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Growing Movement Rooftop Gardens

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Growing Movement

Building owners could face costly consequences if they ignore the protocol on management and maintenance of 'green' features.

May Chan Rhodes



Sr Vincent Ho Kui-yip, JP
Immediate Past President of the HKIS, Chairman of the HKIS Building Policy Panel and Managing Director of Freevision



Sr Gary Yeung Man-kai
Past Chairman of the Property and Facility Management Division of the HKIS and General Manager at Shui On Properties Management



Sr Daniel Chang Wai-ip
Chairman of the Building Surveying Division of the HKIS



Photo: SCMP

The City University of Hong Kong has developed an extensive network of green rooftops.

“The relationship between greening experts and building experts is very weak. We hope that we can talk to each other more often to strike a good balance.”

The popularity of “green” building features continues to blossom in Hong Kong as more and more gardens sprout from walls, rooftops and ceilings in a city famous for its lack of open spaces. However, following the collapse of the sports centre roof at the City University of Hong Kong – one of the city’s many “green rooftops” – the safety aspects of these green building features, especially rooftops, has come under public scrutiny.

Sr Vincent Ho Kui-yip, JP, Immediate Past President of the HKIS and Managing Director of Freevision, now chairs the Institute’s Building Policy Panel. He says that building professionals of various disciplines – including surveyors, architects, engineers, landscapers and designers – have yet to put their heads together and offer a holistic view on what qualifies good green design.

“Green designs have been heavily promoted in the past 10 years,” Ho says. “However, the existing awards and certificates related to sustainable building designs do not really take maintenance issues into consideration. Green designs should not be treated only as a gimmick. They should be evaluated properly on their practicality and their contribution to the longer-term management, operation and maintenance of a building, as well as their environmental impact.”

It is not uncommon for green features to conflict with a building’s maintenance needs, Ho says. While rooftop plants and photovoltaic panels may come with environmental benefits, they can also be a burden. They may, for example, cause waterlogging, which compromises the integrity of roofing materials and accelerates ageing.

Additional construction elements that accommodate plants and gardens could also make it difficult to effectively design and install a building’s expansion joints, which are essential to the design of many large-scale buildings. They are also a hindrance to maintenance and repair work, and waterproofing treatment of the roof.

Ho also says that old buildings with added green features face higher risks because the features were not considered in the original building designs, and this could add to their existing ageing and maintenance problems. He advised existing building owners to assess maintenance and repair needs so that the buildings are appropriately enhanced before adding green features. For example, owners and designers should consider trialling localised green features before rolling out to the whole building.

New buildings, Ho says, are in safe hands as long as all aspects have been considered at the planning stage. “We appreciate the value of green building designs, and that is why we need to work with different building professionals,” he says. “Unfortunately, the relationship between greening experts and building experts is very weak. We hope that we can talk to each other more often to strike a good balance.”

He adds that the government should take the lead in encouraging collaboration between professionals of different building disciplines. The existing building laws and regulations, for example, mainly serve to set parameters for the installation of green features, and do not require applicants to evaluate the overall impact of such features on a building’s long-term operation.

“We need the government to provide both the incentive and pressure for a better green building strategy that acknowledges the operational needs of the building,” Ho says. “If we avoid talking about how green building features could compromise building performance, the consequences can be very costly in the long run.”

Sr Gary Yeung Man-kai, Past Chairman of the Property and Facility Management Division of the HKIS, says it is important to have a sustainable and balanced evaluation of the costs and benefits of green design.

“ The government might consider sample checking green rooftops on a regular basis to further raise public awareness. ”

Good green design should be safe, accessible and easily enjoyed by residents and visitors, says Yeung, who is also the General Manager at Shui On Properties Management.

He added that facility managers should be aware of the impact on a building's daily operations of structural and non-structural issues related to green features. For example, the scents of certain plants could attract mosquitoes and lead to pest control issues. Meanwhile, certain plants and trees should be favoured to minimise damage, such as tree collapses during typhoon season.

Yeung says that when it comes to green rooftops, building owners must be aware that the average 10-year longevity of a waterproof membrane is likely to be compromised by waterlogging, not to mention the possible damage caused by growing roots. This implies the need for more regular check-ups, and possibly more expenses for repair and maintenance.

He also advises developers and property management companies to employ professional consultants and contractors to deal with individual elements.

“It is considered inappropriate to expect a green roof contractor to decide all technical and management issues,” he says. “For example, some buildings are not suitable for green rooftops, as their original design did not provide any buffer for the extra load-bearing capacity needed to carry the extra weight of the soil, water and plants. You may need advice from an Authorised Person or Registered Structural Engineer to evaluate the safety of the building.

“Similarly, you may need a licensed plumber to conduct the installation of a plumbing and drainage system, and professional waterproofing consultant to look at the waterproof membrane.

Yeung warns of the dangers on ignoring these measures. “Unfortunately, and in

order to save costs, some lay property management companies may resort to only one contractor to perform the overall design and build functions. This could lead to poor design and quality, and various issues like water leakage, poor drainage and structural failure.”

Sr Daniel Chang Wai-ip, Chairman of the Building Surveying Division of the HKIS, says buildings with green rooftops should be regularly monitored to assess the soundness of the overall structure.

Over the past few months, Chang has been working with a team of volunteers from the HKIS, in joint force with members from the Hong Kong Institute of Landscape Architects, in conducting check-ups on green rooftops at schools. The team has completed 24 inspections so far. The team also offers to look at rooftop design and building condition, evaluate loading capacity, and inspect buildings for potential structural issues, such as water seepage, cracks on the walls and ceiling, and deformed window frames.

The inspections found the most common issues for green rooftops were partial blockages in the drainage system and poor maintenance of overgrown plants. None of the inspected buildings was found to be in any immediate danger.

Chang also suggested the government step up its review and strengthening of existing statutory control frameworks regarding green rooftop installation. “We need clearer guidelines on designing, constructing and maintaining green rooftops,” he says. “At the same time, the government might consider sample checking green rooftops on a regular basis to further raise public awareness.”

The article is published courtesy of Classified Post.

綠化建築 設施發展趨勢

建築物業主若無視綠化設施的管理及保養規約，或會引致嚴重後果。

May Chan Rhodes

眾所周知，香港公共空間不足，因此花團錦簇、綠意盎然的牆壁、天台和棚頂蔚然成風，令「綠化」建築設施在這城市大放異彩。但是，作為香港眾多「綠化天台」之一的香港城市大學運動中心屋頂坍塌後，這些綠色建築設施（特別是屋頂）的安全問題引起公眾關注。

香港測量師學會上任會長、建築政策小組現任主席兼富匯董事總經理何鉅業測量師、太平紳士表示，各界別建築專業人士，包括測量師、建築師、工程師、園境師及設計師，仍需集思廣益，就何謂良好的綠化設計提供一個全面的觀點。

「過去十年，綠化設計備受熱捧，」何鉅業說：「但是，現時與可持續建築設計有關的獎項和證書並沒有真正考慮到保養的問題。綠化設計不應僅僅是一種噱頭，而應當按其實用性、其對建築物長期管理、營運及保養的貢獻，以及其環境影響進行適當評估。」

何鉅業指出，綠化設施與建築保養需求發生衝突的情況並非鮮見。屋頂植物及光伏板雖可帶來環境效益，但同時亦可能成為負擔。例如，他們可能會導致滲水，損害屋頂材料的完整性並加速材料老化。

為容納植物及花園而搭建附加建築物，亦可能令設計及安裝建築物伸縮接縫變得困難，而伸縮接縫對於許多大型建築設計至關重要，而且胡亂搭建亦不利於屋頂保養、維修和防水。

何鉅業還指出，增建綠化設施的舊建築面臨更高風險，因為這些設施不在原建築設計的考慮範圍內，這可能會加重樓宇現有的老化及保養問題。他建議現有建築物的業主評估保養及維修的需要，確保建築物得到適當加強後再考慮增建綠化設施。例如，業主及設計師應對綠化設施進行局部鑑定後，再考慮推及至整棟樓宇。

何鉅業稱，只要在規劃階段考慮到所有方面，新建樓宇便稱得上安全無虞。「我們認同綠色建築設計的價值，這正是我們需要與不同建築專業人士合作的原因，」他坦言：「遺憾的是，綠化專家與建築專家之間的聯繫非常薄弱。我們希望彼此能夠增進交流，達成共識。」

他補充，政府應率先鼓勵不同建築界別的專業人士攜手合作。舉例而言，現有建築法律法規主要是規範綠化設施的安裝，卻沒要求申請人評估此類設施對建築物長期營運的整體影響。

「我們希望政府能夠恩威並施，制定更佳的綠色建築策略，切合建築營運需要，」何鉅業表示：「如果我們對綠化建築設施如何損害建築性能置若罔聞，長遠而言，後果可能非常嚴重。」

香港測量師學會物業設施管理組前主席楊文佳測量師表示，對綠化設計的成本與效益進行可持續及平衡的評估十分重要。

身兼瑞安物業管理總經理的楊文佳稱，良好的綠化設計應當安全、方便，且讓居民和訪客能輕鬆享受綠化空間。

他補充，設施管理經理應當意識到綠化設施所涉及的結構性及非結構性問題，對建築日常營運帶來的影響。例如，某些植物的氣味會招惹蚊蟲，帶來蟲害防治問題。同時應對某些植物和樹木加以保護，以減少危害，例如颱風季節期間的塌樹事件。

楊文佳指出，就綠化天台而言，建築物業主必須意識到，積水可能會令平均壽命為 10 年的防水膜折壽，更遑論不斷生長的樹根所蘊藏的潛在危害。這意味著需要更頻繁的定期檢查，且可能增加維修及保養開支。

他還建議開發商及物業管理公司聘請專業顧問和承建商處理個別問題。

「要求綠化屋頂承建商解決所有技術及管理問題，實屬強人所難，」他表示：「舉例而言，一些建築在設計之初並沒有計及承載土壤、水及植物等額外重量所需的額外承載能力，因此並不適合搭建綠化天台。在評估建築物的安全性時，可能需要諮詢認可人士或註冊結構工程師的意見。」

「同樣，你或需聘請持牌水喉匠安裝水喉及排水系統，以及聘請專業防水顧問檢查防水膜。」

楊文佳警告輕視有關措施會帶來危險。「很遺憾，為了節省成本，一些缺乏經驗的物業管理公司往往僅依賴一名承建商履行全部的設計及建築職責。此舉可能會導致設計及質素欠佳，以及滲水、排水不暢和結構性故障等各種問題。」

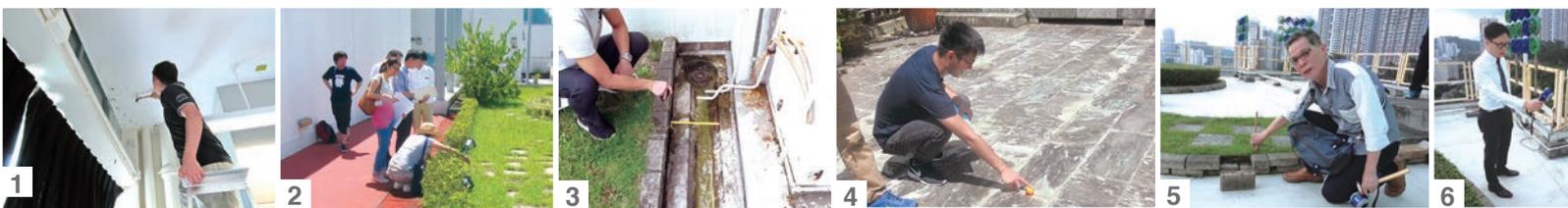
香港測量師學會建築測量組主席鄭偉業測量師指出，應對有綠化天台的建築進行定期監查，以評估整體結構的穩固性。

過去數月，鄭偉業一直與香港測量師學會的義工隊合作，在香港園境師學會會員的通力配合下，對學校綠化天台進行檢查，迄今已完成 24 次巡查，同時亦協助檢查屋頂設計及建築狀況、評估承載能力，以及檢查建築的潛在結構性問題，如滲水、牆身及天花板破裂，以及窗框變形。

檢查發現，綠化天台最常見的問題是排水系統局部堵塞及植物生長過度，保養不當。義工隊沒有發現任何受檢查的建築物存在任何即時危險。

鄭偉業亦建議政府加快審查和強化綠化天台裝置的現有法定管制框架。「我們希望綠化屋頂的設計、建築及保養指引更加清晰，」他表示：「同時，政府不妨考慮定期對綠化天台進行抽樣檢查，以進一步提高公眾意識。」

本文由《Classified Post》撰文。



建築測量組義工隊到學校檢查綠化天台

1. 檢查天花結構及飾面是否有鬆脫現象
2. 觀察植物生長情況
3. 檢查去水口並量度去水渠闊度
4. 使用高爾夫球測試天台地面斜水情況
5. 使用竹桿等量度種植土壤厚度
6. 利用紅外線探測儀協助檢測天面狀況



Sr Lau Chun Kong

August 2016 witnessed keen competition among candidates participating in the Legislative Council (LegCo) Election. Meanwhile, the Hong Kong Institute of Surveyors has been progressively enhancing its ties with Government departments and professional and trade associations in Mainland China. There will be an Extraordinary General Meeting and a Discussion Forum in September to consider resolutions important for the growth of the Institute and the HKIS will need the participation and support of our members.

LegCo Election: Your Vote is Essential

The LegCo Election will take place on 4 September. Three candidates are vying for the seat in the Architectural, Surveying, Planning and Landscape Functional Constituency (FC): G1 TSE Wai Chuen Tony (Surveyor); G2 YIU Chung Yim (Surveyor); and G3 LIM Wan Fung Bernard Vincent (Architect). The successful candidate will represent members of our four professional institutes in LegCo during the next four years and will also serve as an important link between us and the government. I urge all HKIS's eligible members to remember to cast ballots in the Election, for the geographical constituency and our FC. Two forums were arranged by the HKIS (one with the other three institutes) to let our members interact

with the three candidates and to understand their election platforms. Both forums attracted participants who were enthusiastic in expressing their views and asking questions.

