岳忠測量師為研討會致歡迎辭
2. 香港測量師學會前會長及時任香港房屋協會主席鄒滿海測量師 GBS, SBS 作為主禮嘉賓致辭
3. 兩岸四地主辦單位代表合照留念

研討會分為主題演講及三節分組演講，每一分組發言環節均邀得資深學者及專業人士就本屆主題「與時俱進 善用土地」交流討論。討論環節後，第十屆兩岸四地土地學術研討會籌備委員會主席吳恒廣教授測量師致閉幕辭，並與研討會下屆主辦單位澳門特別行政區政府地圖繪製暨地籍局代表進行交接儀式。



12. 吳恒廣教授測量師(左)與研討會下屆主辦單位澳門特別行政區政府地圖繪製暨地籍局代表進行交接儀式



13



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13. 第十屆兩岸四地土地學術研討會籌備委員會主席吳恆廣教授測量師(左四)及籌備委員會副主席潘永祥教授測量師(右一)致送紀念品給各主辦單位
- 14-15. 第十屆兩岸四地土地學術研討會籌備委員會主席吳恆廣教授測量師及籌備委員會副主席潘永祥教授測量師致送感謝狀給籌備委員會委員陳家輝測量師(14)和杜嘉儀測量師(15)

八月二十六日，大會安排參會者在中環區實地考察，以香港中區為切入點，由國際金融中心出發，沿天橋網絡至中區行人電梯系統，最後進入大館，讓參加者沿途細看新舊建築物，並認識舊區重建及商機等資訊。



16



17

16-17. 中環區實地考察



18

18. 參觀大館

八月二十七及二十八日，大會則安排參會者分別到香港大學房地產及建設系、香港理工大學建築及房地產學系，以及香港城市大學建築科技學部進行學術交流，並結束為期4天的研討會、市內考察及學術交流活動。



19



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21

19. 參觀香港大學房地產及建設系
20. 參觀香港理工大學建築及房地產學系
21. 參觀香港城市大學建築科技學部

Congratulations to the following who were elected as HKIS Members on 13 September 2018

FELLOW (1)

QS DIVISION

CHAN KA YEE

MEMBER (23)

BS DIVISION

| | |
|----------------|--------------------|
| CHAN KA WING | CHEUNG TSZ HING |
| HO YIK LING | KOO KA MING |
| LAI YIU TSANG | LAM JING KWOK KENT |
| LAU HO KWAN | LEE SIN CHEUNG |
| LEUNG KWOK SUM | LEUNG TSZ SHING |
| LI YUN SING | LIU KWAN HO |
| LUK KA WAI | WONG WEI PIN |
| YIP YUEN CHING | YUEN CHI HOO |

LS DIVISION

| | |
|---------------|---------------|
| CHAN LUNG YAN | CHENG TSZ YAN |
|---------------|---------------|

QS DIVISION

| | |
|---------------|------------------|
| CHAN WAI LUNG | LAW TONY CHEHONG |
| NG HUNG CHI | SO MAN YUE |
| WONG HIN SHAN | |

RESIGNATION (1)

STEVEN READER

Council Members Reaching Out

| | | |
|-------|--|-----------------------------------|
| 1 Sep | MTR Society Link Gathering on the "High Speed Rail – Go Faster! Go Further!" | Sr Raymond Kong Sr Kirsten Lam |
| 6 Sep | The Annual Cocktail Reception of the Hong Kong E&M Contractors Association Limited | Sr Winnie Shiu |

| | | |
|-----------|--|-----------------------------------|
| 11 Sep | Dinner with the Chief Secretary for Administration, Mr Matthew Cheung, Organised by the Hong Kong Coalition of Professional Services | Sr Dick Kwok |
| 13 Sep | Monthly Thursday Luncheon Organised by the Executive Council | Sr Dick Kwok |
| 14 Sep | 香港中華總商會舉辦香港工商界同胞慶祝中華人民共和國成立 69 週年國慶酒會 | Sr Thomas Ho |
| 14 Sep | Focus Group Meetings for Professional Institutes on the Certification of Building Information Modelling (BIM) Practitioners Organised by the Construction Industry Council | Sr Terence Chan |
| 15 Sep | 中國城市規劃設計研究院聯合廣東省城市規劃協會、香港規劃師學會、澳門城市規劃學會聯合主辦 "大灣區規劃論壇" | Sr Edmond Yew Sr Raymond Chung |
| 18 Sep | CUHK Business School China Business Knowledge @ CUHK Luncheon Series: The Recipe for a Livable and Sustainable City | Sr Edmond Yew |
| 18 Sep | 香港專業及資深行政人員協會舉辦「十二周年誌慶晚宴」 | Sr Dick Kwok |
| 19 Sep | LegCo's Panel on Development Special Meeting on "Planning for Land Supply in Hong Kong" | Sr Dick Kwok |
| 19 Sep | Meeting on the Mutual Recognition of Professional Qualifications under the Framework of CEPA Organised by the Development Bureau | Sr Stephen Lai |
| 21 Sep | The Chartered Institute of Building (Hong Kong) 45 th Anniversary Celebration Dinner | Sr Dr Tony Leung |
| 21 Sep | The Chartered Institute of Building (Hong Kong) Conference 2018 | Sr Thomas Ho |
| 21 Sep | NEC Annual User Conference Invitation Link | Sr Raymond Kam |
| 26 Sep | The 69th National Day Celebration Dinner Organised by the Hong Kong Construction Association | Sr Billy Wong |
| 27-30 Sep | 中聯辦舉辦 2018 年建測規園業界專業領袖國慶訪京團 | Sr Dick Kwok Sr Stephen Lai |

HKIS EGM on Proposed Affiliate Membership

An Extraordinary General Meeting (EGM) for the voting on resolutions in respect of the proposed establishment of Affiliate Membership was adjourned on 22 August 2018 because of insufficient quorum.



At the reconvened EGM held on 22 September 2018, the two resolutions were put to the vote of Corporate Members. The voting results were as follows:-

| Resolutions | Number of votes (%) | | Total number of votes* |
|---|---------------------|-----------|------------------------|
| | For | Against | |
| Resolution 1 In respect of Affiliate Membership | 235 (40%) | 346 (60%) | 581 |
| Resolution 2 In respect of the Annual Subscription and Application Fee for the newly created Affiliate Membership | 236 (41%) | 345 (59%) | 581 |

*Total number of votes: Including 568 by proxy and 13 voting in person.

The two resolutions were not passed as less than the required affirmative votes were received.

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



Diploma in Land Surveying [EG423104P]

Programme under Engineering Training Subsidy Scheme

Programme Structure:

- Land Surveying Theory A (30 hrs)
- Land Surveying Theory B (30 hrs)
- Mapping and Plotting A (30 hrs)
- Mapping and Plotting B (30 hrs)
- Practical Surveying (30 hrs)
- Mathematics for Engineering Survey (27 hrs)
- Field Camp (25 hrs)

Programme Fee:
HK\$18,500

Enquiries 查詢

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W: <https://EDiT.vtc.edu.hk>



Member of VTC Group

投選「你」想灣仔模型及影片

贏大獎!

VOTE AND WIN
GRAND PRIZES!




投票網址 Voting Page:
<http://hkis-createyourdistrict.com/tc/voting.html>



參加方法 HOW TO PARTICIPATE:



- 第一步 STEP 1** 成為香港測量師學會 Facebook / Instagram 專頁的粉絲
Become a fan of The Hong Kong Institute of Surveyors' Facebook and Instagram  [hkisofficial](#)  [hkis.surveyors](#)
- 第二步 STEP 2** 到上述投票網址內，投選出你最喜愛的作品（3D 模型作品、多媒體影片作品各一個）
Vote for the Most Popular Award on the voting page (3D Model and Multimedia Video each)
- 第三步 STEP 3** 填寫個人資料，參加大抽獎。
Fill in the personal information to complete voting and enter into lucky draw



投票日期 Voting Period:
2018.10.04 - 2018.10.24

立即投選「你」想灣仔模型及影片 支持學生創作
贏取最新 Apple Watch 及其他豐富禮品!
Pick your favourites and cast your vote Now!
Win the latest Apple Watch and other fabulous prizes!

