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## Standard Method of Measurement



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# Standard Method of Measurement

*The Standard Method of Measurement (SMM) is a standard document for quantity surveyors, contractors and other construction-related professionals in measurement of quantities in construction projects. Hong Kong has its own SMM, which has been widely used in Hong Kong's construction industry. Changes in technology and practices have necessitated an updated fifth edition, which is currently in preparation, to replace the existing fourth edition.*

Prudence Lui



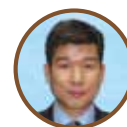
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**Sr Dr Paul Ho**  
Past Chairman of HKIS  
Quantity Surveying  
Division, Chairman of SMM  
Committee under HKIS



**Sr Raymond Kam**  
Chairman of HKIS Quantity  
Surveying Division



**Sr Paul Wong**  
Immediate Past Chairman  
of HKIS Quantity Surveying  
Division

HKSM is widely used in Hong Kong, especially for government projects tendered by the Architectural Services Department and Housing Authority. Out of Hong Kong's annual HK\$200-300 billion construction at least half of projects leverage on HKSM.

*“It is important that there is a uniform basis for measuring construction works in order to facilitate industry-wide consistency and adoption of best practice and to help avoid disputes.”*

For decades, the Hong Kong Standard Method of Measurement (HKSM), originating in the United Kingdom, has been a uniform measurement with standard allowance unanimously agreed by local industry in Hong Kong. It has been a cornerstone for quantity surveyors when preparing tender documents for building works, with bills of quantities issued to tenderers to prepare a tender price for carrying out the required works.

Today, SMMs are widely adopted in many countries/regions such as Malaysia, Singapore, Sri Lanka, Australia, New Zealand, Canada, the Middle East and Hong Kong. However, it varies from place to place as each country/region has its own local practices in construction methods and techniques plus different risk allocations. Furthermore, while some countries/regions go for detailed SMM, the others go for a simpler edition.

According to Past Chairman of the Quantity Surveying Division (QSD), Hong Kong Institute of Surveyors (HKIS) Sr Dr Paul Ho, SMM represents an unanimous industrial agreement on the standard method of measurement. “Three principle rules are emphasised,” says Sr Dr Ho, “namely, Definition Rule (how to define), Measurement Rule (how to measure) and Coverage Rule (what to include and exclude). It covers all building construction works and is complicated by the nature and scale of projects. For instance, an ordinary office building project may involve over 10,000 items but some mega projects can encompass more than 100,000. Taking carpets as an example, detailed considerations may include quality, pattern, laying method, whether underlay is included, work to different locations (walls, floors, treads, risers and strings, etc) and even wastage allowance. From there, tenderers can rely on the same measurement standard, thus saving time on cost estimation and minimising the pricing risk.”

“The HKSM didn’t take off in Hong Kong until the 1960s, when construction boomed as Hong Kong’s prosperity began to develop. The first edition came out in 1962, followed by the second edition in 1966, the third in 1979 and the current

one in 2005. Given technological and technical changes, updates are essential to reflect changes in technical and construction methods that evolve over time. The HKIS is revising the current fourth edition of HKSM (HKSM4) in the hope that a new fifth edition of HKSM (HKSM5) can be completed within three years. In the meantime, some amendments are issued as quick fixes for the current edition in order to meet current needs.”

Sr Dr Ho, who also chairs the SMM Committee under HKIS, gives some examples of new construction methods. These include the socket H pile and mini pile which are new piling systems not covered by HKSM4. “Previously, a glass window was treated as a separate trade with frame and glass installation done by different trade labour on-site but now windows with glasses are commonly manufactured and prefabricated in one piece in factories. Work procedures are gradually shifting from a trade-based to more of a product-based and component-based construction or manufacturing. Frankly, this is a very cost-saving practice. Our pace in construction is comparatively behind China, given the massive scale of construction there.”

Current QSD Chairman, Sr Raymond Kam shares a similar view from a quantity surveyor consultant’s perspective. He says that, without quantifying all components involved in building projects, neither developer nor contracting firm will have an idea of what and how many items are needed for building works. “In fact, design is not bounded by SMM but quantity surveyors would break down finalised design into components like piling, concrete structure and finishes,” says Sr Kam. “They then follow SMM rules to quantify all items in the tender documents. Lay people might not understand the rationale behind SMM but imagine 1,000 to more than 100,000 items that are needed to build projects like the International Finance Centre. These require immense efforts and details to map out the required items under an agreed industrial standard of measurement.”