Closer Relations with the Mainland

Our effort in laying the groundwork for enhanced communications with government ministries and professional bodies in Mainland China has produced positive results. A valuation forum with the theme "Innovation and Change" was organised jointly by HKIS, the China Institute of Real Estate Appraisers and Agents (CIREA), and the Shenzhen Association of Real Estate Appraisers (SAREA) in Shenzhen on 19 August, which originated from the idea we raised to CIREA in the April visit for strengthening cooperation. A 29-strong HKIS General Practice Division Delegation, including Chairman Sr K K Chiu and I, participated in the forum, which was attended by over 300 delegates. One of the highlights of the Forum was the presentation made by Dr Chai Qiang, Deputy Executive President and Secretary General of CIREA, on the newly enacted Asset Appraisal Law which will have a far-reaching impact on the provision of appraisal services in China. It is heartening to see the sizeable and enthusiastic participation of our members at the forum, including presentations made by Sr K K Chiu and Sr Thomas Lam.

The HKIS received a big delegation from Guangdong province on 23 August. The 16-strong delegation was led by Mr Li Tai Ran, Deputy Director of the Department of Housing and Urban-Rural Development of Guangdong Province and included representatives in different fields like building construction, cost estimation and valuation. Participants shared their insights on a broad range of issues, including ways to deepen collaboration between professional bodies in Mainland China and Hong Kong, the operations of Hong Kong surveying firms on the Mainland, and the opportunities and challenges relating to the "Belt and Road"

initiative. The HKIS will continue its effort in further deepening its relations with Mainland professional bodies and bringing the exchange of ideas and views, and cooperation, to the next level.

Show Your Support in Upcoming EGM

An Extraordinary General Meeting (EGM) will be held on 19 September to consider various resolutions including amendments to the HKIS Rules of Conduct, Constitution and Bye-Laws, revisions to annual subscriptions and application fees, and ratification of guidance notes on standards. A discussion forum has also been organised by the General Council for 9 September to explain the rationale behind the proposals. I urge members to study the resolutions of the EGM and the rationale behind including the commencement of the operation of the Competition Ordinance and the expanded services of the Institute for members. Please come to the forum to discuss these proposals. Your support for these resolutions is important to the further growth of the HKIS.

Sr Lau Chun Kong
President

2016年8月，我們見證了立法會選舉候選人之間的激烈競爭。與此同時，香港測量師學會積極加強與中國內地政府部門、專業團體以及行業協會的聯繫。學會將於9月召開特別會員大會及論壇，討論影響學會發展的多項決議。學會呼籲各會員積極參與和給予支持。

立法會選舉：您的投票至關重要

立法會選舉將於9月4日舉行。三位候選人在建築、測量、都市規劃及園境功能界別競爭一個議席：G1 謝偉銓（測量師）；G2 姚松炎（測量師）；以及G3 林雲峯（建築師）。成功當選的候選人將於接下來的四年中，在立法會代表我們四個專業學會的會員，同時作為我們與政府之間的重要橋樑。我促請所有符合資格的會員，記得於地方選區及我們的功能界別選舉中投票。香港測量師學會舉辦了兩場論壇（其中一場是與其他三個學會共同舉辦），讓我們的會員與三位

候選人進行互動，理解他們的競選綱領。這兩場論壇均吸引與會者積極表達觀點和提問。

與內地建立更緊密聯繫

我們努力奠定基礎，加強與中國內地政府部門及專業團體的溝通，並已取得成果。由香港測量師學會、中國房地產估價師與房地產經紀人學會（中房學）及深圳市不動產估價師協會聯合舉辦的估價論壇於8月19日在深圳召開，主題為「創新與變革」。該聯合論壇源於4月我們為加強合作的訪問期間向中房學提出的想法。由29人組成的產業測量組代表團參與了本聯合論壇，當中包括主席趙錦權測量師和我本人。超過300名代表出席論壇。當中亮點之一，是中房學副會長兼秘書長柴強博士就新頒佈的《資產評估法》發表演講。該法律將對在中國提供的評估服務帶來深遠影響。看到我們的眾多會員踴躍參與論壇，包括趙錦權測量師和林浩文測量師之專題演講，著實令人鼓舞。

學會於8月23日接待了一個來自廣東省的大型代表團。這個16人的代表團由廣東省住房和城鄉建設廳副廳長李台然先生帶領，當中包括來自建設監理協會、造價工程協會和房地產估價師協會等不同領域的代表。與會者就一系列廣泛問題分享見解，包括如何深化中國內地與香港專業團體之間的合作、香港測量行業在內地的業務發展情況，以及「一帶一路」倡議帶來的機遇及挑戰。香港測量師學會將繼續努力，進一步深化與內地專業團體的聯繫，並將交流想法與見解及合作提升至新的層次。

請支持及出席特別會員大會

特別會員大會將於9月19日舉行，以考慮多項決議，包括對學會專業操守規則、章程及則例的修訂，修訂年度會費及申請費，以及確認標準指引。理事會亦將於9月9日舉辦論壇，解釋這些提議的理據。我促請會員詳細研究特別會員大會的決議及其理據，包括《競爭條例》開始實施，以及學會為會員所提供更廣泛的服務。歡迎各位會員參與是次論壇並就有關提議作出討論。您對這些決議的支持，對於學會的進一步發展至關重要。

會長
劉振江測量師

Surveyor's Honour

Outside their roles as seasoned professionals, three HKIS members regularly don their neckerchiefs and woggles and further contribute to society as adult members of the scouting community.

Kit M Yip



Photo: SCMP and interviewees

1. Sr Nathan Lee, Sr James Tsui and Sr Nelson Cheng (L to R) serve the scouting community with passion
2. Sr Nathan Lee and his friends of scouting
3. 10,000 Miles Friendship Trek Flag Presentation Ceremony
4. Sr Nelson Cheng at a camp site

5. Sr James Tsui joins scout training programme together with his wife Macy
6. Sr Nathan Lee and friends build a raft together
7. Sr Nelson Cheng at the Island Scout Day 2015

They might all wear similar uniforms, but look closer and you can see the different badges, emblems and long-service medals that symbolise the respective awards and achievements of three HKIS members who have taken their commitment to society beyond office hours and into the scouting community.

As a cub, and then scout, in primary and secondary school, building surveyor Sr James Tsui Siu-lung, Managing Director of KKP Construction, was happy to reconnect with the scouting community in 1999 when he was invited to become a committee member of the government's "Hong Kong, Our Home – Youth Jamboree". Since then, he has taken on a range of roles within the scouting community, including Assistant Regional Commissioner (Estate) of New Territories East Region, Long Range Planning Committee Chairman at Tung Tsz Scout Centre in Tai Po, District Commissioner, and Deputy Regional Commissioner overseeing eight districts in New Territories East.



Sr James Tsui Siu-lung

Today, he is the Assistant Chief Commissioner (Mainland Affairs) within the Scout Association of Hong Kong – the city's largest uniform group with 98,000 members. In this role, Tsui has played a pivotal part in a number of major initiatives, including rehabilitation work after the Sichuan earthquake which involved rebuilding and supporting youth leadership training centres in Mianyang and Deyang. He has also organised major exchange events for youngsters in Hong Kong and mainland China, arranged summer volunteer teaching trips, and materialised the scouts' long-term mission of "training and trainers".

"I spend 70 per cent of my day on volunteer work," says Tsui, who runs his own company. "Staff members at my company have been trained to work very efficiently, preparing meetings and documents to be signed in the morning, such that I may go to the Scout Association in the second half of the day."

For nine consecutive years, Tsui has occupied himself with scouting activities at Christmas time. Fortunately, his family is supportive of his commitment. "Working for the scouts has become a family activity for me," says Tsui, who bears the yellow and purple Chief Commissioner's High Commendations and is a third-grade commissioner. "My wife has become a leader of two scout groups, and my children have joined cubs and scouts respectively."

"Scouting is crucial in fostering personal development and complementing education at school."

It is not uncommon for children with domestic helpers at home to avoid housework – but Tsui's household is different. "When my kids participate in scouting activities, they become motivated and committed, taking care of themselves and others, as well as the daily chores," Tsui says. "My son, who is excited to have acquired a couple of scout badges, takes these even more seriously than schoolwork. Scouting is crucial in fostering personal development and complementing education at school, which is mostly knowledge-based."

Quantity surveyor Sr Nelson Cheng Wai-hung, Chairman of the Quantity Surveying Division of the HKIS from 2000-02 and currently Project Manager (Cost Control) at MTR Corporation, was a scout during his secondary school days. In the 1990s, he was invited to rejoin the Scouts Association to chair the subcommittee for estate and campsite management. Today, he is the Assistant Regional Commissioner (Estate) of Hong Kong Island Region, providing assistance in the maintenance and upkeep of the scout association's estate properties in the Hong Kong Island area.



Sr Nelson Cheng Wai-hung

Cheng is the man behind several well-known scout properties, including the popular Tai Tam Scout Centre – which many scouts in Hong Kong visit during their teenage years – and the

LIFE ON ALL LEVELS

20-storey headquarters in Wan Chai, which is now undergoing redevelopment. “With project and estate management skills, we support frontline scouting activities by ensuring that the campsites and estates are under constant maintenance and in their best conditions,” he says.

Cheng’s adult son was also a scout as a teenager. “I am most attracted to the scouts’ seven laws about good deeds,” he explains. “From cubs to scouts, children and young people receive valuable training in discipline and leadership. In our daily lives, the first person who comes forward within a group to fix a problem is very often the one who has received scout’s training.”

This may explain the various social responsibilities Cheng has taken up that work toward the betterment of society. When running his surveying firm between 2009 and 2015, he dedicated 80 per cent of his time to social service besides being a scout leader. His range of work in community care, vocational training and heritage preservation, and service on various government advisory boards and NGOs, gained him recognition in the form of the Chief Executive’s Commendation for Community Service in July this year. In 2015, in view of budgeting issues surrounding the Express Rail Link, Cheng decided to take a three-year break from his surveying company and assume a key role at MTR Corporation dedicated to the cost control of railway lines under construction.

Building surveyor Sr Nathan Lee Hoi-tat, Managing Director of Ample Surveyor Services, was first invited to join the scout committee as a professional member three years ago, when the association acquired a campsite that required feasibility studies, budgeting and design works. It did not take long before Lee was so interested in scouting that he started taking training courses at the association – ranging from the basics of knotting, pioneering and camping to management and administration. After

“The training, particularly in time management and resource planning, in turn helps me improve the efficiency and effectiveness of my surveying work.”

completing these, as well as six months in-service training, he is now a Scout Commissioner in the uniform group and he promised to spend more time with young people in future in other scouting activities.

“Having worked for more than two decades, I aspire to train and share my experience with young people, as scouting helps them acquire survival and people skills,” Lee says. “Being able to help others and contribute to society brings me joy; I even feel younger when wearing the uniform!”

Scouting has also widened Lee’s perspective. “Among scouts, you can find talented people from all professions: university professors, police negotiators, senior management in the fire services, and so on. The training, particularly in time management and resource planning, in turn helps me improve the efficiency and effectiveness of my surveying work.”

As a scout leader, Lee has also learned more about young people. “The post-’80s and post-’90s generations are often negatively labelled, but my experience with them has been most positive. At the Scout Association, as well as at work, I find today’s young people proactive, helpful and goal-oriented. I am confident that they will have a promising future.” To further the scouting spirit, Lee encourages friends and families to participate in scouting activities whenever possible.

These three “scout-surveyors” at HKIS show that there are many shared qualities between surveyors and scouts. The surveying profession thrives on integrity, courage and professionalism, while the qualities of a good scout include trustworthiness, loyalty, friendship and consideration, courage in all difficulties, making good use of time, and being careful of possessions and property. Young scouts in Hong Kong today can only benefit from these scout-surveyors who combine the best of both worlds.

The article is published courtesy of Classified Post.