抽獎結果將於2018年11月5日刊登於星島日報、英文虎報及比賽網站
The lucky draw results shall be announced and published in the Sing Tao Daily,
the Standard and the competition website on 5 November 2018

推廣生意的競賽牌照號碼 Trade Promotion Competition Licence No.: 51158

CREATE
YOUR DISTRICT
COMPETITION 2018
細看社區歷史 構建「你」想灣仔
地區發展創作比賽

CREATE YOUR DISTRICT COMPETITION 2018

細看社區歷史 構建『你』想灣仔
地區發展創作比賽

灣仔
WAN CHAI



流動車展覽 - 「測量號」

「測量號」載有各參賽作品的相片或影片，公眾可現場投票你最愛的作品，參加大抽獎。此外，「測量號」上更設有有關介紹香港測量師學會及有關測量專業的展覽，公眾可透過參與車內互動遊戲，贏取豐富禮品！

日期：10月4日 - 10月17日
地點：全港各區*

* 流動車停泊地點資訊已於香港測量師學會Facebook刊登。但流動車的停泊位置會因應路面情況改動，密切留意香港測量師學會Facebook，以獲取最新消息。

公眾展覽

公眾展覽中除了會展示是次入圍的參賽作品外，香港測量師學會邀得香港樂高迷用戶組的支持，將以LEGO積木創作出灣仔的代表性建築，並會於是次公眾展覽中首次展出。

於展覽期間，更會擺設巨型馬賽克相片裝置，邀請公眾拍攝與是次比賽或測量師有關的照片，並加上#hkissurveyors的活動標籤，公開上載至Instagram上，跟香港測量師學會共同構建「你」想香港。

日期：10月20日 - 10月30日
地點：利東街中庭

* 於10月20、21和27日親臨利東街中庭，更可免費參加即影即有活動，獲取特製相片。

活動頒獎禮

是次比賽的得獎結果將會於活動頒獎禮中公佈及頒發，公眾可共同見證及分享得獎隊伍的喜悅。

日期：10月27日
時間：下午5時 - 6時
地點：利東街中庭

Facebook: [hkisofficial](#) Instagram: [hkis.surveyors](#)

Event Website 活動網址 www.hkis-createyourdistrict.com



策略伙伴



鑽石贊助



金贊助



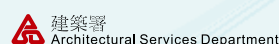
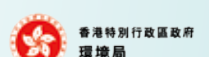
場地贊助



銀贊助



支持機構



The HKIS Outstanding Dissertation/ Thesis Awards 2017 Executive Summary of Winning Papers

THE PRICE DYNAMICS OF RESIDENTIAL PARKING SPACES AND RESIDENTIAL PROPERTIES

Undergraduate: Top Award (PD)
Awardee: Chan Chung Fan
(University of Hong Kong, REC)

The Hypothesis

To many car owners, a car is more than a means of transportation. The costs owners pay to park their cars at home (fixed car park costs) and on housing are often bundled together, thereby making parking an integral part of total housing expenditures. In areas with high land prices, these bundled expenditures take up a significant portion of household incomes. This means that there is little left for non-housing expenditures. Assuming that the proportion of non-housing expenditures is relatively constant, the problem car owners face is deciding between parking and accommodation expenses.

This hypothesis implies that the demands for parking and accommodation spaces are good substitutes for each other. The empirical implication of this substitution hypothesis is that the prices of urban residential properties relative to

those in suburban areas are negatively correlated with the prices of urban car park spaces relative to those in suburban areas.

The Empirical Tests

To test the substitution hypothesis, the author constructed two transaction-based car park price indices (CPPIs) using the hedonic price model – one for Hong Kong's urban areas (Hong Kong Island and Kowloon) and one for its suburban areas (New Territories) – based on over 90,000 car park space transactions on the secondary market. The empirical results were consistent with the above hypothesis.

An estimation of the hedonic price model for constructing the car park price indices also allowed the author to test hypotheses related to the pricing of car park spaces. The empirical results showed that a proximity to public transportation did not have a negative impact on the prices of car park spaces. They also indicated that demand for car park spaces in locations farther away from the central business districts (CBDs) was higher, with all other things being equal.

Meanwhile, buildings with large footprints tended to command ground floor premiums, as they came with more spaces for cars.

Implications for Investors

Based on the CPPIs the author constructed, he found that the CPPI returns lagged behind those of other real estate assets and indirect real estate. But the higher returns on CPPI compared to other real estate assets came with a high volatility. The average risk-adjusted CPPI returns were also lower than those of other real estate assets (except offices). However, car park spaces were still an attractive investment option for smaller long-term real estate investors due to fewer maintenance problems, lower initial capital requirements, and slower response times to external shocks when compared to other real estate assets.

SPATIAL CHARACTERISTICS AND THE IMPACTS OF COMPREHENSIVE DEVELOPMENT AREAS

Undergraduate: Top Award (PD)
Awardee: Wong Wing Yu
(City University of Hong Kong)

Introduced to outline zoning plans (OZPs) in 1976, a comprehensive development area (CDA) is designed to positively affect nearby communities by phasing out non-conforming uses, facilitating renewal, and restructuring urban areas. However, the anticipated benefits of CDA development remain unclear over 40 years after its implementation. Through cluster and empirical analysis, this study aims to examine the spatial characteristics and impact of CDAs.

CDAs are planned with a range of prescribed requirements to address incompatible uses and address different land use demands. Cluster analysis was adopted as the first stage of analysis to review the general characteristics of CDAs. The author identified six types of CDA typology after checking hundreds of CDA sites distinguished by their physical environment attributes (area, plot ratio, etc.) and development conditions (amenity, accessibility, greenery, and restructuring). These typologies gave an overview of how CDAs are designed to suit particular development purposes.

Using quantitative analysis as the second step, the author analysed the CDA typologies and their physical built environment characteristics using three regression models. He wanted to study the relationship between CDAs and residential profiles (household income and rent) and labour patterns (employment-housing balance). The empirical results suggested that only a few CDA attributes influenced household incomes, rents, and employment-housing ratios. The impact of most CDA attributes, however, contradicted

the anticipated positive contributions and CDAs were found to be insignificant in changing their surrounding communities.

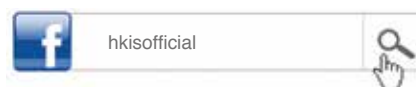
This results showed that most people may not consider a CDA to be a value-adding asset when selecting their living environments, since it does not exhibit obvious advantages in advance. Moreover, CDAs cannot sufficiently incentivise people to change their living or working behaviours. Rather, three cases of regression illustrated that CDAs have only had a limited impact on their surrounding environments.

Therefore, a positive outcome from designating a site as a CDA is not guaranteed. A lengthy development process could be a major factor that diminishes the benefits of CDA development. CDA typologies showed that most CDAs required over ten years to develop, while much land in Hong Kong requires quicker action. The original purposes of establishing CDAs cannot catch up with the fast changes in an urban city. Therefore, this long-term development is no longer suitable for Hong Kong's current conditions, which devalue the potential outcomes. The results suggested that CDAs require regular reviews and progress monitoring. It is essential to introduce timely improvements to Hong Kong's land use policies in order to align its development with its current needs.

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Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Mock Assessment for Practical Task

On 8 September, the BSD and YSG jointly organised a Mock Assessment for Practical Task. This is a trial practical task, but with all essential elements for candidates to attempt. They have to conduct site visits and inspections, evaluate building conditions, and diagnose building defects. They also need to prepare viable schemes for meeting project briefs and users' requirements.

Altogether, 28 candidates were grouped into eight different teams and had to present their ideas and proposals to an assessment panel comprised of two assessors. After the presentations, the assessors offered valuable comments to the candidates to let them learn and better understand their strengths and limitations in preparing for the Practical Task and presentation.

After this Mock Assessment, I sincerely hope that candidates have found better ways to prepare for the coming Practical Task in November. I must sincerely thank those helpers and assessors who sacrificed their Saturday evening supporting this event.



Views of the 2018 Policy Address

The 2018 Policy Address will be delivered on 10 October. The HKIS submitted its views in respect of housing, building, and land supply to the Policy Innovation and Co-ordination Office on 20 September. For members' information, I want to highlight the key points of the BSD's views on the building aspects below:

- **Building Safety**

The BSD wants the Government to establish a Building Repair and Maintenance Authority (BRMA) to regulate the market and building repair and maintenance works practitioners for private buildings that have been multi-owned since 2014. Although the Urban Renewal Authority (URA) is setting up a Building Rehabilitation Platform (BRP) to help building owners carry out repairs, the BSD still opines that passing a BRMA law is the only long-term solution for regulating the market.