Sr Kam points out that HKSM is widely used in

*“ Lay people might not understand the rationale behind SMM but imagine 1,000 to more than 100,000 items that are needed to build projects like the International Finance Centre. These require immense efforts to map out the required items under an agreed industrial standard of measurement. ”*

Hong Kong, especially for government projects tendered by the Architectural Services Department and Housing Authority. Out of Hong Kong's annual HK\$200-300 billion construction at least half of projects leverage on HKSM. The only exception would be smaller works like home furnishing or individual small buildings. “Modifications and updates have been made from 1979 to 2005. We are continuing this by appointing Sr Dr Ho to lead a team to integrate input from the industry for HKSM5. All sectors of the industry, including developers will be consulted and we'll make sure their voices are heard,” he adds.

Immediate Past Chairman of the QSD Sr Paul Wong finds HKSM a best practice as it provides detailed information, classification tables and rules for measuring building works. “It is important that there is a uniform basis for measuring building works in order to facilitate industry-wide consistency and benchmarking, to encourage the adoption of best practice and to help avoid disputes,” says Sr Wong. “Indeed, it would be better if HKSM can be updated more frequently, say once every 10 years. I know that the HKSM3 (1979 version) used lots of text only but the table form is adopted in the current HKSM4 (2005 edition). As a result, people can easily find the information and to compile standard phraseology for libraries for descriptions and for computerisation.”

“From a contractor's point of view, HKSM is a bible published by the HKIS that garners comments from other organisations like the Architectural Services Department, the Hong Kong Institution of Engineers and the Hong Kong Construction Association. Whenever items become obsolete, they are replaced. Equally, whether new items are required, they are added. For instance, there were no curtain walls and mechanical and electrical installations in the HKSM3 but now they have been added in the HKSM4. Moreover, we should consider replacing Roman numerals with Arabic ones so information can be computerised more easily.”

With computerisation now and ever more significant consideration in Building Information Modelling (BIM), quantity take-off can be done faster and more accurately. Sr Kam foresees modified SMM for computer measurement as a future trend, and this is also on HKIS's wish list. “Sr Dr Ho is currently comparing our HKSM4 with five or six other countries' SMM,” he says, “and he hopes to create a set of new HKSM suitable for BIM and one of the directions is to partner with associations in other countries and develop internationally recognised BIM SMM.”

Sr Wong contends that the industry explores ways to perfectly match BIM with the measurement rules. “The HKIS must think of a set of new HKSM suitable for BIM measurement,” he says, “but the question is the market has different BIM software in place so it's hard to have one to fit all. However, we may create a general new HKSM to apply to this BIM software and higher flexibility is needed. Hopefully we'll see something materialise soon.”

Sr Dr Ho reiterates that HKSM5 needs to take into consideration the capabilities of computer technology. “BIM enables quick quantity take-off,” he says. “Despite this, SMM's basic principle rules – Definition Rule, Coverage Rule and Measurement Rule – still apply to BIM to quantify items required and what to include and exclude. From employer to contractor, contractor to sub-contractor, sub-contractor to sub-subcontractor and even worker, they treat SMM as a common agreement on the measurement of building works. I will gauge industrial views on the proposed HKSM5 and include some common works shared in civil engineering's SMM such as substructure works. The new edition demands a big collective effort and the HKIS SMM Committee is prepared to sit down with many stakeholders such as government, contractor associations, consultant quantity surveyors, contractors and specialist contractors for exchange continuously.”

*The article is published courtesy of Classified Post.*

**「建造工程需要建立統一的計量基礎，一來確保同業採用一致的計量方式，二來有助推動採納最佳作業方式，而且可避免引發不必要的爭議。」**

# 標準作業方式

《建築工程標準計量方法》是計算建築工程工料數量的標準文件，適用於工料測量師、承建商以及其他與建造業相關專業人士。香港本身已訂立《建築工程標準計量方法》，而且廣泛應用在建造業。隨着科技發展，加上作業方式的演變，現行計量方法的第四版有必要更新至第五版，有關的籌備工作現正展開。

Prudence Lui

回顧過去數十年，源自英國的《香港建築工程標準計量方法》(簡稱 HKSMM)，是本地建造業一致認同的標準計量方法。工料測量師以此作為預備建築工程標書文件的基礎，並向投標者提供建築工料清單，有助擬訂推行工程的投標價。