Sr Nathan Lee Hoi-tat

「童軍活動在促進個人發展及補充學校教育方面可發揮關鍵作用。」

測量師的榮耀

三位香港測量師學會會員不單是經驗豐富的專業人士，同時亦是香港童軍總會成年成員。他們經常繫上領巾和領巾圈，積極服務社會。

Kit M Yip

他們的制服看似大同小異，但仔細觀察，便會看到不同的徽章、肩章及長期服務獎章，分別象徵三位香港測量師學會會員所獲得的獎勵和成就。他們利用工餘時間，奉獻社會和投身於童軍運動。

國建寶建築有限公司董事總經理兼建築測量師徐小龍測量師曾於小學和中學階段先後加入幼童軍和童軍。1999年，他受邀成為政府「香港是我家一青年大露營」籌備委員會成員，因而與童軍總會再續前緣，讓他倍感欣喜。此後，他在香港童軍總會擔任多項職位，包括新界東地域助理地域總監（產業）、大埔洞梓童軍中心長遠發展委員會主席、區總監以及統管新界東地域八區的副地域總監。

如今，他是香港童軍總會助理香港總監（內地事務）。香港童軍總會是香港最大的制服團體，擁有98,000名成員。在任職期間，徐小龍在多項大型活動中擔當重要角色，包括四川地震後的重建工作，協助重建及支援綿陽及德陽青少年活動中心。他還為香港內地青年組織大型交流活動，例如發起暑假義工教學之旅，實踐童軍「培訓導師」的長遠使命。

「我每天將70%的時間投入到義工服務當中。」經營自己公司的徐小龍表示：「公司員工均訓練有素，工作效率很高，在早上就準備好會議及需要簽署的文件，這樣我便可利用餘下半天時間抽身前往童軍總會。」

徐小龍已連續九年在聖誕節期間全身心投入童軍事務。幸運的是，他的家人對此表示支持。徐小龍榮獲繫於黃色及紫色笛繩上的香港總監高級嘉許，是一名第三級別的總監。「對我而言，為童軍工作已成為一項家庭活動。」他表示：「我的太太已成為兩個童軍旅團的領袖，我的孩子也已分別加入幼童軍和童軍。」

若家中有傭工，孩子會主動分擔家務並不常見，但徐家卻是一個特例。「透過參與童軍活動，我的孩子變得更加積極進取和勇於擔當，學會照顧自己和他人，以及處理好日常事務。」徐小龍說：「我的兒子對於獲得幾枚童軍徽章頗感興奮，把這看得比學校的功課還重要。童軍活動在促進個人發展及補充學校教育方面可發揮關鍵作用，而學校教育則主要是傳授知識。」

2000年至2002年擔任工料測量組主席、現任港鐵公司項目經理（成本控制）的工料測量師鄭偉雄測量師，在中學時期曾是一名童軍。在90年代，他受邀重返童軍總會港島地域，擔任產業及營地管理小組委員會主席。如今，他是港島地域助理地域總監（產業），負責童軍總會位於港島區的產業的維修和保養。

鄭偉雄是童軍若干產業的幕後功臣，包括許多香港青少年童軍曾到的大潭童軍中心，以及現時正在重建的20層灣仔港島地域總部。他表示：「我們善用項目建設管理及產業管理的專業技能，確保營地及產業得到恆常的保養和保持最佳的狀態，為前線童軍活動提供支持。」

鄭偉雄的成年兒子在青少年時期亦曾是一名童軍。「童軍最吸引我的是它那七條善行規律。」他解釋道：「從幼童軍到童軍，無論是兒童還是青少年，都會接受彌足珍貴的紀律和領袖訓練。在日常生活中，團體中第一個站出來解決問題的人往往是接受過童軍訓練的人。」

這或許可以解釋鄭偉雄為推動社會進步所承擔的各種社會責任。在2009年至2015年經營其測量師行期間，除當童軍領袖外，他將80%的時間投入到社會服務，工作範圍涵蓋社區關懷、職業培訓和文物保育，服務部門包括政府顧問委員會及非政府義務組織，成就廣受認可，並於今年七月榮獲行政長官社區服務獎狀。2015年，由於廣深港高速鐵路出現成本超支問題，鄭偉雄決定暫時離開其測量師公司，在港鐵公司擔任一項重要職位，致力控制興建中的鐵路線的成本。

安普測量顧問有限公司董事總經理兼建築測量師李海達測量師，三年前以專業人士身份首次獲邀加入童軍營產委員會，為設置新的營地進行可行性研究、預算及設計工作。不久，李海達便對童軍活動產生興趣，開始參加總會訓練課程，課程內容涵蓋結繩基礎、拓荒、扎作、管理及行政。完成這些課程後，再經過六個月的在職培訓，如今他已成為制服團隊的童軍總監，而李海達亦承諾將來會多參與營產以外的童軍活動與年青人共度更多時光。

「工作了二十多年，我期望能輔導年青人並與他們分享我的經驗，在童軍活動中幫助他們掌握社會工作和人際交往的技能，」李海達表示：「能夠幫助其他人並為社會作出貢獻，讓我倍感快樂；而穿上制服甚至讓我感覺更年輕！」

童軍活動亦讓李海達大開眼界。「童軍之中，不乏各行各業精英：大學教授、警隊談判專家、消防處高級管理人員等。有關培訓，特別是時間管理及資源規劃培訓，亦幫助我提升工作的效率和實效。」

作為一名童軍領袖，李海達亦藉此加深對年輕人的了解。「八十後和九十後的年輕人往往被貼上負面標籤，但我與他們相處的經驗，絕大部分是正面的。在童軍工作期間，我發現現在不少年青人也很積極主動、樂於助人且目標明確。我相信他們是充滿希望的。」為弘揚童軍精神，李海達會繼續鼓勵更多親朋好友積極參與童軍活動。

這三位來自香港測量師學會的「童軍測量師」表示，測量師與童軍有著許多相同的特質。測量專業以誠實、勇氣與專業為本，而一名優秀童軍要有誠信、忠誠、友誼和關懷、不懼任何困難的勇氣、妥善利用時間，以及妥善保管財物和財產。童軍測量師集兩者之長於一身，讓今日香港的年輕童軍受益和學習。

本文由《Classified Post》撰文。



相片提供：SCMP

李海達測量師、徐小龍測量師和鄭偉雄測量師（左至右）致力投身於童軍運動

「有關培訓，特別是時間管理及資源規劃培訓，幫助我大幅提升測量工作的效率和實效。」

北京新闻

来京人员落户北京有了新渠道。《北京市积分落户管理办法(试行)》正式发布,并将于2017年起试行3年。政策设置系列指标,每项指标赋予一定分值,总积分达到规定分值的,可申请办理北京市常住户口。

北京市发展和改革委员会副主任李素芳在11日举行的发布会上介绍,政策整体框架概括为“4+2+7”,即4个资格条件:符合持有北京市居住证、法定退休年龄以下、在京连续缴纳社会保险满7年、无刑事犯罪记录条件的人员,可以申请参加积分;2项基础指标:在京稳定就业和居住情况;7项导向指标:包括教育背景、职住区域、创新创业能力、纳税、年龄、荣誉表彰、守法记录等方面。“每项指标赋予一定分值,总积分达到规定分值的申请人,可申请办理北京市常住户口。”

北京办事处简讯

上个月的23日北京区域的会员活动在天津完美落幕,当天学会的会长刘振江测量师、副会长郭岳忠测量师和内地事务委员会主席赖旭辉测量师也出席了此次的活动。此次活动得到了北京天津两地会员的积极支持,很多人积极报名参加,但因为我们的名额有限,所以一些会员没有参加上此次的天津周大福金融中心和恒隆广场的参观活动,我们在未来肯定会开展越来越多的会员活动,让更多的会员有机会有兴趣参与进来。

我们有新的活动出炉都会通过邮件、微信公众号及QQ群来发布最新的消息,所以大家多多关注我们的学会的动态。

行业动态信息

资产评估师职业资格考试工作委员会成立暨第一次工作会议在京召开

<http://www.cas.org.cn/xwdt/xydt/52821.htm>

《资产评估法》如何规范评估市场主体行为(下)

<http://www.cas.org.cn/xwdt/zhxx/52794.htm>

并购估值或温暖新一轮融资“寒冬”

<http://www.cas.org.cn/xwdt/zhxx/52798.htm>

“Sr” – The Abbreviation for Surveyor

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

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation “Sr” in front of their English names in their official communications. Likewise, corporate members are also invited to address themselves as “測量師” after their Chinese names.

“Sr” – 測量師的英文簡稱

香港測量師學會採納「Sr」作為「Surveyor」(測量師)的英文簡稱。其發音與 Surveyor 相同。

為向公眾宣傳「Sr」的用法,我們鼓勵正式會員在日常生活中,在英文名字之前加上「Sr」。至於中文方面,我們亦會邀請正式會員在其中文名字之後加上「測量師」。

上海市徐匯海聯會到訪

上海市徐匯海聯會會長冷旭生、副會長向衛華等一行四人，於8月18日到訪學會，由學會高級副會長何國鈞測量師、副會長郭岳忠測量師、上海議會副主席梁傲文測量師及產業測量組主席趙錦權測量師出席接待。學會於6月份到上海考察時曾拜訪徐匯海聯會，並獲高規格的接待。是次上海市徐匯區代表到訪學會，主要就兩地的專業發展進行深入交流，雙方並希望可以加強合作，在徐匯區推廣測量專業。



上海市徐匯海聯會會長冷旭生（左四）、副會長向衛華（左二）及副秘書長湯凌（右二）

廣東省住房和城鄉建設廳到訪

廣東省住房和城鄉建設廳副廳長李台然率領廣東省及深圳市相關行業協會代表一行十餘人，於8月23日到訪學會，由學會會長劉振江測量師、高級副會長何國鈞測量師、副會長郭岳忠測量師、上任會長何鉅業測量師及其他組別代表出席接待。劉會長向代表團介紹了學會的管理制度及會員發展的情況，各組別代表亦介紹了不同的測量專業範疇，雙方亦就粵港建設行業的專業合作進行探討及交流，並就「一帶一路」對新業務拓展帶來的機遇及挑戰交換意見。

到訪學會的廣東省及深圳市相關行業協會包括廣東省建設執業資格註冊中心、廣東省建築設計研究院、廣東省建設工程監理協會、廣東省工程造價協會、廣東省房地產估價師協會、深圳市造價工程師協會。



廣東省住房和城鄉建設廳副廳長李台然（中）及處長潘偉堂（右三）



2016 Legislative Council Election - Architectural, Surveying, Planning and Landscape Functional Constituency

The 2016 Legislative Council election will be held on 4 September 2016. For the Architectural, Surveying, Planning and Landscape Functional Constituency (FC), there are 3 candidates' running for one seat (in order of candidate number):

- TSE Wai Chuen Tony (Surveyor)
- YIU Chung Yim (Surveyor)
- LIM Wan Fung Bernard Vincent (Architect)

HKIS Members' Forum

The HKIS organised a members' forum on 20 August 2016 to enable member voters to gain a better understanding of the election platform of the FC candidates, and also to have direct dialogue and exchange amongst the candidates and members of the HKIS.



Sr Dr Lesly Lam (HKIS Honorary Treasurer), Sr Tony Tse, Sr Dick Kwok (HKIS Vice-President), Sr Yiu Chung Yim, HKIS President Sr C K Lau, Mr Lim Wan Fung, Sr Thomas Ho (HKIS Senior Vice-President), Sr Billy Wong (HKIS Honorary Secretary) at the HKIS Members' Forum (L to R)

Joint HKIA, HKILA, HKIP and HKIS Forum

The Hong Kong Institute of Architects (HKIA), The Hong Kong Institute of Landscape Architects (HKILA), The Hong Kong Institute of Planners (HKIP) and The Hong Kong Institute of Surveyors (HKIS) arranged a joint institutes' forum on 25 August 2016 for members' participation. Participation was overwhelming with over 150 in attendance.



HKIA President Mr Vincent Ng, Sr Tony Tse, HKILA President Mr Tak Wong, Mr Lim Wan Fung, HKIP President Dr Eunice Mak, Sr Yiu Chung Yim, HKIS President Sr C K Lau at the Joint Institutes' Forum (L to R)

Congratulations to the following who were elected as HKIS Members on 28 July 2016

FELLOW (2)

LAM CHEUK FUNG
LAU KWOK TONG CHRISTOPHER
LEUNG KA MING
LI YUEN WING
LUI SZE LUNG
SO AARON YUK FAI

BS DIVISION

WONG WING CHEUNG DENNIS
WU YUK LAM

MEMBER (15)

BS DIVISION

IU MUNG YAN
MAN HON FUNG
MOK WAN CHI
SHAM WING CHUNG FEON
WONG YUK FOR

QS DIVISION

CHEUNG HUNG KIT
ZHANG YUAN

ASSOCIATE MEMBER (1)

BS DIVISION

TSE PUI YING

GP DIVISION

CHAU KA WING
FUNG HOI KWAN

RESIGNATION (18)

CHAN KWOK WAH VINCENT	LOK KIN WING
CHAN MAN KAI	MAK CHI MING
CHAN PING CHUNG	MAN TING FUN
CHAN SUET FAN	SUM YI MEI
CHEUNG SIU HANG HENRY	TAM CHUN HUNG
CHEUNG TSZ HANG	WONG CHUK KEUNG
KWOK MUK HING	YAN TZE NGAI IAN
LIU WAI MING	YAU WAI KEUNG
LO SHUN TUAN	YUEN KA WO

ANNOUNCEMENT

Discussion Forum on Proposed Amendments to the HKIS Rules of Conduct, Constitution and Bye-Laws, Proposed Revisions to Annual Subscriptions and Application Fees, and Ratification of Guidance Notes on Standards

Date : 9 September 2016 (Friday)
Time : 7:00 - 8:30 pm
Venue : Lecture Room, Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

For further details and registration, please visit the HKIS website at www.hkis.org.hk.

ANNOUNCEMENT

The Hong Kong Institute of Surveyors Extraordinary General Meeting Proposed Amendments to the HKIS Rules of Conduct, Constitution and Bye-Laws, Revisions to Annual Subscriptions and Application Fees for Admission into Membership, and Ratification of Guidance Notes on Standards

Date : 19 September 2016 (Monday)
Time : 6:30 pm
Venue : Lecture Room, Surveyors Learning Centre Room 1207, 12/F, Wing On Centre 111 Connaught Road Central, Sheung Wan, Hong Kong

Agenda:

1. Apologies for absence.
2. Briefing and discussion on the Resolutions.
3. Voting on the Resolutions.

Notice of the EGM and full details of the resolutions have been sent to all Corporate Members by post. For further enquiries, please contact 2526 3679 or email to egm@hkis.org.hk.

Erratum

Please note the following correction to the Interim Reports from HKIS Committees / Forums / Policy Panels on page 19 of *Surveyors Times* (July issue), Sr Dr Paul Ho should be the Chairman of BIM Committee (2015). We apologise for any inconvenience caused.