- **Sub-Divided Flat Units (SDUs)**

Noting that it is difficult for SDUs to meet the Building Regulations' prevailing



requirements, the BSD strongly suggests that the Government formulate a separate set of interim design and construction requirements as the standards of such improvement works. A pragmatic approach should be adopted to allow more SDUs to be preserved after necessary interim improvements are made. The BSD strongly advises the Government to adopt a validation scheme to encourage the upgrading of substandard SDUs along with enforcement to phase them out in the long run.

● **Building Revitalisation**

In addition to the Operation Building Bright 2.0 scheme, which aims to bolster the physical conditions of older buildings, the BSD also suggests a subsidy scheme to revitalise those buildings that are 30-50 years old to improve their residents' livelihoods and environmental standards. The scope of the building revitalisation works includes alteration, addition, renovation, and upgrading works to provide modern, yet essential, facilities and amenities. Apart from redeveloping older buildings, such a scheme can help preserve and bring new life to existing districts and better utilise existing land resources.

● **Pre-acquisition Survey for Second-Hand Domestic Premises**

Unauthorised building works (UBWs) are a building safety concern and have long been a problem in Hong Kong. Aiming to promote building safety and the elimination of UBWs in the long run, the BSD proposes that qualified professionals such as building surveyors conduct pre-acquisition, pre-transaction surveys of second-hand domestic premises first. The scope of a pre-acquisition survey includes assessing a UBW's overall safety and identifying any unauthorised change of use to it. The BSD considers the above proposal an effective measure for promoting building safety and discouraging UBW construction.

● **Water Seepage Problems in Multi-Owned Private Buildings**

The strata-title ownership and dense habitation characteristics are essentially perceived as the root causes of most water seepage disputes in private buildings. Unresolved disputes not only result in the damaging of community ties, but may also generate building maintenance problems. As a consequence, this will give rise to health and safety concerns for everyone. The prevailing tort claims and judiciary procedures are often considered time-consuming and costly, as well as ineffective. Meanwhile, the existing joint office for water seepage investigation bears big burdens in handling numerous complaint cases and struggles to resolve the disputes, as expected by the public. In this connection, a more efficient and effective mechanism to deal with water seepage disputes is needed. The new mechanism should be easily accessible by and affordable for those in need of it.

The BSD proposes an expert determination scheme for tackling water seepage problems in private buildings. The proposed scheme will avoid the courts and not overlap with the functions of the Small Claims or Lands Tribunals. Instead, a dispute would be referred to an expert in water seepage investigation such as a building surveyor or other qualified building professional. The parties who opt for this Scheme would have to sign an ad hoc agreement akin to an arbitration agreement, such that each party would be bound by the decision of an expert. The BSD proposes that an ordinance for this scheme, similar to Arbitration Ordinance Cap.34, be drawn up to empower the experts to provide sound judgments and orders to parties. Such a scheme can further extend to other building-related disputes such as quality of decorations, fittings, repairs, and maintenance works for existing buildings.

• Optimising the Use of Industrial Buildings

The BSD wants the Government to revisit the industrial building revitalisation scheme, which helps to resolve the mixed use problem in existing industrial buildings and effectively utilises land resources. In order to attract the greater participation of buildings with strata titles, which are the most in need of improvement, the BSD proposes that the Government adopt a flexible approach in the application criteria to facilitate even a partial conversion of existing industrial buildings. Meanwhile, a holistic review of the car park provision standards should be conducted to ensure the success of the new scheme.

Building Safety Pioneer Programme 2018-2019

A Building Safety Pioneer Programme 2018 was launched in July by the Buildings Department (BD) and co-organised by other institutes and stakeholders in the building industry to promote building safety through public education that targets secondary students in Hong Kong. On 27 September, the BD invited me to arrange a guided office visit to my firm by students from two secondary schools and BD representatives. During the visit, I briefed the students on the professional services rendered by building surveyors, the ways to become one, and how they serve society by promoting building safety. In order to ensure a safe and quality built environment in Hong Kong, I believe a greater knowledge of building safety should be imparted in secondary and even primary schools. I hope students will gain more insights into the importance of building safety and the professional work of building surveyors after this visit.



Research on the Different Forms of Legislation Related to Building Maintenance in the Greater Bay Area

The BSD was invited by the Guangdong Province Association of Engineering Consultants (GPAEC, 廣東省建設監理協會) to participate in a study of the different forms of legislation that relate to building maintenance in the Greater Bay Area. Unlike Hong Kong, most old buildings in China lack a concept of planned maintenance and systematic approach to maintain the physical condition of buildings. To tackle such potential risks to the public, the said study has gained the full support of the Guangdong Provincial Government for the sake of building safety in the Greater Bay Area's older districts. In view of the well-developed legislation and system of building safety and maintenance in Hong Kong, GPAEC has worked jointly with the BSD to learn how to make use of its experience and professional knowledge of building repair and maintenance in Hong Kong. On 30 September, Sr Vincent Ho, JP; Sr Peter Dy; and I attended a research task force meeting in Guangzhou with GPAEC representatives and Guangzhou Government officers whose work was related to this topic. Throughout the meeting, we shared the MBIS and MWIS schemes and our system of

building maintenance with the attendees. The discussions were fruitful and helpful to the research. The most important thing was that we, as building surveyors, will have vast job opportunities in China's building maintenance market in the future. The study will be published soon and I shall inform members once it is available. Please stay tuned.



Meeting with GPAEC and Guangzhou Government Officers

Building Surveyors Award 2019

I want to announce that the entries for the HKIS's Building Surveyors Awards 2019 will open on 20 October. This is the BSD's greatest opportunity to publicly recognise the role building surveyors play in shaping the built environment through high-profile building projects that are otherwise celebrated in terms of design, innovation, management, and sustainability. The theme for BSA 2019 is "Go Beyond with Care" and a new "Caring Practice Award" category will be introduced. Early bird nominations should be submitted before 21 December 2018, while the absolute final deadline for all entries is the end of February 2019. Please encourage and remind your colleagues or friends to submit their nominations.

建築測量組聯同青年組於 9 月 8 日舉辦了首個 Practical Task 模擬試，吸引一共 28 名考生出席參與。8 個由 2 名考官組成的評審隊伍於考生呈上及演繹過個別的提案後，即場為他們提供參考建議。過程雖然相對正式考試簡短，但我衷心希望考生能汲取寶貴經驗，於 11 月發揮水準。在此一再感謝各位考官撥冗支持！

2018 年施政報告將於 10 月 10 日出爐。以下簡單複述建築測量組於諮詢期間提出過的幾點：

1. 繼續敦促政府成立《樓宇維修工程監管局》
2. 針對劏房制訂一套過渡性建築規例以紓緩現今住屋問題
3. 資助樓齡介乎 30 至 50 年的樓宇進行維修
4. 將二手住宅物業成交前的勘察規範化
5. 加入第三方專家證人的法律基礎以協助受滲水影響的小業主
6. 放寬對工廈使用的限制

屋宇署主辦的「樓宇安全學生大使計劃」於 7 月正式展開 2018 年度的活動。為持續鼓勵中學生認識樓宇安全及增加他們對建築測量師的認識，我於 9 月 27 日獲邀舉行了一場辦公室探訪，希望透過親身體驗，吸引同學們將來投身我們的行業。

獲廣東省建設監理協會邀請，建築測量組正參與一項大灣區的現成樓宇政策研究，向各界展示香港相對發展成熟的樓宇維修政策及規劃。於 9 月 30 日的交流上簡述了強制驗樓驗窗計劃的內容，從中我們體驗到本港測量師在這個範疇定必能於內地市場大展拳腳。請密切留意研究結果的發佈。

2019 年度建築測量師大獎將於 10 月 20 日接受提名。本屆更新增設「最關懷愛護大獎」，以表揚為樓宇用心多走一步的專業建築測量師！提名將於 2 月底截止，立即行動吧！



General Practice Division
Sr Chiu Kam Kuen GPD Council Chairman

Guangdong Appraisal Society (廣東省資產評估協會) Visit

Led by Chairman Mr Zeng Yu-chang, delegates of 18 asset appraisers from the Guangdong Appraisal Society (GAS) visited the Institute on 29 August. President Sr Dick Kwok, Honorary Treasurer Sr Alex Lam, GPD Chairman Sr KK Chiu, and GPD Council members Sr Andrew Chan, Sr Kelly Lam, and Sr Cliff Tse received this delegation. Everyone exchanged views on various topics including, but not limited to, the current legislation on various types of valuation in Hong Kong, the eligibility of/possibility for Mainland valuers who obtained HKIS qualifications through a reciprocity agreement to work in Hong Kong, China's Appraisal Act, and the current risks valuers face. They also discussed collaborative opportunities between Mainland valuers and the HKIS in the Greater Bay Area, as well as the countries along the Belt and Road scheme.