時至今日，多個國家和地區已採用《建築工程標準計量方法》(簡稱 SMM)，例如馬來西亞、新加坡、斯里蘭卡、澳洲、新西蘭、加拿大、中東和香港。然而，各地採用的計量方法都有所不同，視乎每個國家或地區本身的作業方式、當地建築方法和技術，以及不同的風險配置而定。另外，有些國家或地區使用詳細的 SMM，但也有選用較簡單的版本。

香港測量師學會工料測量組前主席何學強博士測量師表示，SMM 是業界一致認同的計量標準方法。他說：「當中強調三項主要規則，分別是定義規則(如何定義)、計量規則(如何計量)和涵蓋規則(包括和不包括什麼)。SMM 適用於所有樓宇建築工程，內容會因應工程的性質和規模而變得更加複雜。舉例來說，普通辦公室大樓項目可能涉及超過 1 萬個細項，但一些龐大的工程涉及的細項數目可以超過 10 萬個。以地氈為例，需要考慮質量、圖案、鋪設方法、有沒有底墊、鋪設的位置(牆身、地面、樓梯的踏板、豎板和斜側板等)，甚至損耗預算。投標者可以參考相同的計量標準，節省估算成本的時間，並可減低定價風險。」

「HKSMM 直至 1960 年代才開始在香港出現，當時香港經濟騰飛，帶動建造業發展。HKSMM 第一版於 1962 年面世，第二和第三版分別於 1966 年和 1979 年推出；目前使用的版本於 2005 年推出。隨着科技和技術不斷改變，我們有必要更新相關內容，反映技術和建造方法隨着時間的發展。香港測量師學會正在修訂現行計量方法的第四版，希望於三年內能夠推出第五版。與此同時，我們亦公佈了多項暫時性修訂版內容，以滿足現時市場需要。」

何學強博士測量師是香港測量師學會旗下建築工程標準計量方法委員會的主席，他列舉了一些新建築方法例子，包括嵌入字樁和迷你樁的新型打樁系統，這些打樁系統目前尚未納入《HKSMM 第 4 版》。「安裝玻璃窗過住分開窗框和玻璃兩部分，分別由負責不同工種的工人實地施工；現時玻璃窗通常都是在工廠製成預製件。建造或製作的工序也逐步由以工種為本變成以組件為本和組件為本。坦白說，這是非常節省成本的做法。因內地有很多大規模的工程，我們的建造步伐相對較中國慢。」

以工料測量師顧問的角度，工料測量組主席甘家輝測量師所見略同。他表示，如果沒有量化建造工程所涉及的所有組件，無論是發展商抑或承建商，都不會清楚這項建築工程需要多少個細項。甘家輝測量師表示：「事實上，工程的設計不受 SMM 限制，但工料測量師會把最終設計細分成不同組件，例如樁柱、混凝土結構和飾面。接下來，他們會依照 SMM 的規則，就標書內所有細項進行量化。行外人未必理解 SMM 背後的原理。但想像一下，若要興建像國際金融中心這類建築物，過程涉及 1,000，甚至超過

10 萬個物件細項。按照業界計量標準來組織所需的物件細項，就需要動用大量人力物力。」

甘家輝測量師指出，香港業界廣泛採用 HKSMM，特別適用於由建築署和房屋委員會招標的政府工程投標項目。香港每年的建造工程涉及金額多達 2,000 至 3,000 億港元，當中最少過半採用 HKSMM。只有家居裝修或小型建築物一類較小型的工程例外。他補充指：「在 1979 至 2005 年期間，HKSMM 都有不時進行修訂。我們委任何學強博士測量師整合業界意見去制作《HKSMM 第 5 版》。我們會諮詢業內所有界別(包括發展商)，聆聽他們的意見。」

工料測量組上屆主席黃國良測量師認為 HKSMM 行之有效，為業界提供詳細的資料、分類和計量建築工程的規則。黃國良測量師表示：「建造工程需要建立統一的計量基礎，一來確保同業採用一致的計量方式，二來有助推動最佳作業方式，而且可避免不必要的爭議。事實上，如果有關方面更頻密地更新 HKSMM，例如每 10 年更新一次，這個做法就更為理想。我知道《HKSMM 第 3 版》(1979 年版)只是用很多文字去描述；但現行的《HKSMM 第 4 版》(2005 年版)是用列表方式表達，讀者可更容易找到所需資料，而且有助編訂標準用語，作圖書館存檔和電腦化。」