Council Members Reaching Out

1 August	Construction Kick-off Ceremony for the Hong Kong International Airport's Three-Runway System Organised by the Hong Kong International Airport	Sr Thomas Ho
6 August	LEAPS D-ring	Sr C K Lau
9 August	Workshop on Major Revisions to the BEAM Plus New Building	Sr Arthur Cheung

9 August	Forum on "Industry Collaboration for the Development of a Sustainable Construction Workforce" Organised by the Construction Industry Council	Sr Thomas Ho
17 August	Annual Dinner of the Association of Hong Kong Professionals	Sr Thomas Ho
22 August	The Inauguration Ceremony of the Board of Directors cum 16 th Anniversary Dinner of the Hong Kong General Building Contractors Association, Ltd	Sr Thomas Ho

Professional Certificate in Quantity Surveying Practice Engineering Training Subsidy Scheme*

Programme Structure

Core Modules:

- Construction Cost Control and Management
- Construction Law and Contract
- Principle of Measurement for Construction

Elective Modules (Select one out of three):

- Measurement Practice for Civil Engineering Works
- Measurement Practice for Building Works
- Measurement Practice for Building Services Works

Duration: 96 hours

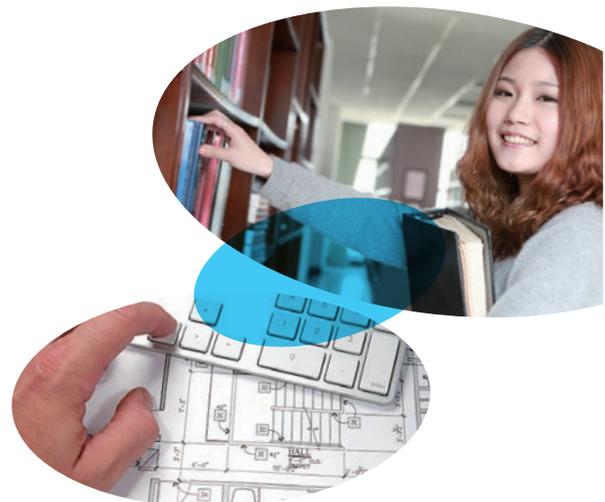
Fee: HK\$12,950

*Successful applicants will be refunded 60% of the tuition fees of eligible programmes, subject to a maximum of \$45,000 per person. For details, please visit our website.

Enquiries 查詢

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



The HKIS Outstanding Dissertation/ Thesis Awards 2015 Executive Summary of Winning Papers

THE IMPACT OF TOURISM POLICY ON THE PRICING OF STREET-LEVEL RETAIL SHOPS

Undergraduates Category – Top Award (GP)

Awardee: KONG Wai Shan

The University of Hong Kong

This study examines the role of tourists' and local shoppers' behaviours in determining how different attributes of street-level retail shops are priced. In particular, the changes in the behaviors of shoppers in Hong Kong as a result of the Individual Visitor Scheme (IVS) were used as a natural experiment for empirical analysis. The Hedonic Price Model was also used to examine the effect of the increase in the tourist-to-local shopper ratio on the prices of different shop attributes. The transaction records of street-level retail shops in Mongkok, a cheaper shopping area, and Tsim Sha Tsui, a more expensive shopping area, were used for the empirical analysis.

For this study, five hypotheses were formulated to test how shopping behaviour, in particular that of IVS shoppers, affected shop prices. The

effects of five different price determinants: 1) shop frontages, 2) travel distances between the nearest Mass Transit Railway (MTR) station exits and individual retail shops, 3) shop locations, 4) the building uses, and 5) the number of accommodation facilities near the shops, were studied specifically.

Concerning shop frontages, the empirical results showed that an increase in the proportion of tourist shoppers led to an increase in a shop's implicit frontage price. Another finding was that an increase in the proportion of tourist shoppers led to an increase in a shop's implicit price due to its proximity to an MTR station exit in Mongkok. When it came to shop location, the empirical results indicated that the differences in shop prices between the cheaper and the more expensive locations decreased as the IVS expanded to include more less-developed regions. Moreover, an increase in the proportion of tourist shoppers lowered the difference between the prices of shops located in residential buildings and those in non-residential buildings. Although I expected that an increase in the proportion of tourist shoppers would lead to an increase in the values of street-level shops located in areas with more nearby accommodation facilities, the empirical results did not support this.

Besides indicating the possible impacts of tourism policies on how street-level shops were priced, the empirical results of this study also have practical implications on the valuation of street-level shops, choices of retail location for retailers, investment strategies for investors in the retail market, and the hospitality industry.

BUILD A 3D CADASTRE IN HONG KONG

Undergraduates Category – Top Award (LS)

Awardee: ZHOU Xiaolin

The Hong Kong Polytechnic University

Given its fast urbanisation and commercialisation processes, Hong Kong's land resources have become increasingly scarce and are followed by a worsening contradiction between the supply of and demand for land. In order to reduce such intensive use of land resources, it is necessary for a three-dimensional (3D) land use model to be employed in Hong Kong. As a result, a lot may be used by different legal actors at the same time in the delamination development mode. Accordingly, different and separate property rights volumes that exist under, on, or above the ground may be formed.

Hong Kong's cadastral system has historically adopted a deeds registration and boundary concept in a two-dimensional (2D) environment, so it is natural to describe a lot parcel as a 2D polygon without regarding the elevation of a boundary point. However, it is obviously not so feasible to employ a traditional 2D polygon-based cadastral system to describe an elaborate 3D land division process in which the elevations of the boundary point and height range of a lot are quite significant. Therefore, I propose a 3D cadastre as a promising solution to the problem of cadastral administration in a 3D environment.

This dissertation attempts to develop a 3D cadastre in Hong Kong to manage 3D property rights volumes. By analysing all 3D cadastral studies in the world according to the characteristics of Hong Kong's present cadastral system, I may be able to formulate a relatively feasible solution to Hong Kong's lack

of a 3D cadastre and put it into practice. The 3D cadastre in this dissertation was designed as a software application and will display cadastral information in a 3D environment where both fiscal and legal purposes in a cadastral administration can be achieved.

A basic strategy in which a 3D cadastre is compatible with the original 2D one is a hybrid solution that is currently used in Hong Kong. Both 2D (e.g. land lots under the original cadastral system) and 3D parcels (e.g. property volumes, flats) are considered basic administrative units when applying the land administration domain model (LADM). The software application system was designed as a visualisation system that can record and display both textual and graphic information on cadastral parcels. The 2D and 3D parcels have their own 2D and 3D descriptions. Meanwhile, the graphic view can be divided into 2D map and 3D scene views, which are associated with each other.

As a result, three main functions have to be realised: 1) textual database handling; 2) feature database handling; and 3) topology relationship handling. For example, the query and view functions mainly retrieve jobs from 1) and 2) above. Adding a parcel mainly adds a record line to 1) and constructs new geometry for 2). During the process, topology relationship handling is commonly performed to ensure mutually conflict-free cadastral models.

This dissertation should determine a feasible and effective way to build a 3D cadastral platform. Although simple, the application example in this dissertation shows the completeness of its initial aims and the feasibility of building a 3D cadastre in Hong Kong. The dissertation should also encourage industry to carry out a large-scale development and improvement of Hong Kong's 3D cadastre.



Building Surveying Division
Sr Daniel Chang BSD Council Chairman

Communications Meeting with the Architectural Services Department

On 1 August, It was our honour to meet with the Director of Architectural Services, Sr K K Leung, JP, and his senior management team in a regular communications meeting along with members of the HKIS BSD and Professional Building Surveying Consultant Association. The meeting aimed to establish a formal connection for enhanced communications with industry practitioners on service standards and collaboration on knowledge-sharing. BSD delegates, including myself, Sr Kenny Tse, Sr Peter Dy, Sr Tang Chi Wang, and Sr Daniel Pong, attended the meeting.

The Director kindly shared with us a recent study on “No Frills Design”. The focus of this study was to review and recommend cost effective building designs with due regard to design, specifications, and buildability. We all know that a functional building may come from complex streams of parameters and the art of balancing a client’s needs very much relies on a rational and practical design.

Riding on this study, the Director came up with an idea to conduct a review of the maintainability of buildings. It would aim to set out guidelines for best practices on the repair and maintenance of buildings. The BSD supports the study and agrees to participate in the review on a needed basis

Building Surveying Division Scholarship

To date, we have issued 350 letters to secondary schools to invite nominations for the Building Surveying Division Scholarship. Applicants should be students studying in secondary 5 or 6 during the 2016-2017 academic year with good academic and extracurricular activities records. This year, we have changed the submission format from an essay to video, which should give plenty of room for creativity in the candidate’s presentation.

Each student needs to submit a video on the topic, “**My Ideal Built Environment – 我的理想居住和生活環境.**” As each of us has his/her own shelter for living and his/her own idea of the perfect living environment, comfort is not the only consideration. Therefore, people may relate this shelter to the community or to whatever they consider critical for supporting their activities. A student can express his/her views by presenting the video as a documentary, drama, animation, or any other genre. The production should deliver a message and ideas of the applicant on what constitutes an “ideal built environment”.

To get schools and students to understand the scholarship requirements, a workshop will be held in early September. The application deadline is 30 September 2016.

Building Surveyors Conference

There are only two months until the Building Surveyors Conference 2016, titled “Innovative Technologies in Building Surveying”. We are honoured to invite the Secretary for Development, Mr Paul Chan, GBS, MH, JP,

as our Guest of Honour. Don't miss this chance to gain new knowledge and share your experiences with your peers.

Graduates and Students

September is the busy time for universities and employers that are preparing to welcome their new students or new blood joining the industry. I hope they can quickly settle into their new positions and find their choices rewarding, given the steady growth of the building industry and immense demand for building professionals for the foreseeable future.

建築測量組聯同香港專業建築測量顧問公會 (PBSCA) 於 8 月 1 日與建築署署長梁冠基太平紳士及其管理團隊會晤，藉此加強與建築測量從業員的交流，並促進業界資訊及知識的共享。署長更與我們分享最近一項有關《簡約建築設計》的研究，提倡高成本效益之建築方針。就此，署長建議進行關於樓宇保養效益之研究，希望藉以定出相關設計指引供業界參考。建築測量組對此表示支持。

為鼓勵學生多元創作，本屆建築測量組獎學金一改過往傳統論文格式，讓 2016-17 年度中五或中六生拍攝短片，表達他們對《我的理想居住和生活環境》一題的見解。歡迎短片以紀錄片、戲劇或動畫等各個形式製作。獎學金將於 9 月 30 日截止報名。詳情及邀請信已寄到 350 所中學，簡介會於 9 月初舉行。

距離 2016 年度建築測量研討會尚餘 2 個月，本年我們以《建築測量創新科技》為主題，並邀請到發展局局長陳茂波先生為主禮嘉賓，各位會員萬勿錯過！

又一學年結束，相信各間大學及各位僱主均忙於迎接新一屆學生及公司的測量新血。在此祝願大家有一個美好的新開始，和一個順利的學習及工作環境。

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

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SURVEYORS

香港測量師學會





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建築測量組 Building Surveying Division

BUILDING SURVEYORS CONFERENCE 2016

INNOVATIVE TECHNOLOGIES IN BUILDING SURVEYING

Date: 15 October 2016 (Saturday)

Time: 9:00am - 5:00pm

Venue: Grand Ballroom, 1/F,
Harbour Grand Hong Kong,
23 Oil Street, North Point,
Hong Kong

About the Conference

The Building Surveyors Conference 2016 with the theme of "Innovative Technologies in Building Surveying" aims at exploring latest technologies and their applications in the Building Surveying industry to enhance productivity and quality. The Conference invites the speakers and experts from both inside and outside Building Surveying field to share their insights and case studies of new technology application with the audience.

Guest of Honor

Mr Paul CHAN Mo-po, GBS, MH, JP, Secretary for Development has kindly accepted as the Guest of Honor and will deliver a keynote speech at the conference.

Speakers & Presentation Topics* (In alphabetical order by speaker surname)

Speaker	Title	Topic
Ms Elsa CHAN	Chief Executive Officer, Jetlun	Predictive Maintenance of Facility Management by Applying Internet of Things (I.O.T.)
Ir Prof Y.L. CHOI	Immediate Past President, Hong Kong Academy of Engineering Sciences	Latest Research and Studies for Water Leakage Detection
Sr L.Y. LAM	General Manager, D-Reality Consultancy Limited	Application of Unmanned Aerial Vehicle in Project Management
Mr Isaac MAK	Head of Engineering Hilti (Hong Kong) Limited	Integrated Solutions for E&M Space Management
Mr Anchor TSE	Senior Property Services Manager / Technical Support 1, Architectural Services Department	The Technological Paradigm of Building Information in Heritage Building
Ir Dr Fiona TSUI	Fire Engineering Manager, MTR Corporation Limited	A New Era of Fire Safety Management for Passenger Movement and Evacuation in Deep Metro Stations
Sr Y.Y. YIP	Deputy Director of Design Management Department, Henderson China Limited	Building Information Modelling (BIM) in Building Application
Mr Dennis YU	Director, Mass Modules Limited	New Technology for Spatial Design

* Programme, Topics and Speakers are subjected to change without any prior notice. The conference will be conducted in English unless noted otherwise.

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Booth:

Fee Packages (Whole-day conference including lunch buffet and 2 coffee breaks with light refreshments)

The Whole-day Conference is recommended for 6 CPD hours. CPD Certificate will be provided for the participant at the end of the conference.

- **Early Bird***: (HKIS member) HK\$1,280 / (Non-member) HK\$1,480
 * Early Bird Register on or before 5 September 2016 (Monday)
- **Standard**: (HKIS member) HK\$1,480 / (Non-member) HK\$1,780

Enrolment

Individual Enrolment Please click: <http://form.redasia.com.hk/bsdconference2016>

Group Enrolment Please check: <http://form.redasia.com.hk/bsdconference2016form.pdf>

Remarks

For completing the enrolment, please settle the payment by EITHER returning the signed credit card authorization form via email: bsd@redasia.com.hk / Fax: +852 3186-6810 OR posting the enrolment confirmation email together with a crossed cheque payable to "Surveyors Services Limited" to Ms Connie KWONG at: Red Asia Communications Ltd. (Conference Secretariat) Room 1706, Fook Yip Building, No. 53-57 Kwai Fung Crescent, Kwai Fong. Enrolment will be accepted on a first-come, first-served basis as seats are limited.