Seminar to Introduce the HKIS to HKU MSc Students

HKU invited representatives from the GPD, PDD, and QSD to its campus to deliver a career talk to its master's students on 8 September. The HKIS's Sr Cliff Tse and Sr Kitty Ng attended the talk on behalf of the GPD to introduce the role of a GP surveyor, career prospects, and the APC requirements to the students. Owing to the new accreditation requirements for the Master of Science in Real Estate, including its major in Real Estate Investment and Finance, we have seen more students become interested in the GPD and wanted to know how they could become qualified members. We expect to see these familiar faces again at our future events.



GPD Drinks Gathering: Dialogue with Elite GP Surveyors

To encourage surveying students to connect with industry insiders, the GPD organised a drinks gathering in Central on the evening of 18 September. It was a remarkably successful networking event that attracted almost 100 students from HKU, PolyU, PolyU SPEED, and THEi. The students took this opportunity to meet the industry's most distinguished practitioners



and business leaders, representing consultancy firms, developers, and government departments, who gladly shared their own experiences in the field and offered plenty of tips on career development. It was definitely an enjoyable night for everyone, as their laughter and clinking wineglasses showed.



CPD: Hong Kong Golf Club Presentation (Code: 2018184)

To help members offer informed opinions on the two public consultation papers on the Review of the Policy on Private Recreational Leases and the Task Force on Land Supply, the HKIS invited representatives from the Hong Kong Golf Club (hereafter the Club) to speak at its CPD event on 29 September. This was a follow-up to a group visit the Institute made to the Club on 28 April. Messrs Ian Gardner (General Manager) and Tim Pierson-Smith (Consultant) shared the findings of their technical study, which outlined the potential impacts to the ecology, environment, landscape characteristics, cultural heritage, and golf's future in Hong Kong should the partial or full redevelopment of the Club's three existing courses for housing commence.

The speakers also opined, from an economic perspective, that there is no other golf course in Hong Kong that can host an event of the scale and prestige of the Hong Kong Open (HKO). Other Hong Kong courses cannot accommodate spectators and would not present a suitable challenge for top professional golfers. Certainly under the full and possibly under the partial development options, the HKO would be forced to cease operations, thus imposing significant adverse reputational and economic impacts on Hong Kong.

Limiting the choice of sports and availability of some already very scarce facilities in Hong Kong would reduce the opportunities for it to promote its international profile and reduce its attractiveness for business.

The speakers also emphasised that any form of development is unlikely to meet the Task Force's desired completion date due to a lack of necessary infrastructure. The partial redevelopment option could take 18 years to

CPD: Development Control under Lease in Hong Kong by Tony MoYung (Code: 2018071)

The long-awaited CPD on "Development Control under Lease" was held on 25 July. The SLC was packed and Mr Tony MoYung, Deputy Director (Specialist) of the Lands Department, reviewed some case studies, practice notes, and court judgments on "House". He also shared some premium assessment principles with the audience.



complete, whilst the full redevelopment option would take 25 years.



CPD: Hong Kong Golf Club Presentation (Code: 2018184)

is a new ecology of universal connections. The successful launch of Tencent's new headquarters inspired it to expand its ideas to a broader audience. Before the event ended, members enjoyed the privilege of being treated to an ample lunch at the headquarters canteen.



Smart City: The Tencent Story – Site Visit and Talk (CPD Code: 2018167)

The Smart City: Tencent Story CPD event was held at the new headquarters of Tencent Bin Hai Towers in Shenzhen's Nanshan District. The event started with an introduction to the external and internal state-of-the-art technology-based designs/facilities in the towers. The designated recreational floors with rock-climbing walls, an indoor jogging path, basketball courts, gym, ping pong tables, billiards, etc, are some of the amenities available to employees. A newly-developed technology that directs vehicles to the nearest vacant car park was showed in the model. The smart and intelligent building facilities system in the control room included not only building services and security controls, but also those that handled office automation.

The guide, Sr MK Lo, kindly delivered a talk on Tencent's development history and its corporate strategy of "Internet Plus," which





Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

Memorandum of the Mutual Recognition of Membership (MMRM)

The Land Surveying Division Council, along with the Geomatics Professional Group of the Royal Institution of Chartered Surveyors (RICS), endorsed the MMRM in September. The LSD forwarded a questionnaire by e-mail to all LSD corporate members on this issue in August, while the HKIS Information Technology group polled members by e-mail within the first two days of the survey. The questionnaire stayed open for two weeks and eventually 12 fellows and 37 corporates cast their votes: 28 for, 17 against, and four neutral on the proposed MMRM – a 90% response rate. A few left comments to show their concerns over the MMRM, which I feel obligated to address.

RICS Geomatics members who have practiced over a year in Hong Kong could apply for HKIS corporate membership, after which one would have to pass the LSD professional interview conducted by the LSD Board of Membership (BoM). The LSD welcomes experienced land surveyors to enhance its wide spectrum of professional services including engineering surveying, geodesy, photogrammetry, remote-sensing, GIS, utility, BIM, and all other relevant land surveying specialties. It upholds professional standards in a way that helps HKIS land surveyors feel easy about and even honoured to have colleagues with particular skills as their peers. The HKIS prefers candidates who have acquired substantial professional experience in Hong Kong.

There were concerns over the replacement effect of the Institute's Assessment of Professional Competence (APC) system on the RICS's professional training programme. Hence, I hereby emphasise that the intention behind the signing of this MMRM is not to open a convenient door for HKIS probationers to bypass the APC system.

The BoM strictly upholds the entrance professional standards through professional interviews. Also, should it report an alarming situation, the LSD can consult with its RICS counterparts to consider changing the entrance requirements, such as raising the years of experience for certain professional services providers.

On 20 September, the HKIS General Council endorsed this MMRM. The Presidents of both institutes would then sign on the MMRM in October. A press conference has been scheduled for November, when the UK RICS delegates come to Hong Kong.

HKIS LSD PASS Upcoming Exhibition cum Visit to Pakistan

In the August 2018 issue of *Surveyors Times*, the LSD announced the start of the Professional Services Advancement Support Scheme (PASS) project to promote its land surveying technologies to Belt & Road countries. The PASS working team organised the first exhibition cum visit to Pakistan. COMSATS University; its local liaison in Pakistan, will accommodate the HKIS as an exhibitor at its coming international conference on the Frontier of Information Technology 2018 (FIT 2018 <http://fit.edu.pk>). The event will be held in the capital, Islamabad, in December 2018. The LSD's representatives will present their latest land surveying technologies to their Pakistani counterparts. Furthermore, in order to exchange the latest land surveying practicing rules and market information, as well as create collaborative opportunities between Pakistan and Hong Kong, COMSATS will organise a three-day visit to its campus, the Pakistan Survey Department, and local surveying firms.

The visit will last from 16-20 December 2018. The HKIS cordially invites its corporate members to join this tour. If you are interested, please

e-mail lsd@hkis.org.hk for further information and arrangements. Participants are responsible for their own airfare and local accommodation costs.



COMSATS University, Islamabad, Pakistan



<http://fit.edu.pk>

CPD on the Geotagged Community

Sr Victor NG Wai-tak delivered a CPD talk, "Keeping Pace with the Geotagged Community," on 12 September. He shared with participants the importance of spatial data in people's everyday lives. Victor's introduction of versatile web map services developed by the Lands Department (LandsD) allowed participants to improve their spatial awareness and realise the increasing need to share spatial data. They also discovered the significance of having access to reliable, accurate, and timely spatial data for turning Hong Kong into a smarter city. Victor also enlightened the participants on the establishment of common spatial data infrastructure (CSDI), which the Government currently promotes. To conclude his talk, he interactively explored the issues of map API and the sharing of utility information.



Sr Paul TSUI Presents a Souvenir to Sr Victor NG Wai-tak

2018 Guangdong, Hong Kong, and Macau Geomatics Conference

Following the visit by the Guangdong National Land Resources Bureau's Vice Director, Young Lin, to the HKIS in February, the Bureau has organised a geomatics conference in Yuen Fu City (雲浮市) from 2-3 November 2018. The conference will cover Guangdong, Hong Kong, and Macau.

On the morning of the first day, there will be opening speeches and reports on the aforementioned three regions. A forum will be held on that afternoon to discuss the geomatics industry and smart cities. The day will include a visit to the New Technology Park in Yuen Fu.