「從承建商的角度來看，HKSMM 是一本重要文件，網羅了建築署、香港工程師學會和香港建造商會等組織的意見，並適時更新過時的項目，有需要時又會加入新的項目。舉例來說，《HKSMM 第 3 版》並未提及幕牆和機電裝置，但這兩個項目現在已納入《HKSMM 第 4 版》。另外，我們應考慮將羅馬數字統一換成阿拉伯數字，方便電腦化。」

軟件系統建築資訊模型趨向電腦化，從而提高工料估算速度和準確度。甘家輝測量師預計，結合電腦計量的修訂版 SMM 將成為趨勢，而香港測量師學會現在朝著這個目標展開工作。他表示：「何學強博士測量師現正就《HKSMM 第 4 版》與五、六個國家的 SMM 進行比較。他希望新的 HKSMM 適用於建築資訊模型，其中一個方向是與其他國家的相關組織合作，發展出一套國際公認的建築資訊模型 SMM。」

黃國良測量師建議業界開拓思維，發掘可完美結合建築資訊模型與計量規則的方法。他表示：「香港測量師學會必須訂出一套適用於建築資訊模型計量的新 HKSMM，但問題是市場上有各式各樣的建築資訊模型軟件，單一標準實在難以適用於所有軟件。我們可考慮制訂一套綜合 HKSMM，應用於建築資訊模型軟件，但做法需要更大彈性，希望我們很快能取得成果。」

何學強博士測量師重申，《HKSMM 第 5 版》需要考慮電腦技術。他表示：「建築資訊模型可加快完成工料估算。但當中涉及的項目量化，以及涵蓋的內容，仍然離不開 SMM 的基本規則(即定義規則、涵蓋規則和計量規則)。由僱主到承建商、承建商到分包商、分包商到次分包商以至工人，他們都視 HKSMM 為建築工程計量的標準方法。我將會收集業界對擬議《HKSMM 第 5 版》的意見，並採納一些與土木工程標準計量方法通用的工程，例如是地下結構工程。新版本的編訂工作有賴各方協力，而香港測量師學會建築工程標準計量方法委員會與政府、承建商組織、顧問工料測量師、承建商和專門承建商等各方持份者繼續交流討論。」

本文由《Classified Post》撰文。



Photo: SCMP / Felix Wong

香港每年的建造工程涉及金額多達 2,000 至 3,000 億港元，當中最少過半採用《香港建築工程標準計量方法》

**「外行人未必理解《建築工程標準計量方法》背後的原理。但想像一下，若要興建像國際金融中心這類建築物，過程涉及 1,000，甚至超過 10 萬個物件細項。按照業界計量標準來組織所需使用的物件細項，就需要動用大量人力物力。」**



**Sr Thomas Ho**

I am delighted to share with you details of the progress on our first ever fundraising event by the HKIS Charitable Foundation - the Surveyors Charity Band Show 2017. Taking place on 15 September at 8pm, the band will provide entertainment at 1563 at the East in Wan Chai. I strongly urge members to lend their support and join other members of our profession, friends and supporters in attending this worthy event.

### **HKIS Charitable Foundation**

I was honoured to be elected Chairman of our Charitable Foundation at the AGM on 28 June. Please join me in welcoming our new board members. They are Vice-Chairman Sr Dick Kwok, Honorary Secretary Sr Andrew Kung, Honorary Treasurer Sr Joseph Wong, as well as five members, Sr Chiu Kam Kuen, Sr Stephen Lai, Sr Lau Chun Kong, Sr Prof James Pong and Sr Raymond Kam, with the company secretary represented by Sr Tony Chan. Looking ahead, I encourage each division to explore ways to drive donations, internally and externally, to the Foundation, while letters have also been issued to companies and individuals seeking support and donations.

### **Branding campaign kicked off in Sham Shui Po**

The HKIS Create Your District Competition 2017 Workshop & Guided Tour held on 19 August drew over 100 students to participate in the guided tours and 26 members volunteered as guides. Prior to the tours, a workshop was conducted with introductions given by representatives of HKIS's six divisions and this was followed by a discussion of judging criteria and a Q&A session. Following the Map Making Competition held in 2015, it was another large scale competition touching on district development and creativity, and we hope that these activities will teach the younger generation about the important role professional surveyors play in our city's development. This also explains why two different routes were chosen for the guided tours which were designed to introduce different elements, old and new, such as Sham Shui Po Police Station and the Golden Computer Arcade.