For enquiries, please contact Ms Cherie YAU / Ms Connie KWONG (Conference secretariat, Red Asia Communications Ltd.) at +852 3421-0547 / bsd@redasia.com.hk





General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

GPD Annual General Meeting and Discussion Forum (18 November 2016)

The GPD Annual General Meeting is scheduled for 18 November 2016. More information on it will be announced later. Please mark your diaries and keep this date in mind.

A discussion forum on the consultations over the reciprocity recognition with the RICS, CREVA, and CAS will follow after the AGM to gather members' views and votes on this proposed arrangement. Please stay tuned for the background information, which will be shared with members.

International Valuation Standards Council (IVSC)

Membership & Standards Recognition Board

Nicholas Talbot, Chief Executive of the IVSC, announced the new Membership & Standards Recognition Board. Chaired by Eric Teo from Singapore, this board will play a key role in helping to develop the profession in emerging markets, refining the IVSC's membership requirements and approaches, and helping the IVSC lead in market recognition and the use of international valuation standards by all key stakeholders.

The Membership & Standards Recognition Board membership is as follows:

Chair:

Eric Teo, Singapore

Board Members:

Aart Hoordjik, Netherlands

Allan Beatty, Canada

Eleanor Joy, Canada

George Badescu, Romania

Jeannette Koger, USA

Jiang Wei, China

Ken Creighton, UK

Phil Western, Australia

Shigeko Mizutani, Japan

GPD Education Committee

The Part I Assessment 2016 in the General Practice Division will take place on 24 September and 8 October 2016 (9 AM-5 PM). A briefing session for probationers on the Part I examination was given on 13 August by Sr Edward Au.

房地產估價創新與多元化 - A Joint Function Held by the HKIS, CIREA (中國房地產估價師與房地產經紀人學會), and SAREA (深圳市不動產估價行業協會)

The joint function organised by the HKIS, CIREA, and SAREA was successfully held in Shenzhen on 19 August with over 300 attendees. The HKIS sent a delegation of 29 members to the event, including President Sr CK Lau and GPD Council Chairman Sr KK Chiu.

The theme of the seminar was “Innovation and Change”. SAREA President Wang Bao emceed the event, with the keynote speech delivered by Shenzhen Urban Planning, Land & Resources Commission Deputy Director, Qiao Heng Li. Other distinguished speakers included former Shenzhen Vice Mayor Dr Tang Jie, CIREA Secretary Dr Cai Jiang, CREVA Vice Secretary Hu Jiang, HKIS President Sr CK Lau, HKIS GPD Chairman Sr KK Chiu, HKIS GPD Member Sr Thomas Lam, and CIREA Vice Chairman Jason Chen.

A series of insightful and brilliant presentations were shared on topics like the property market bubble and evolution, the ecosystem and innovation of professional property services, diversification and sustainability of property valuation companies, etc. The event ended with a dinner reception, which allowed members from the various institutes and cities to network.





Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

Meeting with Probationers

Chairman Sr Edmond Yu and Vice Chairman Sr Kenneth So of the Land Surveying Divisional Education Council gave a detailed talk and answered many difficult enquiries from 20-plus probationers during a meeting on the afternoon on 6 August at PolyU. Their important message was that the LSD (but not many other divisions) allows its probationers to continue their APC procedures beyond eight years. Such probationers would have to complete a probationer's form to declare the continuation of their training, while they are urged to step up their work. Extensions are granted or denied by the LSD Council on an annual basis.

There are cases of difficulty in the recognition of a probationer's professional training experience, especially one who is later employed in a non-professional capacity in the public sector. A probationer has to be approved not only by his/her supervisor and counselor, but also by his/her employee. A couple of cases stated that probationers intended to seek supervision from land surveyors in the public sector and queried if government departments could allow their employees to supervise candidates who were not in their departments. Should a government employee wish to perform outside work (as a supervisor), even if unpaid, s/he would have to be approved by his/her department. The LSD



appreciates the extra efforts from colleagues who serve in the public sector and still commit to help their industry train up new professionals.

Replace Reciprocal Agreement by Unilateral Membership Route

It was reported here in March that the Mutual Recognition Agreement has been vehemently debated within the LSD. The fact that the agreement with ICES expired last August and the RICS agreement ended in 2014 should not stop the LSD Councils from continuing to detach from this connection.

On 6 May, a working group (WG) was formed with nine LSD Councils, together with the convener of the WG, Sr Edmond Yu, and the notetaker, Sr Maris Lo. Following that, three meetings were convened on 13 May, 20 June, and 21 July. The WG arrived with five recommendations for the LSD:

1. The terms, 'reciprocal' or 'recognition', were widely misused by the surveying and construction industry as equivalent qualifications to HKIS certification. This misuse has damaged our professional members' reputation. Thus, those two terms should be avoided in future membership intake drives.
2. The WG found few, if any, HKIS LS members who sought RICS or ICES membership. There is no actual need for a reciprocal agreement.
3. The WG recommends a unilateral membership route (UMR) for RICS members who fulfill the following conditions:
 - a. Possession of an RICS-accredited degree.
 - b. Completion of a 24-month postgraduate structured RICS training programme.

- c. Completion of a 12-month relevant local post-qualification experience programme. This experience has to be endorsed by an HKIS LS corporate member before it begins (from the date of application) and after it ends.
 - d. Completion of 20 CPD hours.
 - e. A pass on a professional interview organised by the LSD.
4. The WG considered that the ICES graduate route did not meet HKIS standards. The WG did not accept that an endorsement from one's employer could replace the three-year professional training programme. Thus, the UMR route is not considered for the time being.
5. The WG did not discuss matters related to associate membership.

During the August LSD Council meeting, the WG recommendations were endorsed. To carry out this new membership route, these recommendations will be tabled in the coming General Council meeting by the LSD delegates. As duly pointed out by a WG member, Sr Ricky Lai, the HKIS By-law has only stated two membership entrance routes: by APC or by the Mutual Recognition Agreement. Will our UMR be counted as a route under the Mutual Recognition Agreement? We look forward to a favourable decision by the General Council.

LSD Surveying Conferences in November

There are two upcoming conferences that land surveyors should consider. The Guang Dong Survey Bureau will host the Guang Dong-Hong Kong-Macau Surveyors Meeting in Mei-chau (梅州) from 1-4 November. The first and last days will be used for travel to and from the venue. The second day is for the conference and the third day for a technical visit. The conference fee will be nominal. Members who have time in

early November should take advantage of this opportunity to meet with old friends and make new ones. Please e-mail me at lstang@hkis.org.hk if you are interested.

The 8th Cross-Strait Geomatics Conference (<http://www.2016cgc.com>) will be held in Xiamen, Fujian, from 23-25 November. Members who seek opportunities in the One-Belt-One-Road initiative and want to learn new technological developments in our industry should mark the dates.

Planning for the 2016-2017 LSD Council

Serving as a council member is a form of volunteer work that contributes plenty of leisure time. Council members often seek satisfaction in their contributions to the profession. Not only have senior council members told me that they wanted more peaceful hours, our younger members also hoped for a few more nights off to spend with their families.

I have decided to run for the office in the coming year. Thus, I urge my fellow professional members to come forward and contribute to the work of the LSD Council.

Not intending to overload the individual councils, after having observed the LSD's work for years, I want to see four distinct task groups in the next LSD Council. They should comprise four members of the land boundary service to promote the Land Survey Ordinance; four members of the BIM, Smart City group to promote SDI; four members from membership benefits to handle the entrance route, China connection, and international organisations; and four members to organise CPDs, conferences, the Annual Dinner, and the webpage. If you are willing to devote some of your precious free time to serve your profession, please e-mail me.



Planning & Development Division

Sr Prof James Pong PDD Council Chairman

PDD Annual Conference

The Annual Conference titled, 'Planning and Development, Past Present & Future', which will be held on 22 October 2016 (Saturday), will endeavour to capture the experiences and evolution of the new town projects of the early 1970s, as well as identify Hong Kong's socio-economic changes from then to now. Professionals from different disciplines and the public and private sectors will be invited to determine the planning and development of Hong Kong in the past and, more importantly, explore our future road map for the planning and development of Hong Kong.

We are honoured to have the Hon Paul Chan, GBS, MH, JP, Secretary for Development, to deliver a keynote speech followed by visionary speeches by the Directors of the Planning and Civil Engineering and Development Departments, together with valuable insights from distinguished private practitioners like Mr C K Lau, MH, JP, who was the Property Director of Henderson Land Properties Ltd.

To avoid oversubscription, members are encouraged to book their tickets promptly. You may contact the HKIS at 2526 3679 or Miss Cindy Zhao at 2269 8715 for advance booking.

PDD Annual Dinner

The PDD's Annual Dinner cum Annual General Meeting will be held on 10 November 2016 (Thursday) at the World Trade Centre Club Hong Kong. We shall invite all HKIS office bearers, as well as all divisional chairs, to join the Dinner. Also, we are honoured to have the company of, inter alia, the Directors of Buildings and Planning as distinguished guests. Your participation will also make this event an enjoyable and memorable night. To avoid oversubscription, please book your seats now.

Date: 10 November 2016 (Thursday)
 Venue: World Trade Centre Club Hong Kong
 Menu: Chinese style
 Time: 6:00pm AGM Starts
 6:45pm – 10:00pm Annual Dinner
 Admission: \$700 per head or \$8,400 per table
 Deadline: 31 October 2016

Revised Legal Frameworks for Ownership and Use of Multi-dwelling Units on a Single Land Title

Researchers from the School of Law of the University of Canterbury in Christchurch and the University of Otago of Dunedin (both in New Zealand) have been awarded a research grant to investigate the problems that have occurred with the repairs, renovations, demolitions, and replacement of multi-dwelling units on single land titles, as well as with buildings that include a mix of commercial and residential uses on single land titles. Through the liaison of HKIS, I was approached by Mr Jeremy Finn, a member of the research team, and I briefed him on repairs and redevelopment controls in Hong Kong on 25 August 2016. During the discussions, I explained to him Hong Kong's building and development control system, in particular that exists under the Buildings Ordinance Cap 123, the land title system, the definition of the common areas of a multi-owned building in Hong Kong under the Building Management Ordinance Cap 344, and the deed of mutual covenants. Mr Finn is in the process of exploring building and development control systems from various countries, including Singapore and Malaysia, in order to make comparisons amongst them with a view to advising the New Zealand Government on how to improve the way to repair or redevelop land under multiple ownership.

CPD Event

Heritage Exploration Series 3: Site Visit to Lui Seng Chun (雷生春)

On 20 Aug 2016, PDD and YSG have held the third heritage exploration site visit to Lui Seng Chun (雷生春). Lui Seng Chun is listed as "Grade 1" historic building.



A Special thanks goes to Ms Erica Chui of AGC, the project architect of the revitalisation project and the tour guide from The Hong Kong Baptist University. In the visit, we have learnt many key technical issues of running a revitalisation project, also the background of Lui's family and his Chinese medicine history.

Planning & Development Division Annual Conference 2016



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會

Planning and Development, Past, Present, & Future



About the Conference

Planning and development requires inputs from various professionals, along with the public and private sectors. Economic/social development, public aspirations, and technologies have changed rapidly over the decades. We have experienced planning and development changes since the new town movement in Hong Kong began during the 1960s.

The Conference will explore past and present experiences with planning and development in the public/private sectors, as well as future concepts.