The second day's schedule will include visits to the Guangdong Geomatics Society, Guangdong Wan's Group of Food Production Corporations, and the Tang Dynasty Buddhist Temple in Wai-Nan.

The LSD will charge a conference fee, but with a cost-recovery principle. Basically, members will pay for two nights of hotel accommodation, but at a discount, as well as contribute to the group's travel costs from 1-4 November. The conference fee is set at HK\$1,000 for corporate members and HK\$500 for probationers and student members.

This conference is worth 10 CPD hours. If you are interested in joining it, please e-mail lsd@hkis.org.hk or contact the activity secretary, Dr Zhang Hao Dong, at 3705 5922 or zhang@cta.com.hk.



Planning & Development Division
Sr Edmond Yew PDD Council Chairman

HKU MSc Real Estate Career Talk

Representing the HKIS, I was invited to give a seminar during a career talk for MSc Real Estate Students in the Department of Real Estate and Construction, the University of Hong Kong, on 8 September. The talk introduced the HKIS, as well as the career prospects for the surveying profession in Hong Kong. To further facilitate the career plans of its student members, the HKIS will conduct more briefing sessions in the future.

(Works), on 14 September. Ir Hon shared his unforgettable experiences and the challenges he faced while helping to build a stormwater drainage system to prevent serious flooding in Mongkok in 1998 and the 24km-long deep tunnel (-150m) Project, Stage 1 of SSDS, in 2001. We were pleased to learn of the newly-published "Construction 2.0" and the latest developments in modular integrated construction (MIC) in Hong Kong's public sector.



CIC Construction Luncheon

I attended the CIC Construction luncheon to celebrate the retirement of Ir Hon Chi-keung, the Permanent Secretary for Development

PDD Annual Conference

The PDD Annual Conference for the topic, "How to Use Agricultural Land for Development in Hong Kong," was successfully held on 15 September. On behalf of the PDD, I want to express my gratitude to the OC, Council Members, all attendees, and the HKIS General Council for lending their support to make it successful. I also want to extend my deepest thanks to the speakers – Ir Dr Greg Wong,

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Sr Professor KW Chau, Mr HY Sit, and the Hon Sr Tony Tse – for sharing their expert knowledge on the subject. During the conference, attendees learned about the proposed streamlining of the development process, the proposed land bond for solving scattered land titles and ownership, the difficulty of applying the Land Resumption Ordinance (LRO), and the pros and cons of PPP for the NDA and other agricultural land. We also shared our views and the concerns of local villagers.



PDD Annual Conference 2018

Greater Bay Area Planning Forum II

On the same day as the PDD Conference, I also attended the Greater Bay Area Planning Forum II in Shenzhen and shared the views of top planners from Hong Kong, Macau, and the other nine cities in the Greater Bay Area with my fellow attendees.



HKIS Luncheon with the Secretary for Transport and Housing

On 19 September, I joined an HKIS luncheon with Mr Frank Chan, JP, Secretary for Transport and Housing, and Dr Raymond So, BBS, JP, Under Secretary for Transport and Housing. It was a pleasure sharing insights on Hong Kong's current transport and housing issues with them.



Apart from the above events, we are pleased to announce that the HKIS Land Supply Task Force has prepared a paper for the Task Force on Land Supply led by Mr Stanley Wong, SBS, JP. I take this opportunity to thank our Task Force committee members for their efforts in contributing their expertise to writing up the paper.

HKIS Annual Conference 2018

On 22 September, I attended the HKIS Annual Conference 2018, whose topic this year was "Developing Novel Solutions to Hong Kong's Housing and Land Supply Dilemma". The keynote speakers shared their insights into how to provide adequate, affordable housing solutions to local residents in order to meet the long-term housing needs of Hong Kong's growing population. Various suggestions such as land reclamation, the provision of public and private housing, and the monitoring of the second-hand property market were brought up for critical discussion.

Upcoming Events

8 October 2018, 7:00-9:00pm

CPD Talk by Current and Former Town Planning Board Members

Topic: Meeting with Town Planning Board Members: Sharing Their Roles and Perspectives

12 October 2018, 6:30-10:00pm

PDD Annual Dinner 2018

Venue: The Chinese General Chamber of Commerce, 8/F, 24-25 Connaught Road, Central, Hong Kong



Property & Facility Management Division
Sr Daniel Hui PFMD Council Chairman

Quality Property and Facility Management Award 2018 [QPFMA 2018]

The Quality Property & Facility Management Award is a biennial award jointly organised by the HKIS and Hong Kong Association of Property Management Companies (HKAPMC). With this year's theme, "Smart Buildings, Smart Management," the award recognises exceptional achievements and excellence in upholding quality and professional standards through the introduction of innovative technologies and creative management applications in the property and facility management industry.

Once nominations closed on 7 September, there were 118 nominees vying for the Award this year. We divided the assessment process into three stages.

Stage 1: initial screening of submission project information will be assessed by the senior members of both organising institutions in accordance with the judging criteria. The best ones will be shortlisted for the next stage.

Stage 2: site visits will be conducted by our assessors from 20-21 October 2018 for shortlisted nominees in each category (except International Innovative Strategic Management). Chosen finalists will proceed to Stage 3.

Stage 3: the finalists in each award category will present their work to the Judging Panel, which is comprised of leading professionals in the industry, on 10 November 2018.

Award winners will be officially announced at the QPFMA Award Presentation Ceremony cum dinner on 8 January 2019.

CPD Event: Sharing of 'Successful Application of the New Engineering Contract (NEC) in Governmental Projects'

On 31 July, it was the PFMD's honour to invite Ir Leung Cheuk Lun, an engineer from the Drainage Services Department (DSD), to share his experiences on how New Engineering Contracts (NEC) could be obtained. Two projects – the Happy Valley Underground Stormwater Storage Scheme (Option C) and Construction of Dry Weather Flow Interceptor at Cherry Street Box Culvert (Option C) – were discussed. This talk was successfully arranged with overwhelming support from participants due to the close coordination between PFMD Council member Sr Ray Ng and DSD representatives including Ir Simon Lai Yuk On, Senior Engineer at the DSD, and Ir Leung Cheuk Lun.

Ir Leung demonstrated the importance of establishing a good mutual relationship between various project stakeholders – employers, project managers, consultants, main contractors, and sub-contractors – through a series of joint training workshops so that every stakeholder has a chance to share the potential risk recorded in the risk register with the clear risk owner. Also, Ir Leung shared some special features of NEC3 including, but not limited to, open book accounts between employers and main contractors and cost-saving designs, which could be proposed by main contractors for employers to consider and adopt.



CPD Event: Sharing of 'Successful Application of the New Engineering Contract (NEC) in Governmental Projects'

CPD Event: Joyous Living at Tanner Hill

The Hong Kong Housing Society (HKHS) took the lead in completing a pioneering project to demonstrate how Hong Kong can successfully provide high quality rental units for its elderly without a major subsidy from the Government. The residential units at Tanner Hill are fully rented and over 1,000 applicants remain on the waiting list. Many are eager to live at Tanner Hill, where skilled care services, such as a residential care home for the elderly, daycare, and training and rehabilitation centres, are available.

Amid overwhelming enthusiasm from members, the PFMD, BSD, and YSG conducted a site visit to Tanner Hill on 29 September. We want to sincerely thank Sr Gigi Mok of YSG, who helped closely coordinate with the HKHS, and the continuous support from Sr Marco Wu, who has facilitated several site visits for HKIS members to let them gain a better understanding of Tanner Hill. Hopefully they have inspired everyone to continuously improve the quality of life for Hong Kong's elderly.



CPD Event: Joyous Living at Tanner Hill

HKIS Souvenir

HKIS Car Badge

A premium quality HKIS Car Badge is available now for you to decorate your car. Featuring HKIS' signature purple colour and shiny chrome, this nickel-plated car badge comes with two screws for easy installation.

Each retailed at HK\$180.



For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.php.



Quantity Surveying Division
Sr Raymond Kam QSD Council Chairman

Meeting with NEC Global Head (21 September 2018)

On 21 September, I met Ms Rekha Thawrani (Head of NEC Global) during the NEC Conference 2018 held at the Cordis Hotel, Hong Kong.

It was our very first meeting. Our discussion centred on the introduction of NEC, future CPD events for QSD members, and exploring the possibility of writing a paper on quantity surveying in NEC Contract. The meeting was brief, but fruitful, and we mutually agreed to collaborate in the future to update NEC for the benefit of each organisation's members.