### **Reciprocity agreement training and assessment between CECA and HKIS**

The third training and assessment for CECA members was held

in Changchun in China, on 15-16 August. The QSD Chairman and I were accompanied by five members who acted as trainers for this event. Altogether, 127 CECA members passed the assessment. Meanwhile, training and assessment for 60 HKIS members was conducted on 29-30 August in Shenzhen, with the QSD Chairman, Past Presidents Sr T T Cheung and Sr Francis Leung, QSD council members and myself in attendance. We congratulate all HKIS members who passed the assessment.

### **Time to relax, or family fun and social gathering**

Two social events for members and their families are planned for this year for the first time. The three-hour Bowling Fun Day is scheduled for October 8 and will cater for up to 80 members. Then, the four-hour HKIS Family Fun Day will be held, with a half-day camp at the Pokfulam PHAB Camp on December 3 for recreational fun such as archery, an IPSC shooting game and bubble soccer activities.

### **HKIS Visit to Guangzhou**

To explore opportunities for the surveying profession in the Bay Area, I led a 17-member delegation to Guangzhou on 21-22 August. In addition to meeting up with our members working in Guangdong province, we had a busy itinerary, with numerous visits and CPD talk. For instance, we met the Department of Housing and Urban-Rural Development of Guangdong Province and Guangzhou Housing and Urban-Rural Construction Committee (GHURCC) and participated in discussion forums with local associations such as Guangdong Engineering Cost Association, Guangdong Province Association of Engineering Consultants, Guangdong Property Management and Industry Institute, Guangdong City Planning Association and Guangdong Institute of Real Estate Appraisers and Agents. This marked HKIS's second visit to Department of Housing and Urban-Rural Development of Guangdong Province and this gave us a greater understanding of the associations' management systems and membership development in China. The trip ended on a high note when we explored opportunities for cooperation in Bay Area and Belt and Road initiatives at the discussion forum staged by GHURCC.

### **Consultations**

August proved to be a busy month for consultations and I voiced our interests and concerns in several consultations, covering topics like Bay Area, Belt and Road, definition of "industrial use" under land grants and the Hong Kong Government's 2017-18 Policy Address. Meanwhile, we held informal meeting with Secretary for Commerce and Economic Development, Mr Edward Yau and his senior officials, during which we discussed subjects such as promotion of professional services in Belt and Road countries, professional services in ASEAN and the professional service advancement support scheme.



### Keeping dialogue with government departments

Two get-togethers were held with the Buildings Department and Planning Department after working hours on 11 August and 16 August respectively. We had a casual two-hour talk with the Director of Buildings, Dr Cheung Tin-cheung and his deputy Mr Yu Tak Cheung on 11 August. There was then a 90-minute exchange on 16 August with the Director of Planning, Mr Raymond Lee, in the presence of 11 of his senior colleagues, covering special duties, technical services, district planning and territorial planning. Bearing in mind the importance of constantly sharing our views, we will ensure our voice is heard by maintaining these kinds of casual gatherings with other government departments over the coming months.

### Annual Conference

As one of our signature events to promote exchange and knowledge, the Annual Conference will be held on 9 September. I strongly recommend that members join us. This year's theme is Global Opportunities in the Ageing Community and Built Environment. Attending members can earn 6 CPD hours. A number of heavyweight speakers are invited and the Director of Strategic Research, Urban Redevelopment Authority, Singapore will share the experience of redevelopment of the country.

Sr Thomas Ho  
President

**我**很高興可以和各位分享本會慈善基金首個籌款活動「測量師樂隊慈善匯演2017」的籌備情況。活動將於9月15日晚上8時舉行，屆時測量師樂隊(SIR)將於灣仔的1563 at The East為各位送上精彩演出。敬請各會員踴躍參與，與同業、好友和支持者一同參與這項有意義的活動。

### 香港測量師學會慈善基金

我很榮幸於6月28日的周年大會上獲選為本會慈善基金主席。新一屆董事會成員亦已順利選出，他們分別是副主席郭岳忠測量師、義務秘書龔瑞麟測量師、義務司庫黃耀祖測量師，以及趙錦權測量師、賴旭輝測量師、劉振江測量師、龐錦強教授測量師和甘家輝測量師五位成員；而公司秘書則由陳東岳測量師代表。展望未來，我期望各組別積極開拓內外募捐渠道，為基金籌募更多善款。本會亦已向各公司和個人發出募捐信件，爭取各界善長支持。