Date: 22 October 2016 (Saturday)

Time: 10 AM - 4:10 PM

(Registration begins at 9:30 AM)

Venue: HKIS Surveyors Learning Centre
Room 1207, 12/F, Wing On Centre
111 Connaught Road Central
Sheung Wan, Hong Kong



Registration Fee

Member of HKIS : HK\$600

Non-Member : HK\$700

including lunch (Chinese style)

CPD Hours : 4.5

Please complete the CPD Reservation Form

http://www.hkis.org.hk/en/pdf/Standard_Reservation_Form.pdf and return together with the payment to the HKIS office. (Event code : PDD/CPD/2016148)



Conference Programme

9:30 AM	Registration	
10:00-10:20 AM	Welcome Speech	Sr Prof James Kenneth Pong Chairman, Planning and Development Division
10:20-10:30 AM	Souvenir presentations to speakers and group photos	
10:30-10:50 AM	The Hon Paul Chan Mo Po, GBS, MH, JP Secretary for Development Keynote speech	
10:50-11:40 AM	Mr K K Ling, JP Director of Planning	
11:40 AM-12:30 PM	Sr Hon Tony Tse Wai Chuen, BBS Past President, The Hong Kong Institute of Surveyors	
12:30-2:00 PM	Lunch Break	
2:00-2:40 PM	Mr C K Lau, MH, JP Director, CK Lau and Associates Ltd	
2:40-3:20 PM	Ir Joseph Choi Kin Hung President, The Hong Kong Institution of Engineers	
3:20-4:00 PM	Prof Bernard Lim Wan Fung, JP Past President, The Hong Kong Institute of Architects	
4:00-4:10 PM	Vote of Thanks	Sr Prof James Kenneth Pong Chairman, Planning and Development Division Topic: The Role of Planning and Development Surveyors: the Way Forward
4:10 PM	End of Conference	

For enquiries, please contact Ms Alice Lui at 2526 3679
or email to cpdreg@hkis.org.hk



Property & Facility Management Division
Sr Prof Eddie Hui, MH PFMD Council Chairman

PFMD CPD Plan for 3-4Q 2016

2016	Proposed CPD event (exact date subject to notice)
October	Site Visit to Nan Lian Garden (南蓮園池)
	Site Visit to Old Tai Po Police Station
	How IT Application Can Enhance the Edge in PFM Industry?
November	Accounting and Finance for Property & Facility Management
	Site Visit to the Winning Sites of the 2016 QPFMA
December	Type of Insurance in PFM Industry and Case-sharing
	Fung Shui Expert View on Property Market
	Water Seepage Management

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HKIS Official



物業管理範疇廣 優質環境樂安居

香港測量師學會物業設施管理組副主席 許華倫測量師

很多人認為物業管理是一項簡單的工作，只要做好保安、清潔、維修等工作便能完成任務。但其實物業管理卻是一項非常專業的工作，除了保安、清潔、維修等傳統的物業管理服務外，還包括建立一個完善的物業管理架構，以致讓業主及物業使用者能得到最適當的服務。

作為專業物業設施管理測量師，當受聘成為物業經理時，首先要跟業主立案法團或管理委員會保持緊密溝通，了解他們的需要，並按物業的性質、特點、物業的情況，在每項的決策上提供專業意見，讓物業在質素上和價值上不斷提昇。按建築物管理條例，業主管理委員會最少每3個月開會一次，因此物業經理必須提醒業主管理委員會按時開會，並就物業的相關議題，按時作出適當的決議。而且每年都要召開業主週年大會，向各業主提交過往一年的工作報告、財務狀況，並通過財務預算等。

為提升服務質素，持續的培訓是非常重要的，因為資訊和科技日新月異，物業管理從業員的知識層面未必能與時並進，作為物業經理，便要訂立一套培訓計劃，令同事能掌握最新資訊和技術，提升服務水平。

香港是一個石屎森林，為改善生活環境，物業經理經常會聯同專業園藝師按物業的情況和環境，建議如何栽種適合的植物、花園等，令到物業整體更具生氣，以及改善住戶的居住環境。除了一般的物業管理服務外，物業經理也會建議提供一些增值服務，例如召喚的士、更換光管及燈膽、借用工具、借用急救用品、替業主通渠、維修漏水，希望能幫助有需要的業主解決起居生活的小問題，令他們更能安居樂業。為了提高鄰里關係，物業經理也會舉辦康樂及文化活動，例如屋苑旅行、分享茶座、烹飪班、興趣班、嘉年華會等，吸引不少住戶老幼參加，而住客間能彼此熟絡，打破隔膜，對物業的歸屬感自然有所提升。

由此可見物業管理的範疇是非常廣泛，而且滿有創意的，若能聘請到合資格的專業物業管理測量師成為物業經理，以他們的專業知識和技能，定能提供優質的物業管理服務，替業主提升物業的質素和價值之餘，令業主居住得更加安心。

Quality Property & Facility Management Award 2016

Reported by K W Lam
QPFMA Coordinator

The Quality Property and Facility Management Award (QPFMA) is co-hosted by the Hong Kong Association of Property Management Companies (HKAPMC) and the Hong Kong Institute of

Surveyors (HKIS). It is a biennial award that recognises and honours good and outstanding projects in the property and facility management industry. The theme for QPFMA 2016 is “Quality Services – Ideal Lives”. The QPFMA has drawn a lot of attention in the property and facility management field and this year’s event has received many entries for each of its categories. Two presentation sessions on the event were held at the Hong Kong Polytechnic University on 23 and 30 July 2016. Below are some of the photographs taken during the event.





Quantity Surveying Division

Sr Paul Wong QSD Council Chairman

Publication of Articles

1. Engage Independent Cost Consultants to Formulate an Effective Monitoring Mechanism

As stated in my February Chairman's Message, the main theme of the QSD during this Council year is construction cost control monitoring.

For existing Government civil engineering and infrastructure projects, the roles of the management of design and site progress and cost monitoring are handled by the same engineering consultant. The HKIS has recommended the Government to engage independent cost consultants, so as to boost the independence and transparency of construction costs.

To let the general public know how public money is being used on independent cost consultants in infrastructure projects, the QSD published an article, "Engage Independent Cost Consultants to Formulate an Effective Monitoring Mechanism (設獨立建造成本顧問優化監控)," in the *Hong Kong Economic Journal* on 12 July. To view the full version of this article, please click the link below:

<https://www.facebook.com/HKIS.qsd/photos/a.1421127444855917.1073741827.1404391893196139/1562984547336872/?type=3>

2. Independent Team for Monitoring Construction Cost: Should be Monitored by Specialists

A Project Cost Management Office (PCMO) under the Development Bureau was recently established to strengthen cost controls over public works projects.

The QSD considers that the quantity surveying profession is well-recognised and conversant with construction cost data collection, analysis and management, various local and global practising tender procurement systems, and different contractual arrangements devised for the risks

unique to construction. As such, the QSD strongly believes that the PCMO should have a substantial number of quantity surveyors in its ranks.

The QSD also notes that the Government's proposed PCMO is to improve the cost management of Hong Kong's public works. From the collective experiences of quantity surveyors in building works, the QSD considers that the use of independent cost controls and management is still a preferred solution to over-viewing, monitoring, and close tracking of budget expenses in order to avoid overruns in infrastructure projects.

To address this issue, I submitted an article, "Independent Team for Monitoring Construction Cost: Should be Monitored by Specialists (專組控制工程成本 宜專家掌舵)," for publication in the *Hong Kong Economic Times* on 13 July. To view the full version of this article, please click the link below:

<http://www.hkis.org.hk/hkis/general/media/media-20160713.pdf>

Meeting with the Development Bureau

A meeting between the Development Bureau (DevB) and the HKIS was held at Central Government Offices on 27 July.

The meeting was chaired by Ir Hon Chi-keung, the DevB's Permanent Secretary for Development (Works), and attended by his senior officials, as well as representatives from the HKIS: Sr C K Lau (HKIS President); Sr Thomas Ho (HKIS Senior Vice-President and QSD Past Chairman); Sr Raymond Kam and Sr Raymond Kong (both QSD Vice Chairmen); Sr T T Cheung, JP (HKIS Past President and QSD Past Chairman); Sr Keith Yim (QSD Past Chairman); Sr K C Tang (QSD Co-opted member and member of the Standard Setting Committee of the International Construction Measurement Standards (ICMS)); and I.

During the meeting, the HKIS representatives briefed the DevB on the ICMS and requested the DevB's support. Both parties also exchanged views on the QSD's most pressing issues with the PCMO under the DevB, independent cost consultants for infrastructure projects, and the use of NEC.

The QSD shall maintain close dialogue with the DevB, so as to persuade it to address the QSD's comments.

QSD 3rd Social Event – Shooting Fun Day (Classes 1 and 2)

The 3rd QSD social event of the 2015-2016 Council Year – Classes 1 and 2 of the Shooting Fun Day – was held at the Hong Kong Gun Club on 13 and 20 August, respectively.

A total of 24 members joined this event. Each class started with a one-hour briefing session on the basics of handgun practical shooting, including the relevant ordnance, safety precautions, range command, marksmanship principles, etc, led by an experienced coach from the Hong Kong Gun Club.

After members attended the briefing session, they were coached on the use of real pistols. During the two-hour practical training session, the coaches watched and corrected members' use of the pistols. All members showed great interest in learning a new skill.

To commemorate the event, the organisers took photos of all members during the two classes. All enjoyed the experience and brought home their own target sheets used in the training sessions.



QSD Visits

In August, the QSD organised two visits on 6 August and 20 August (a joint visit with YSG). The reports on these visits are published in the Education section of this issue of *Surveyors Times*.

I take this opportunity to encourage members to register for the following visits organised by the QSD:

1. 15 October: Central-Wan Chai Bypass and Island Eastern Corridor Link [FULL]
2. 22 October: tower crane yard
3. 22 October: 2nd visit to a steel bar cut-and-bend factory (joint event with YSG)
4. 29 October: recycled gypsum block factory in Panyu (joint event with the HKIE's Building Division)
5. 12 November: the Airport Express' Kowloon MTR Station (joint event with YSG) [FULL]

2016 QSD Pre-qualification Structured Learning (PQSL) Series

I want to draw the attention of our probationers and associate members to the HKIS QSD APC Rules and Guide, which state that candidates must undertake a minimum of **15 HOURS** of pre-qualification structured learning (**PQSL EVERY SIX MONTHS (NOT a minimum of 30 HOURS EVERY YEAR)**) after they enter the APC up to the time they take any written assessment. Candidates are reminded that fulfilling such a requirement is a precondition to admission into any written assessment under the QSD APC Scheme.

This year, the Training Sub-committee has completed 17 PQSL talks and four APC workshops. The next three PQSL talks are as follows:

1. Direct Loss and Expenses Claims (27 September)
2. Basic Understanding of the MVAC System and Measurement (4 October)
3. Introduction to the Standard Form of Contract for Maintenance and Renovation Works (7 November)

Candidates who are scheduled to take any coming APC Assessment are encouraged to join these talks. More details on them are available at:

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

Update on the Proposed Security of Payment Legislation

The HKIS has been working closely with the Hong Kong Institute of Architects (HKIA) and the

Hong Kong Institution of Engineers (HKIE) on the proposed Security of Payment Legislation (SOPL). A number of meetings on this issue have been held with the DevB since the public consultation concluded at the end of August 2015.

One focus of the discussions was on the establishment of the Joint Adjudication Appointing Body (hereafter the Body) by the HKIA, HKIE, and HKIS. Progress has been made here with the DevB and the last proposal was to have the Body comprise members of four organisations: the HKIA, HKIE, HKIS, and the Hong Kong International Arbitration Centre (HKIAC).

The above organisations are currently reviewing the Body. Further meetings will be held with the DevB to resolve other outstanding issues.

Updated Arrangement for Off-prints of the Old (1986) Edition of the SFBC

Further to my May Chairman's Message on this subject, I want to advise that the new edition of the four standard forms of building contracts (2005/2016 Edition; hereafter the New Forms), viz. the Agreement and Schedule of Conditions of Building Contract with Quantities (2005), Agreement and Schedule of Conditions of Building Contract without Quantities (2006), Agreement and Schedule of Conditions of Nominated Sub-Contract (2005), and Agreement and Schedule of Conditions of Nominated Supply Contract (2005), will be published sometime during the fourth quarter of 2016.

To echo the advice of some members of and stakeholders in the construction industry, I would like to inform members that six months after the publication of the New Forms, the four standard forms of building contracts published

in 1986 and subsequently amended (hereafter the Old Forms), viz. the Building Contract with Quantities, Building Contract without Quantities, and Sub-Contract and Tender (for supply contract), will no longer be available for sale from the Institute.

Those members who still adhere to the Old Forms are strongly advised to familiarise themselves with the New Forms, as the Old Forms will soon be retired from the construction industry.

3rd Batch of Applications to Qualify PRC-Registered Cost Engineers

Following the signing of the 2nd Supplemental Agreement for the Reciprocity Agreement between the China Engineering Cost Association (CECA) and the HKIS in October 2015 in Beijing, the QSD had a series of discussions with the CECA in respect of the arrangements for the application to qualify as a PRC-Registered Cost Engineer. The preliminary timeline of the application process is tentatively fixed as follows:

- September 2016: the QSD will issue letters to professional members with at least ten years of post-qualification experience (up to February 2017) and fellow members who have not previously applied for the qualification to solicit their interest in applying for the PRC-Registered Cost Engineer qualification.
- November 2016: the QSD will issue letters to formally invite those members who have expressed interest in application to qualify as PRC-Registered Cost Engineers.
- February 2017: the training and assessment will commence in a Mainland city close to Hong Kong.

The QSD will work out the details and logistics of the training and assessment with the CECA. Already, the prerequisites for applying for the PRC-Registered Cost Engineer qualification were revised in the 2nd Supplementary Agreement for the Reciprocity Agreement:

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

Re-register the PRC Registered Cost Engineer Qualifications of HKIS Members:

In July, the CECA informed the Institute to re-register the PRC Registered Cost Engineer qualifications of HKIS members or else they will expire on 31 December 2016. The HKIS will issue letters to them in September 2016 to arrange their re-registration.

Upcoming QSD Social Event – Oyster Shucking Class

HKIS QSD SOCIAL EVENT
(for QSD members only)

OYSTER SHUCKING CLASS

ROOM 905, WESTLAND CENTRE, QUARRY BAY, HK

For details, please visit http://www.hkis.org.hk/en/professional_cpd.php

DATE: 28 OCT 2016
TIME: 7:30PM TO 9PM
EVENT CODE: QSD/S/201614
QUOTA: 30
CLOSING DATE: 14 OCT 2016

\$150





Young Surveyors Group
Sr Lizzy To YSG Committee Chairman

YSG Study Tour (South to Vietnam)

The YSG Study Tour 2016 is now open for registration. Vietnam is a Southeast Asian country that borders the South China Sea and is a mixture of Vietnamese, Chinese, and French cultures. During the five-day tour, we will visit various local/worldwide development companies such as a large-scale residential development comprising four towers with hundreds of residential units, which have one to four bedrooms, penthouses, and parking spaces. The tour will also include some scenic attractions to allow participants to gain a better understanding of Vietnam's development, among them 聖母大教堂 (紅教堂), 中央郵局, 市政廳廣場, etc. Please don't miss this chance to join a study tour with great fun and learning experiences.