APC Assessors' Briefing

APC Assessors' Briefing (28 September 2018)

The APC Assessors' Briefing 2018 was held on 28 September. Over 100 assessors attended this event. The briefing was chaired by QSD Vice Chairman and Divisional Education Committee (DEC) Chairman Sr Raymond Kong together with DEC members Sr Steven Tang, Sr Tiffany Chan, Sr Alan Ho, and Sr Dr Betty Lo. The questions and assessors' notes on the Parts I and II Papers were briefly introduced. This year, over 350 and 400 candidates sat for the Part I and II written assessments, respectively. This briefing marked the commencement of an assessment of the APC papers. Each answer script will be marked three times by assessors of various seniorities who practice in the private or public sectors, as well as in consultancies and contracting disciplines. The whole assessment should be completed before CNY 2019.

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.

Each retailed at **HK\$80.**



For enquiries and ordering, please contact our reception desk at 2526 3679 or visit https://hkis.org.hk/en/hkis_shop.php.



Young Surveyors Group
Sr Simon Wong YSG Committee Chairman

HKU Sharing Session

YSG was invited by the Cabinet of the Surveying Society, Architectural Society, and Hong Kong University Students' Union to visit HKU's Department of Real Estate and Construction on 18 September. Around 30 Year 1 Students attended the event. Sr Chris Mook, Sr Mark Chan, and Sr Kitty Ng introduced the HKIS and, YSG to the students and helped them better understand the surveying profession and construction industry.



YSG Long Distance Running Course: Series 2

Keep it up, as half of the course has finished and students have improved every week. The

first street-run practice from Kowloon Park to West Kowloon Cultural District finished on 11 September. It was great to practice on the streets after a whole day's work and get a night view of Victoria Harbour.



YSG Annual Dinner 2018

The YSG Annual Dinner will take place on 27 October 2018 (Saturday) at Neptune's Restaurant. Two best-dressed prizes will be presented to the most dapper participants! Like last year, YSG will offer a discount for group enrollments. Limited seats are left on a first-come, first-served basis, so don't miss one of the year's biggest YSG events!

EVENT CODE: YSG/S/2018H

HKIS YSG ANNUAL DINNER 2018



27 OCT 2018 (Sat)
19:00 - 22:00

@ Neptune's Restaurant
HONG KONG OCEAN PARK

海龍王餐廳

For YSG Members
\$275 For 1 person, \$500 For 2 persons, \$230@ For 3 persons or above
including ocean park night admission ticket (after 1830),
buffet dinner with fishes, free flow of drinks & lucky draw

Members may pay \$300 extra for an upgrade of the night ticket to day ticket. Members shall collect the day ticket(s) in person at the HKIS office. No separate night ticket will be issued to the Members. Confirmation will be sent to the members prior to the event.

To register, please fill in and submit the Standard Reservation Form & the fee schedule form together with FULL payment to the HKIS office.

"REMEMBER, THE THEME IS HALLOWEEN!"

follow us on
[fb.com/HKISYSG](https://www.facebook.com/HKISYSG)

cpd note

brush lettering workshop

Date: 1/12/2018 (Sat)

Time: 14:00 - 17:00



Venue: A Place HK, Room 301, Sunwise Building,
112 Wellington Street, Central

Fee: \$150 for 1 YSG Member
\$260 for 2 YSG Members
\$310 for 1 YSG Member and 1 non-YSG Member

Workshop Instructor: Ms. Phoebe Lo

ENCORE

Sign up through

[phoebecalligraphyfantasia](https://www.instagram.com/phoebecalligraphyfantasia) [fb.com/hkisysg](https://www.facebook.com/hkisysg)

Joint-Institute Social Events

Beyond the Stage of Cantonese Opera is a joint-institutes networking drinks event on 13 October 2018 at Campfire. A Chinese opera artist has been invited to share her fascinating adventures in the world of Cantonese opera before the drinks gathering. Registration is now open, so please reserve your seats ASAP!

Brush-Lettering Workshop

Thank you for supporting the brush-lettering workshop. Its enrollment filled up within a few days after registration commenced. In view of the overwhelming response to this workshop by members, YSG will organise another one on 1 December. Places are again limited, so please check YSG's Facebook page or the HKIS website for more information.

We Need You

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





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 Donna YU at cpd@hkis.org.hk/2526 3679 to register.

Joint Professional Bowling Tournament 2018: HKIS Team is the Champion

Team Captain: Sr Tommy Lam

The Joint Professional Ten-pin Bowling Tournament 2018 was held on 9 September from 10:00 am to 1:00 pm at the South China Athletic Association Bowling Centre (SCAA). The HKIS Team practiced hard for the whole year and won the Championship once more against teams of accountants, dentists, doctors, and lawyers. Moreover, two HKIS teammates achieved highest score prizes. Let's congratulate them and remind them to keep it up!

More members are welcome to join the HKIS Bowling Team.



Joint Professional Table Tennis Competition 2018

Team Captain: Sr CY Jim

Led by team captain Sr CY Jim, the HKIS Team achieved 1st runner-up at the Joint Professional Table Tennis Competition 2018 on 9 September against teams of accountants, architects, barristers, dentists, doctors, and lawyers. It was a significant breakthrough, but the team wants to win it all next year. Big congratulations to the team.

More members are welcome to join the HKIS Table Tennis Team.





Joint Professional Table Tennis Competition 2018

MSA 21st Anniversary Football Invitation 2018: HKIS Team is the Champion

Team Captains: Sr Dr Lesly Lam/
Cyrus Siu/Patrick Choy

The HKIS Team joined the Football Invitation 2018, which was arranged by the ArchSD's

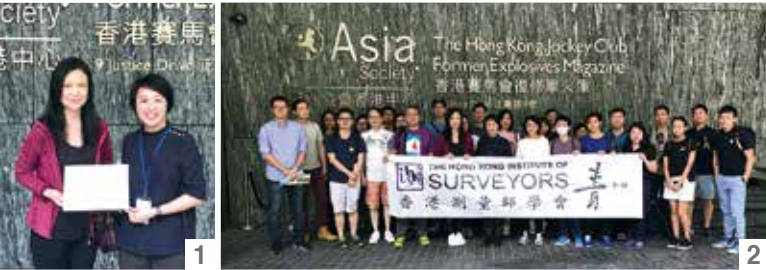
Maintenance Surveyors Association. The competition was conducted for three days and featured five teams from the Architectural Services Department, Buildings Department, Housing Department, and HKIS. Finally, the team won the Championship. Big congratulations to the team.



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

Reported by Sr Gigi Mok,
YSG CPD Convener

1. Heritage Visit to the Colonial Remnants of the Victoria Cantonment (Now the Asia Society Hong Kong Centre) on 25 August 2018



1. Souvenir Presentation to Ms Sunnie SY Lau, Lecturer at HKU (Architecture)
2. Group Photo

2. Visit to Tai Kwun on 1 September 2018 (CPD Jointly Organised by the BSD & YSG)



3. Souvenir Presentation to Mr Denis Tsang, Associate of Rocco Design Architects Limited
4. Group Photo
5. Parade Ground
6. Barracks Block
7. Tai Kwun Lane
8. Prison Yard
9. Featured Staircase Inside JC Contemporary

3. Glass Series (2): Updated Requirements on Testing, Measurements and Quality Assurance in the New Code of Practice for the Structural Use of Glass 2018 on 8 September 2018



10. Souvenir Presentation to Ir Dr Dominic WK Yu, Principal (Structural Fire and Façade), Alpha Consulting Limited
11. Experience-sharing by Ir Dr Yu
12. The Captioned Event Attracts a Full House



Sr Thomas Lam
FHKIS, GPD

海外物業投資—— 英國住宅市場

近年香港樓價愈升愈高，根據我司的全球城市分析，一百萬美元在香港只可購買一個不到 200 平方呎的豪宅，是全球第二貴。因此，近年愈來愈多市民轉投海外物業，如英國、澳洲、美國、日本等。最近有部份買家投資非主流市場如柬埔寨、阿布扎比、馬來西亞等。有部份海外物業「入場費」不高，收樓後頭幾年又能夠享有年租金回報，或有回購保證。由於售價相宜及有租金保證，許多買家認為回報吸引，而斥資置業。

香港樓市走向涉及一系列因素，包括息口、市民置業負擔比率、物業成交量、住宅供應、政府政策和環球經濟變化等。綜觀而言，在經濟不出現逆轉及利率大升的前提下，預計今年全年香港一般住宅價格會再上升約 11-12%。一手樓仍會主導市場氣氛。所以香港人到海外買樓亦不失為另類資產及財富重置手段，但「隔山買牛」有一定風險，要先做功課才可投資。