YSG 青

STUDY TOUR 2016

HONG KONG VIETNAM HO CHI MINH CITY

- Event Code: CPD/YSG/2016155
- Destination: Ho Chi Minh City, Vietnam
- Date: 20 Oct - 24 Oct 2016
- CPD Hours: 10
- Fee: HKD 4500 (included Visa fee of HKD 700)
- Quota: 30 (Priority given to YSG members)
- Deadline: ~~25 August 2016~~ **Extend to 16 September 2016**
- Organizer: Young Surveyors Group

Social Event: Summer Flower Basket Arrangement Workshop

This two-hour class will show you how to beautifully arrange a flower basket with seasonal flowers. All materials needed will be provided including a basket, seasonal flowers, flower foam, ribbons, and scissors. Participants will be allowed to bring their finished baskets home and share them with their loved ones.

青 HKIS YSG SOCIAL EVENT

Flower Basket Workshop

Speaker: Ms. Monique Leung

NOV 05, 2016 • 3:30PM - 5:30PM



Picture for reference only

BASIC FLOWER ARRANGEMENT
*ALL MATERIALS INCLUDED

\$380

VENUE: SURVEYORS LEARNING CENTRE
LANGUAGE: CANTONESE
QUOTA: 30

Welcome

If you are interested in joining us or have any enquiry, kindly e-mail us at ysg@hkis.org.hk. You are also welcome to attend our monthly regular meetings. The next YSG meeting is scheduled for 14 September 2016. Please like our Facebook page, "HKIS Young Surveyors Group 香港測量師學會青年組," for the latest information.



YSG Annual Dinner: The Devil Wears Shocking Pink on 29 October 2016

HKIS YSG ANNUAL DINNER 2016



DATE : 29 Oct 2016 (SAT)

TIME : 19:00 - 22:30

THEME: THE DEVIL WEARS SHOCKING PINK
(穿SHOCKING PINK的惡魔)

VENUE: 2/F CRYSTAL BALLROOM, THE CITYVIEW,
23 WATERLOO ROAD, KOWLOON

DRESS CODE: EVIL CHARACTER OF MOVIE / COMIC / TV
(P.S. PLEASE WEAR SHOCKING PINK!)

ADMISSION FEE: HK\$150 (INCLUDE BUFFET DINNER,
LUCKY DRAW & FREE FLOW OF DRINKS)

DEADLINE OF ADMISSION: 15 Oct 2016

Please complete the CPD Reservation Form and return together with the payment to HKIS Office.
For more information, kindly contact Ms. Donna Yu at 2526 3679 or email to cpd@hkis.org.hk / ysg@hkis.org.hk



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 Competition 2016

Team Captain: Tommy Lam

The Joint Professional Bowling Competition 2016 will be held at the South China Athletic Association Bowling Centre on 4 September 2016 (10 AM to 1 PM). The team captain will try his best to help the team win some prizes at the competition. GO, GO, GO, HKIS Bowling Team!

We welcome all interested members to try out for our bowling team.



Joint Professional Table-Tennis Competition 2016

Team Captain: CY Jim

The Joint Professional Table Tennis Competition 2016 will be held on 18 September 2016 at the Cornwall Street Squash & Table Tennis Centre.

We welcome all interested members to come support the team. The captain will try his best to lead it to some victories at the competition.



HKIS Football Team Practices for Upcoming Competitions

Team Captains: Lesly Lam/Cyrus Siu/
Patrick Choy

To enhance teamwork and skills among players so that the team will be ready to compete for the "Surveyors Cup", the football team has begun practicing for the coming league season. The captains invite all interested members to try out for the team.



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

Sr Elaine Ng
MHKIS, GPD



Moving Abroad For Retirement?

Recently, some colleagues of mine were discussing migrating to Vancouver or Australia for shorter working-hours, as well as better educational opportunities for their children, who should be able to enjoy “real” childhoods in relatively stress-free and spacious environments. Obviously, this sounds attractive, especially to middle-class families. After all, what is the point of working so hard to endure squeezing into such a “tiny bottle” in Hong Kong?

This chat reminded me of the recent increase in the number of enquiries on property valuation quotations for immigration purposes. Clients who plan to immigrate to those “better” countries are required to obtain independent valuations of their owned properties to prove their ability to meet the threshold through the investment channel. As such, some of them may have concerns over their asset values, which may affect their eligibility.

One of my clients, a retired man, shared his plan to immigrate to Australia during the fourth quarter of 2016. He had already bought one mass residential unit and a house in Sydney and Melbourne, respectively, in 2015 for less than HK\$5 million each. Both properties are about 1,500 sq ft in saleable area and the apartment in Sydney even has a gorgeous river view. Comparing Australia to Hong Kong, he thinks it is worth moving to Australia for retirement, as he has lots of friends there. Undoubtedly, this plan sounds attractive to many well-off families or professionals.

But it presents some challenges. If one yearns to immigrate to a foreign country after retirement,

should one opt for earlier investments? Can we consider this prior investment as a kind of international diversification? If yes, then international diversification should be effective in reducing portfolio risk, right? The answer is NO! This is probably due to the difficulty of measuring the cost of investing overseas. In spite of measurable costs like transaction costs, taxes, and foreign exchange rate risks, there are other non-measurable costs such as information/research and home bias.

Be Cautious of Unpredictable Risk

Non-measurable costs can be high, but they protect investors by mitigating overseas investment risk, which can also happen in well-developed countries like the UK. In June, some buyers protested outside Wanchai Police Headquarters demanding that UK police investigate a potential scam involving unfinished, pre-sold overseas properties in Bradford and Manchester. The properties were supposed to have been completed by the second half of 2015, but the developer went bankrupt in February 2016 and its representatives disappeared. Some buyers visited the construction site and found no building there. The Hong Kong Police said that about 24 complaints were received involving HK\$8.38 million.

Policy risk is another major non-measurable risk. You will never know when a foreign government will change its property policies (on taxes, buyer restrictions, etc). Pursuant to the latest announcements published by the Real Estate Board of Greater Vancouver (REBGV), an additional 15 percent Property Transfer Tax (PTT) was imposed on foreign buyers starting on 2 August 2016. This measure is similar to the Buyer’s Stamp Duty (BSD) in Hong Kong, which has the same aim of curbing its overheated housing market.

Similarly, the UK updated its regulations on the Capital Gains Tax (CGT) on 6 April 2015, which affected both British Expats and non-UK residents who own UK properties, especially those with buy-to-let arrangements. The new rule requires that the sale of a UK property, which currently attracts no UK capital gains tax, could incur a UK capital gains tax bill in the region of 28 percent on any gain incurred after 6 April 2015, depending on the investor's personal circumstances. Also, the British Government imposed an additional three percent levy on all property purchases of over £40,000 made after 1 April 2016.

Currency Fluctuation vs. Housing Price

The surprising referendum results for Brexit caused the Pound to drop by 12 percent within a month, reflecting the same drop in UK property values held by Hong Kong investors. The loss might be even larger for those who invested in the UK property market prior to 2015.

Some investors still consider the British, Australian, or Canadian property markets as secure places to park their capital for long-term income and capital growth due to higher market transparency, well-developed legal systems, and "better living standards" for future retirement. While their currently weak currencies offer a lucrative opportunity to invest, investors should also pay attention to the risks inherent in overseas investments anywhere. Conventional investment wisdom states that it is not wise to put all of your eggs in one basket. This applies not only to geographic location, but also to investment timing. Simply speaking, an investor should start with a portion of his entire capital in order to mitigate any unforeseeable risk. In addition, as an insurance policy, visiting a prospective site should be standard practice for lessening the chances of losing all your capital. Upon making an investment, an investor may opt to adopt a currency hedge to prevent future currency fluctuations.

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 member's submission only



Reported by Sr Chiu Kam Kuen,
GPD Council Chairman

CPD: Surveying and Heritage Conservation – the Contribution of Various Divisions of Surveyors to Heritage Conservation Planning and Management (Code: 2016035)

On 29 July, Professor Lawrence Lai of HKU's Department of Real Estate & Construction gave a PowerPoint talk. He began by showing an image of the statue of Sir John Septimus Roe, who, as a British surveyor, contributed to the establishment of the Swan River Colony in Western Australia in 1829. That was the first lot index map prepared by Sir Roe for this settlement.

Professor Lai then explained the ways in which the various surveying divisions can contribute to heritage conservation. P&D surveyors could advise on the potential value of and prospects for a piece of built heritage; building surveyors on its physical status and alterations needed (if any); general practice surveyors on land ownership, valuation, and future management; and land surveyors on land boundaries and site history.

This was followed by examples in the history of Hong Kong from 1841 to the 1970s in the form of images and maps to illustrate the strategic locations of fortresses, air raid tunnels and portals, and gun emplacements of old batteries that were built before World War II. Professor Lai noted that when a heritage conservation agency (such as the AAB) decides whether or not these heritage structures should be graded or given monument status and conserved for adaptive use during the course of a conservation project, professional surveyors should be involved.

Professor Lai presented two documentaries – one on Mount Davis Fort and one on Shing Mun Redoubt produced by himself and Professor Daniel Ho with the assistance of Mr K T Liu, Dr Ken Ching, and Mr Justin Yiu Hung Chan – to illustrate his point.



CPD: Seminar on Land Boundaries (Code: 2016034)

On 18 August, the Past President of the HKIS, Sr Simon Kwok, who has worked in land surveying for 37 years, shared with the audience the importance of verifying the land boundaries of a site at various stages of its development, including ascertaining the extent of the land before it changes hands, before one decides how to develop it, and in the event the site is claimed to be adversely possessed by others.

Sr Kwok showed the audience that a land boundary is four-dimensional (horizontal, vertical, and time). It is an imaginary line that indicates the extent of the land within which its owner can exercise his property rights and undertake his responsibilities. He stressed the importance for surveyors to conduct site visits to identify the location of the land and to reference lease/conveyance documents, land survey documents, land record plans, aerial photos, and extrinsic evidence to ascertain land boundaries.

Sr Kwok also explained in great detail the two major categories of work involving land boundaries: (i) the creation of boundaries for new land parcels and (ii) how to ascertain the land boundaries of existing titles. The seminar was most useful, informative, and interesting.



Reported by Sr Paul Wong, QSD Chairman and QSD CPD Sub-Committee Chairman, and Sr Billy So & Sr William Poon, QSD CPD Sub-Committee Members

Visit to Showroom and Attendance at Workshop of a Lift Company

The QSD Sub-Committee organised a visit to a lift company's lift and escalator showroom and attended its workshop on 6 August.

This visit was led by the QSD Chairman and QSD CPD Sub-Committee Chairman, Sr Paul Wong, and QSD CPD Sub-committee members, Sr Billy So and Sr William Poon. Our members were well-received by the Elevator Business Director, Mr Chan Kin Wai; Senior Sales Manager, Ms Rowena HY Chan; Assistant Customer Manager, Ms Cherry MY Shih; and other team members of KONE Elevator (HK), Ltd (hereafter KONE).

The event started with a briefing session, which covered some innovative and intelligent lift and escalator techniques and pioneer marketing practices, including green solutions, energy-saving particulars, jumplift installation and operation, scaffoldless installation, safety measures, etc.

After the briefing session, members were guided on a visit to KONE's showroom and workshop. The showroom visit provided members a more holistic picture of lift development with real lift cars, interior material samples, accessories, and signalisations on display. The workshop, equipped with different simulators for training and testing purposes covering the installation, dismantlement, maintenance, and repair processes of lift, gave members more knowledge of these areas.

As a result of the visit, members gained valuable knowledge of: (1) lifts and escalators, including their components and mechanical operations, (2) the benefits of choosing "green products," (3) industry updates and innovations, and (4) lift practices.

All members enjoyed this practical and wonderful visit. Thank you for your support.



1. Group Photo
2. Presentation of souvenir to KONE's representatives
3. Members at the briefing session
4. Briefing by Mr Chan Kin Wai, Elevator Business Director of KONE
5. At KONE's showroom

Reported by Sr Brandy Lai, QSD CPD Sub-Committee Member, and Sr Gigi Mok, YSG CPD Convenor

Visit to Steel Bar Cut-and-Bend Factory

The QSD and YSG organised a joint event – Visit to a Steel Bar Cut-and-Bend Factory at TVSC Construction Steel Solutions, Ltd (hereafter TVSC) on 20 August.

EDUCATION

增值空間

Members were well-received by Mr Jason Lim, General Manager-Operations of TVSC Construction Steel Solutions Ltd. and Mr Patrick Lau, Managing Director of VSC Steel Co. Ltd.

After the briefing session, which included an introduction to new technology in the automatic processing and supply chain of cut-and-bend steel bars, members were enlightened on the advantages of the off-site steel bar cut-and-bend manufacturing process. Following that, members were guided on a visit to the TVSC factory, which was Hong Kong's first automated rebar processing and assembly facility.

All members enjoyed this visit and gained knowledge of how the steel supply chain has evolved into a safer, more efficient, and environmentally friendly model.



1. Members at the briefing session
2. TVSC's cut-and-bend factory
3. Presentation of souvenirs to TVSC's representatives
4. Group photo

CALENDAR OF EVENTS

活動日誌

Date	Event	Organiser	Location
2016			
SEP	09	HKIS Discussion Forum	SLC, HKIS
	10	HKIS Annual Conference 2016	JW Marriott Hong Kong
	19	HKIS Extraordinary General Meeting	SLC, HKIS
	22	HKIS General Council Meeting	Board Room, HKIS
	22	HKIS Executive Committee Meeting	Board Room, HKIS
OCT	15	BSD Annual Conference	Harbour Grand Hong Kong
	22	PDD Annual Conference	SLC, HKIS
	27	HKIS Executive Committee Meeting	Board Room, HKIS
	29	YSG Annual Dinner	The Cityview
NOV	15	PDD Annual Dinner	World Trade Centre Club
	22	HKIS General Council Meeting	Board Room, HKIS
	22	HKIS Executive Committee Meeting	Board Room, HKIS
	24	HKIS Annual Dinner 2016	Grand Hyatt Hong Kong
DEC	09	HKIS Annual General Meeting	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.