買樓前先清楚了解購買物業的原因。是作海外投資？還是用來成為你的第二家園？兒女讀書或移民？當了解當中原因後，尋找一個合適的物業地點和後續的法律程序都會變得較為容易。

自 2008 年金融風暴之後，出現了一種新氣象。市場對海外投資物業興趣十分濃厚，首選英國、澳洲及美國。除豪宅外，也有買家投資在一般住宅。今次想和大家分享英國住宅市場。一直以來英國是物業投資的熱門國家之一。英國最新的樓價數據顯示整體樓價升勢持續，全英國平均樓價約為 21.5 萬英鎊，至於統計 20 個主要城市的平均樓價約為 25.5 萬英鎊。

如考慮到倫敦的樓價絕不低於香港樓價，可以考慮選擇英國的二線城市如曼徹斯特 (Manchester)、伯明翰 (Birmingham)、利物浦 (Liverpool)、利茲 (Leeds) 等。在買樓前，可以比較一下物業的租值回報，是否靠近著名大學或火車站或 CBD，也應該考慮到附近是否有基建發展及交通網絡。

香港買家投資英國一手樓一般需要通過以下流程：

預留單位 — 買家選定合適的單位，然後簽訂「預留表格」，並向發展商支付訂金（通常不設退還）。

委托律師 — 買家簽署委托書以授權律師在英國為買家辦理簽署買賣合約事宜。

支付首期 — 簽訂買賣合約後，買家需要將樓價的首期（按合約條款）匯入發展商律師的信托戶口內。

辦理物業按揭 — 約正式交樓前六個月，買家需要開始向銀行辦理海外物業按揭手續，部份香港銀行提供海外物業按揭服務。

繳付部份樓價 — 部份英國樓需於簽訂合約後的指定時間內繳付樓價（按合約條款）。

交樓 — 項目完工後，律師會通知買家驗樓（買家可以親自或委托當地測量師驗樓）。驗樓後，律師會告知準確的交樓日期。買家拿到鎖匙，大致上便完成該物業買賣。

出租 — 業主可以委托英國房屋管理公司全權管理物業，各大國際性測量師行也有這服務。服務內容包括尋找租客，檢查並維修物業，替業主支付水費、物業管理費和市政費等，然後從業主的戶口內的租金收入中扣除。

筆者近幾年已寫過幾篇海外物業投資的文章。筆者認為房地產是首選的長期投資工具，投資海外物業也可分散風險及增加回報。但對非專業的投資者，「隔山買牛」風險很大。筆者不厭其煩提醒讀者，不管在海外甚麼地方，買家在海外買樓作投資或自用時應注意以下事項：

- **項目代理的選擇** — 近年愈來愈多買家及投資者到海外買樓，相關物業項目代理亦百花齊放。對買家而言，找一家有信譽的代理是十分重要。
- **土地年期** — 跟香港不同，許多海外國家的土地大致會分為永久地權 (FREEHOLD) 及土地租借權 (LEASEHOLD)。

- **了解當地經濟和社會狀況** — 在投資前先了解當地的生活成本及社會情況，這有助預計購買物業後的財政支出及當地人的承擔能力。
- **樓盤資料、市場情況及地段升值潛力** — 索取售樓書，初步研究樓盤的位置、單位面積及售價等。以面積為例，許多國家對「實用面積」的定義都不一樣。
- **參觀示範單位及地盤** — 若是購買樓花，應花點時間了解發展商及代理的紀錄，如條件許可，更應先到當地參觀示範單位。
- **認購單位及選擇付款辦法** — 詳細了解發展商及代理派發的置業須知。另外，現時發展商提供很多不同的優惠付款方法。
- **稅項及物業管理** — 各國有不同稅制，部份國家有物業增值稅。另外，物業或資產管理亦會收費。
- **計算購買能力** — 買樓前首先了解自己生活或投資需要，計算要繳付首期的金額及每月供款，再仔細分析自己的負擔能力。
- **匯率波動** — 在海外買樓投資時，買家要注意借貸貨幣的匯率走勢及風險。
- **申請銀行按揭及每月供款方式** — 借貸成數大多不會超過樓價 70%，買家應向銀行查詢詳情。如銀行估值不足或手續問題，買家可能要準備更多資金。另外，英國、美國等發達國家現時對海外買家監管增多，以防「洗黑錢」。所以要提交的文件亦多，審批時間亦較長。

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



HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY 02 OCT - 01 DEC 2018

| DATE | CODE | EVENT | SPEAKER(S) | ORGANISER | CPD HOUR(S) | Recognised Divisional PQSL Event | Divisional PQSL Hour(s) | Reservation Fee |
|-------------|---------------|--|--|-----------|-------------|---|--|--------------------|
| 02 Oct 2018 | 2018180 | Experience Sharing on Land Boundary Surveying and Adverse Possession (FULL) | S C Leung | HKIS | 2.0 | To be determined by respective Division | HK\$120 - members; HK\$150 - non-members; FOC - student members studying full time | |
| 04 Oct 2018 | 2018162 | Development Control in Hong Kong - Land Grant Control with Case Study (FULL) | Adam Lee | GPD | 1.5 | ✓ | HK\$150 - members; HK\$200 - non-members | |
| 04 Oct 2018 | 2018193 | HKU-HKIS Executive Talk Series: Balanced Community and Implementation New | Augustine H M Wong | GPD | 1.5 | ✓ | Free of charge for HKIS Members | |
| 05 Oct 2018 | 2018169 | Unfolding the Mysteries in Architectural Door Hardware | James Wong | PFMD | 1.5 | ✓ | HK\$120 - members; HK\$150 - non-members | |
| 06 Oct 2018 | YSG/S/201816 | YSG Social Event—Laser War Game (青年組「歡樂大混戰」活動) | - | YSG | - | - | \$110 (inclusive of entry fee, game equipment and insurance) | |
| 07 Oct 2018 | HKIS/S/201807 | HKIS Bowling Fun Day 2018 | - | HKIS | - | - | HK\$100 - members (Each member is allowed to bring TWO guests); HK\$150 - guests (including 2 games, hiring of bowling shoes, insurance and refreshment) | |
| 08 Oct 2018 | 2018192 | Meeting with Town Planning Board Members - Sharing Their Roles and Perspectives New | Stephen L H Liu, Lawrence W C Poon, Raymond Y M Chan, Eddie C M Hui, Julia M K Lau | PDD | 2.0 | ✓ | HK\$150 - probationers and students; HK\$180 - full members; HK\$200 - non-members | |

| DATE | CODE | EVENT | SPEAKER(S) | ORGANISER | CPD HOUR(S) | Recognised Divisional PQSL Event | Divisional PQSL Hour(s) | Reservation Fee |
|----------------|--------------|---|-------------------------------------|-----------|-------------|---|-------------------------|--|
| 10 Oct 2018 | 2018174 | How to Prepare Technical Assessments Documents under Planning Application (FULL) | Theresa Yeung | YSG | 1.5 | To be determined by respective Division | | HK\$120 for members; HK\$150 for non-members; Free of charge for full time degree student members |
| 11 Oct 2018 | 2018188 | Monetary Claims under Construction Contracts 建築合約之索賠 | Jeffrey Wong | QSD | 1.5 | ✓ | 1.5 | HK\$80 - members of HKIS, ICES & MABCD; HK\$150 - non-members |
| 12 Oct 2018 | PDD/S/201817 | PDD Annual Dinner 2018 New! | - | PDD | - | - | - | HK\$7,200 per table (maximum of 12 persons per table, half table is also welcome); HK\$600 per ticket |
| 16 Oct 2018 | 2018005U | QSD PQSL Contract Administration Series 2018 (9) – Delay Claims – A Legal Perspective (FULL) | Phyllis YC So | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 17-21 Oct 2018 | 2018172 | YSG Study Tour 2018 (Singapore) (FULL) | - | YSG | 10.0 | To be determined by respective Division | | HK\$ 4,999 for YSG member; HK\$6,499 for Non-YSG member (Additional \$2,600 for individual room, 4 nights) |
| 18 Oct 2018 | 2018161 | Seminar on Initiatives to Promote Renewable Energy Development and Energy Efficiency & Conservation | - | BSD, PFMD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 19 Oct 2018 | 2018190 | Cost Plus Contract – Sharing of Practical Experience in Handling Contracts of This Type | Poleon Chan | QSD | 1.5 | ✓ | 1.5 | HK\$120 - members; HK\$180 - non-members |
| 20 Oct 2018 | 2018194 | 香港測量師學會上海議會 2018 年 10 月 上海 · 品臻園「新舊兩利」專案考察活動 New! | - | HKS | 2.0 | To be determined by respective Division | | ¥ 280/人 (費用含來回人民廣場 - 品臻園來回車費、會議場地、茶歇及自助午餐) |
| 20 Oct 2018 | 2018195 | Site Visit to Castle Peak Power Station (青山發電廠) and Black Point Power Station (龍鼓灘發電廠) New! | - | YSG | 3.0 | To be determined by respective Division | | HK\$200 - members; HK\$300 - non-members |
| 25 Oct 2018 | 2018064 | Land Issues in Utility Company (FULL) | Eric Tsang, Margaret Lai, Joey Wong | GPD | 1.5 | ✓ | 1.5 | HK\$150 - members; HK\$200 - non-members |

| DATE | CODE | EVENT | SPEAKER(S) | ORGANISER | CPD HOUR(S) | Recognised Divisional PQSL Event | Divisional PQSL Hour(s) | Reservation Fee |
|--|---------------|--|--------------------|-----------|-------------|----------------------------------|-------------------------|---|
| 27 Oct 2018 | YSG/S/201814 | YSG Annual Dinner 2018 | - | HKIS, YSG | - | - | - | \$275 for 1 person, \$500 for 2 people and \$230 per person for 3 people or above (include night admission ticket to Ocean Park, buffet dinner, lucky draw and free flow of drinks) |
| 29 Oct 2018 | 2018005S | QSD PQSL 2018 – APC Interview – A Nightmare to Candidate? (FULL) | Kenny Lui, H Y Wan | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 02 Nov 2018 | 2018005T | QSD PQSL Measurement Series 2018 (1) – Major Changes in HKSM – Fourth Edition Revised 2018 (FULL) | Paul H K Ho | QSD | - | ✓ | 1.5 | HK\$120 - members; HK\$200 - non-members |
| 24 Nov 2018 | YSG/S/201815 | YSG Calligraphy Workshop – Brush Lettering (FULL) | - | YSG | - | - | - | \$150 for 1 YSG Member, \$260 for 2 YSG Members, \$310 for 1 YSG Member and 1 non-YSG Member |
| 26 Nov 2018 | 2018179 | Building Survey Innovative Tool Professional for Inspections, NOT Paper Work | - | BSD | 2.0 | ✓ | 2.0 | HK\$180 - members; HK\$200 - non-members |
| 01 Dec 2018 | YSG/S/201815A | YSG Social Event – Brush Lettering Workshop NEW | - | YSG | - | - | - | \$150 for 1 YSG Member, \$260 for 2 YSG Members, \$310 for 1 YSG Member and 1 non-YSG Member |
| <p>(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.</p> <p>(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.</p> <p>(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.</p> <p>(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.</p> | | | | | | | | |

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



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

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____

Event Name : _____

MEMBER DETAILS

Surname : _____ Other names : _____

Grade of membership* : F M AM P S Full Time Student Non-Member

Division* : BS GP LS PD PFM QS HKIS no. : _____

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

Tel no. : _____ Fax no. : _____ E-mail : _____

PAYMENT METHOD (The reservation fee is non-refundable and non-transferrable)

- I enclose a cheque payable to "**Surveyors Services Ltd**". Cheque no. _____ Amount HK\$ _____
- Please charge my HKIS & Shanghai Commercial Bank Limited Co-brand Credit Card (Master Card/Visa Card)
- Please charge my American Express card

TO: CREDIT CARD SERVICE DEPARTMENT

Ref.: [____]

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

Cardholder Name : _____ HKIS No. : _____

Card Number : [| | | | | | | | | | | | | | | | | | | |] Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event/ application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque or by Credit Card (Shanghai Commercial Bank Ltd. / American Express).
- 4 A **separate** cheque or Credit Card payment instruction form is required for each event/ application.
- 5 Payment by Paypal is also acceptable after reservation is confirmed (HKIS members only). Please register at our Website before the closing date for each event.
- 6 Reservation by fax, telephone and cash payment is not acceptable.
- 7 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 8 Reservation cannot be confirmed until one week prior to the event.
- 9 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 10 Incomplete or wrongly completed reservation forms will not be processed.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 If you have not received any reply from our Institute within 7 days of the event, you may call the HKIS office at 2526 3679 to check the progress of your reservation.



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 June 2018, HKIS members can enjoy the privileged discounts of **HK\$2.5 per litre for petrol** and **HK\$5.4 per litre for diesel** purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 April 2017, HKIS members can enjoy the privileged instant discount of **HK\$1.7 per litre for petrol** purchase for successful applicants and existing customers of Ace Way Company. Upon purchase, net payment is settled by cash or credit card at Esso Service Station. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 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

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.

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 2018 and last until 14 December 2018. 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.

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 2018.

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

UP TO 74% OFF WITH FREE GIFT CHECK PLAN

From now until 31 December 2018, **health.esdlife**, HK's largest online healthcare marketplace offers **1% off** on over 340+ health check plans on eshop (Discount code: HKIS2018). For Royal Comprehensive Plan (2 person), HKIS members can enjoy up to **74% off** (value: \$20,220; average \$2,432 per person; HKIS discounted price: \$4,864). The plan consists of 93 checkup items including 3 ultrasound and 2 tumor markers with \$600 **FREE** Park'n'Shop Coupon. Over 28 checkup merchants and 300 types of supplement from renowned brands are available. For purchase and details, please visit health.esdlife.com/hkis. For enquiry, please call **3151 2244**.

10% OFF ROOM ACCOMMODATION

Revitalised from the old **Tai O Police Station, Tai O Heritage Hotel** features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 2018, members of HKIS can enjoy an additional **10% discount** on the promotional room rates by making reservation with the hotel through email to info@taioheritagehotel.com along with membership proof. Room guests can also enjoy a **special rate at HK\$400 for a set dinner** for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/newsletter/specialoffers.pdf>.

UP TO 30% OFF Shopping & Dining

Enjoy up to **30% discount** at Lee Gardens Shopping Area (Hysan 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 HABIŌ 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!

15% OFF PROFESSIONAL COURSE

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

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 2018. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

Please check Wine etc's website for more details: <http://www.etcwineshops.com/>.

10% OFF 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>.

UP TO 40% OFF INSURANCE

From now until 31 December 2018, HKIS members and their families can enjoy the special offers from **Prudential General Insurance HK, Ltd** including travel insurance (up to 25% off), home insurance (25% off), maid insurance (20% off), motor insurance (40% off), etc. For further promotional details, please visit HKIS website.

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 2018, HKIS members can enjoy its exclusive offers, including a **free "Health & Weight Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free exercise class** (tummy workout) session.

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

UP TO 25% OFF INSURANCE

From now until 31 December 2018, 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 50% OFF DINING

Renaissance Harbour View Hotel is providing a special offer for dining at their restaurants, bar (including **Cafe Renaissance: 25% off for buffet, Mirage Bar & Restaurant: 50% off for happy hour**) to HKIS members. The offer will start on 6 August 2018 and last until 30 November 2018. 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.

20% OFF DINING

Enjoy **20% discount** on dining at **La Lune Whiskey Bar & Restaurant** upon presentation of HKIS membership card, HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card. The offer lasts until 31 December 2018. For more discount, please visit HKIS website.

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.anmboating.com, or call **2891 3220** or email to info@anmboating.com.

28% OFF ROOM ACCOMMODATION

From now until 31 December 2018, 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.

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 2018. Please refer to HKIS website for more details.

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 2018.

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.

10% OFF DRIVING COURSE

From now until 31 December 2018, 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 \$6,800 CASH REWARD BANKING

Join **DBS Treasures** before 30 September 2018 and meet designated requirements to enjoy a total return of **HK\$6,800 up cash reward**. Additional exclusive offer for HKIS member include **extra HK\$1,000 cash** by making appointment through DBS Corporate Account Manager. Terms and conditions apply. Please contact DBS Corporate Account Manager Ms. Fontaine Chan at 3668 6814 / 9484 6198 and visit HKIS website for details.

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.

10% OFF ROOM ACCOMMODATION

Enjoy a **10% discount** from Hyatt.com rate by booking **Grand Hyatt Hong Kong's** newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2018, subject to availability.

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.

Construction Innovation and Technology Application Centre

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