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
01 Sep 2016	2016154D	BSD PQSL Series 2016 - Planning for Licensed Premises	Dennis Chan, Ben Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
02 Sep 2016	2016150	The Value of City Image and Public Choice – Challenges of Built Heritage Conservation 	Andrew Lam	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
03 Sep 2016	2016141	Site Visit to Joyous Living at The Tanner Hill (FULL)	Representative(s) of Hong Kong Housing Society	BSD, YSG	1.5	✓ for BSD To be determined by respective Division	1.5 for BSD	HK\$150 - members
03 Sep 2016	2016135	QSD BIM Series 2016(9): Building Information Modelling (BIM) Training Course in Autodesk Revit for Surveyors [Class 6]	Trainers from BIM training consultant	QSD	12.0	✓	12.0	HK\$1,500 per class (for members); HK\$2,000 per class (for non-members)
03 Sep 2016	2016101	QSD Technical Series 2016 (13): Visit to Wooden Furniture Factory in Shenzhen (FULL)	C C Ho, Portia Ho	QSD	3.0	✓	3.0	HK\$300 - members (fee includes transportation in Mainland China, lunch and insurance)
05 Sep 2016	2016149	QSD Legal & Contract Series 2016 (11): Execution of Contract Documents, and Their Implications	Phyllis So, Edmund Chau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06 Sep 2016	2016039	QSD Management Series 2016 (2): Role as a Project Manager- How to Create an Effective Project Management for PRC Projects	M Y Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
08 Sep 2016	2016152	QSD BIM Series 2016 (10): (a) Beyond BIM – How the Ledger of Things will Revolutionise Construction IT? (b) The QS Role in BIM Collaboration	Quek Jin Keat, Silas Loh	QSD	1.5	✓	1.5	Free of charge (No-show fee: HK\$120) HK\$180 - non members
09 Sep 2016	2016142	Sharing on the Hot Issues – Green Roof & Mini-storages	David Chan, Vincent Ho	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 Sep 2016	2016145	中國房地產走勢	Kenny Siu	HKIS	1.5	To be determined by respective Division	1.5	HK\$120 - members; HK\$150 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 Sep 2016	2016061	QSD Cost Management Series 2016 (3): Experience Sharing on Tender Evaluation from the Perspective of a Quantity Surveyor Employed by the Developer (Same CPD talk as the one held on 23 February 2016)	K M Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
14 Sep 2016	2016154E	BSD PQSL Series 2016 - Building Diagnoses, the Theory and Practice	Alan Sin	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
20 Sep 2016	2016130	QSD Legal and Contract Series 2016 (10): Compensation Events: A Learning Journey in Roller Coaster or Carousel?	Hayman Choi, Tony Chiu	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
21 Sep 2016	2016154F	BSD PQSL Series 2016 - MBIS and MWIS : From a Private Practitioner's Point of View	Andrew Lam	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
22 Sep 2016	2016159	LSD BIM Series - BIM and Land Surveying 	L Y Lam, Stewart Macfarlane	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
23 Sep 2016	2016161	QSD Legal & Contract Series 2016 (12): New Relationship with Strangers – Overview of the Contracts (Rights of Third Parties) Ordinance (Cap 623) 	Damon So	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
24 Sep 2016	2016163	Visit to Windows and Doors Products Factory in Dongguan 	Patrick Ma	BSD	3.0	✓	3.0	HK\$350 - members (fee includes transportation in Mainland China, lunch and insurance)
27 Sep 2016	2016010S	QSD PQSL Contract Administration Series 2016 (3) – Direct Loss and Expenses Claims (FULL)	H Y Wan	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
28 Sep 2016	2016154G	BSD PQSL Series 2016 - Building Conservation, from the Theory to Practice	Idi Chan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
29 Sep 2016	2016162	3D Mapping from Multi-Platform Multi-Sensor Data in Urban Areas 	Bo Wu	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
29 Sep 2016	2016156	Innovation and Buildability in Infrastructural and Public Works Projects 	Francis Leung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
03 Oct 2016	2016117	Seminar for Landscape, Greening & Tree Management (FULL)	Connie Cheung	YSG	1.5	To be determined by respective Division	1.5	HK\$120 - members; HK\$150 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
04 Oct 2016	2016010R	QSD PQSL Measurement Series 2016 (5) – Basic Understanding of MVAC System and Measurement	Kenny Lui	QSD	-	✓	2.0	HK\$150 - members; HK\$230 - non-members
05 Oct 2016	2016157	Compliance with Lease Conditions 	Francis H K Ng	PDD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
07 Oct 2016	2016114	Classification and Selection of Tile Adhesive & Tile Grout System to European Standard (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
11 Oct 2016	2016115	Selection of Adhesive Systems for Thin Porcelain Tiles, Natural and Reconstituted Stones (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
12 Oct 2016	2016165	QSD Legal and Contract Series 2016 (13): The Legal Aspects of Commonly Encountered Issues: A Biased Certifier? Impossible to Build? Hong Kong's Proposed Security of Payment Law: When might an Adjudicator's Decision Not be Enforced? 	Preston Lee, Brian Liu	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
13 Oct 2016	2016168	QSD Legal and Contract Series 2016 (15): The Public-Private Partnership (PPP) Challenge – Planning for Success 	Mark Baird	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 Oct 2016	2016129	QSD Technical Series 2016 (15): Visit to Central - Wan Chai Bypass and Island Eastern Corridor Link (FULL)	Representatives from AECOM (Asia) Ltd	QSD	2.0	✓	2.0	HK\$150 - members (including insurance)
18 Oct 2016	2016153	QSD Cost Management Series 2016 (5): Cost Management in a Development Project	Victor WW Lau	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
20 Oct 2016	2016131	QSD Technical Series 2016 (16): Damage Assessment on Reinforced Concrete Building after Fire Attack	Y L Wong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
20 Oct 2016 to 24 Oct 2016	2016155	YSG Study Tour 2016 	-	YSG	10.0	To be determined by respective Division		HK\$4,500 - members; Including HK\$700 visa fee, accommodation (shared- bedroom), transportation and food (additional HK\$1,800 for single room)
21 Oct 2016	2016167	QSD Legal and Contract Series 2016 (14): Completion and Defects 	Cheryl Y L Je	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
22 Oct 2016	2016139	QSD Technical Series 2016 (17): Visit to Tower Crane Yard	Ben Wong, Joe Pun	QSD	3.0	✓	3.0	HK\$250 - members (including transportation, insurance and lunch)
22 Oct 2016	2016148	Planning & Development Division Annual Conference 2016 : Planning and Development, Past, Present & Future	-	PDD	4.5	✓	4.5	HK\$600 - members; HK\$700 - non-members (including lunch, chinese style)
22 Oct 2016	2016164	Visit to Steel Bar Cut and Bend Factory New	Jason Lim, Patrick Lau	QSD, YSG	2.5	✓ for QSD To be determined by respective Division	2.5 for QSD	HK\$220 - members; (including transportation and insurance)
25 Oct 2016	2016166	Quantity Surveying Education in Asia-Pacific – A Brief Review New	Ken Hui	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
26 Oct 2016	2016116	Paver Installation: Limitations and Advantages of Thin-Set and Thick- Bed Methods (FULL)	Kelvin Lee	BSD, QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
28 Oct 2016	QSD/ S/201614	QSD Social Event – Oyster Shucking Class New	-	QSD	-	-	-	HK\$150 - for QSD Members only
29 Oct 2016	2016103	QSD Green Series 2016 (4): Visit to Recycled Gypsum Block Factory in Panyu	Ricky Tsang, Andrew Chow, Joyce Chan	QSD, HKIE (Building)	3.0	✓	3.0	HK\$300 - members (including transportation, lunch and insurance)
29 Oct 2016	YSG/ S/201612	YSG Annual Dinner 2016	-	YSG	-	-	-	HK\$150 (including buffet dinner, lucky draw and free flow of drinks)
05 Nov 2016	2016113	Basic Knowledge in Heritage Conservation (The 3 rd Series) - Event 3C: Site Visit – Revitalisation of Yim Tin Tsai Island, Sai Kung (FULL)	S L Lam	BSD	4.0	✓	4.0	HK\$360 - members; HK\$540 - non-members
05 Nov 2016	YSG/ S/201613	Summer Flower Basket Arrangement Workshop New	Monique Leung	YSG	-	-	-	HK\$380 - YSG members; HK\$400 - HKIS but non- YSG members; HK\$420 - non-members
07 Nov 2016	2016010T	QSD PQSL – Introduction to the Standard Form of Contract for Maintenance and Renovation Works	K C Tang	QSD	-	✓	2.0	HK\$150 - members; HK\$230 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
10 Nov 2016	2016170	QSD Technical Series 2016 (19): Latest Technology of Steel Reinforcement Pre-fabrication New	Jason Lim, Patrick Lau	QSD	1.5	✓	1.5	HK\$20 - members; HK\$180 - non-members
12 Nov 2016	2016158	Visit to Airport Express of Kowloon MTR Station (FULL)	Representative(s) of MTRC	QSD, YSG	2.0	✓ for QSD To be determined by respective Division	2 for QSD	HK\$150 - members;
17 Nov 2016	2016138	QSD Technical Series 2016 (18): Development, Selection, Site Operation and Costing of Tower Cranes and Passenger Hoists	Ben Wong, Joe Pun	QSD	1.5	✓	1.5	HK\$20 - members; HK\$180 - non-members
19 Nov 2016	2016160	Safety Management Course for Surveyors New	Representative from the Construction Industry Council (CIC)	HKIS and the CIC	3.0	To be determined by respective Division		HK\$200 - members only

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

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

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

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

Please use the 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.

MEMBERS' PRIVILEGES

GASOLINE

CALTEX STARCARD

From 1 April 2015, 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\$2.20 per litre in gasoline and HK\$4.20 per litre in diesel purchase everyday. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2851 3297** or **2116 5407**.

ESSO FLEET CARD

From 1 December 2015, the discount for petrol offered to successful HKIS member applicants is HK\$2.20 per litre and the discount for diesel offered to successful HKIS member applicants is HK\$4.20 per litre. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 August 2015, the discount of petrol offered to successful HKIS member applicants is HK\$1.70 per litre for consumption exceeding 40 litres per monthly period; otherwise, the discount is HK\$1.40 per litre. Payment is first fully paid by cash or credit card at Esso Service Stations; rebate will be credited to customer's bank account. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 January 2016, the discount is HK\$1.90 per litre gasoline for all successful application of the Shell Card.

For enquiries please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

OTHERS

1 MONTH ^{FREE} South China Morning Post

Enjoy a complimentary subscription to the South China Morning Post newspaper with a luxurious collection of glossy magazines delivered to your office/home every day. Please visit <http://subscription.scmp.com/HKIS/trial16> to sign up for a one-month free trial. The offer is valid until 31 December 2016 and only for new subscribers in Hong Kong.

10% ^{OFF} TAILOR-MADE SUITS AND LADIES WEAR

Cecilia Yau Couture (hereafter CYC) produces elegant, yet trendy, suits for the office and its measurements and fitting session can save you precious time, as you can pocket your phone, keys, and personal belongings without disturbing your profile.

HKIS Members can enjoy a 10% discount plus one free tailor-made shirt (retail value of \$800) when ordering a tailor-made men's or women's suit. CYC offers the finest selection of suit fabrics from Italy including Loro Piana, Vitale Barberis Canonico, and Giorgio Vallino. A 10% discount also applies to CYC's evening and wedding collection. Please call **2851 7171** or go to www.cecilia-yau.com for advance bookings and enquiries. The offer lasts until 31 December 2016.

36%/34% ^{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\$3,080 for male and HK\$3,990 for female. Plan 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 2016.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170**.

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 2016. 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.etcwine-shops.com/>.

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.

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 2016.

15% ^{OFF} SERVICED APARTMENTS

Eight Kwai Fong, the award-winning serviced apartments, offers 156 Studios and one-bedroom apartments for rent. Each unit is meticulously designed with full-height glass walls and a private balcony. There is also a spacious resident lounge and sky garden for residents to relax in sublime comfort or for private events. Eight Kwai Fong's 24-hour personalised services have garnered positive guest reviews. HKIS members can enjoy a 15% discount on their reservations from now until 31 December 2016. A valid HKIS membership card, HKIS American Express, or HKIS Shanghai Commercial Bank Limited co-branded Credit Card must be presented during booking.

For further enquiries, please call **2929 1228** or e-mail enquiries@8KF.com.hk (website: <https://www.8KF.com.hk/>).

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 2016, 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/ewsletter/specialoffers.pdf>.

10% ^{OFF} SAVING FROM HYATT.COM RATE

Enjoy a 10% discount from our 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 your unique 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 2016, subject to availability.

20% ^{OFF} FOOTBALL SHIRT

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

10% ^{OFF} CHORAL CONCERT TICKETS

The Hong Kong Bach Choir is one of Hong Kong's longest established and finest choirs. From a small group of 15 music lovers gathered for a single performance in 1969, the Choir has developed into a year-round, multi-national ensemble of more than 80 members. The HK 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 HKIS can enjoy a 10% on HK Bach Choir programmes by showing your membership card at URBTIX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

15% ^{OFF} DOWN JACKET

Upon presenting original HKIS membership cards, members will enjoy a 15% discount on all items provided at Chateau Chaleur in Central. For details of the shop, please refer to www.chateauchaleur.com.

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 1 January 2015 and last until 14 December 2016. 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 refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

33% ^{OFF} ROOM ACCOMMODATION

From now until 31 December 2016, HKIS members who book guest rooms directly at the Royal Plaza Hotel can enjoy up to 33% 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 Vivian Chiu at **2622 6290/9133 9753** or email at vivianchiu@royalplaza.com.hk.