### 品牌活動率先在深水埗展開

由本會主辦的「區區有特色」地區發展創作比賽2017工作坊及導賞團已於8月19日圓滿舉行。導賞團由26名會員擔任義務領隊，吸引超過100名學生參加。本會在出發前舉辦了一場工作坊，先由六個組別代表簡介各專業組別的工作，其後討論評審準則和問答環節。這是本會繼2015年舉辦的地圖製作比賽後，又一以地區發展為主題的大型創作比賽，希望比賽能讓新一代認識專業測量師在城市發展中所擔任的重要角色。我們特別安排了兩條包含不同原素的導賞團路線，向參加者介紹深水埗警署、黃金電腦商場等新舊建築，讓他們更全面地認識區內發展。

### 中價協與香港測量師學會資格互認培訓和考核

為中國建設工程造價管理協會(中價協)會員而設的第三批培訓和考核於8月15至16日在中國長春舉行。學會代表除了本人和工料測量組主席外，還有為活動擔任訓練導師的五位會員。是次考核共有127名中價協會員通過考核。於8月29至30日，為香港測量師學會60名會員舉行之培訓和考核，亦在深圳順利舉行，本人、工料測量組主席、前會長張達棠測量師及梁立基測量師和工料測量組理事，亦有出席是次考核。特此恭賀通過考核的全部會員。

### 與親友同事共享歡樂時光

本會將於本年度首次為一眾會員及家屬舉辦兩項聯誼活動，其中在10月8日舉行三小時的保齡同樂日，名額80個；及後於12月3日在薄扶林香港傷健協會賽馬會傷健營舉辦「香港測量師學會家庭同樂日」，參加者在四小時的半日營中，可參加射箭、IPSC氣槍射擊和泡泡足球等活動。

### 香港測量師學會代表團赴廣州訪問

為了解大灣區內測量專業的發展空間，本人在8月21日率領由17位會員組成的訪問團到訪廣州。為期兩日(8月21至22日)的訪粵行程相當緊密，包括與在當地工作的會員會面，出席多個拜訪活動，參加持續專業進修講座。我們先後與廣東省住房和城鄉建設廳及廣州市住房和城鄉建設委員會的代表見面，並出席與廣東省工程造價協會、廣東省建設監督協會、廣東省物業管理行業協會、廣東省城市規劃協會、廣東省房地產估價師與房地產經紀人學會等當地組織多個論壇。在是次訪粵行程中，本會有幸再度拜訪廣東省住房和城鄉建設廳，以便更深入地了解當地協會的管理制度以及會員制度的發展。行程的最後一站是出席由廣州市住房和城鄉建設委員會主辦的論壇，會上我們積極討論大灣區和一帶一路倡議可提供的合作機會。

### 諮詢

本人在8月代表本會先後出席了多個諮詢會議，就大灣區、一帶一路、工業大廈地契條款中「工業用途」的定義、香港政府2017-18年施政報告等議題發表意見。本會同時與商務及經濟發展局局長邱騰華及多位高層官員舉行非正式會議。雙方討論了多項議題，例如在一帶一路沿線國家推廣專業服務、為東盟國家提供專業服務，以及促進專業服務協進支援計劃等。

### 與政府部門保持聯繫

本會分別在8月11日和16日與屋宇署和規劃署，在辦公時間後交流意見。我們與屋宇署署長張天祥博士和副署長余德祥輕鬆面談了兩小時。之後再與規劃署署長李啟榮及署方各部門的11位高層官員，包括特別職務部、專業事務部、各區規劃部和全港規劃部舉行了90分鐘的聚會。在未來數月，本會將繼續與其他政府部門舉行同類的非正式聚會，反映一眾會員的寶貴意見。

### 周年研討會

本年度周年研討會將於9月9日舉行。謹此呼籲各會員撥冗出席，一同分享專業知識和心得。是次研討會的主題為「『測』劃老齡社區與建築，『築』築黃金新機遇」。出席研討會的會員可取得六個持續專業發展時數，我們邀得多位重量級講者，亦特別邀得新加坡市區重建局研究與發展部署長出席分享新加坡的重建經驗。

會長  
何國鈞測量師

# Hidden costs of Competition Ordinance

*Hong Kong's Competition Ordinance has bolstered consumer rights but has had unintended consequences for citizens in land resumption cases, leaving them at risk of being short-changed.*

Kit M Yip



**Sr Alnwick Chan**

Executive Director and Head of Valuation and Professional Services of Knight Frank



**Mr François Renard**

Head of Allen & Overy's Greater China Antitrust Practice



Photo: iStock

With the introduction of Cap.619, the Hong Kong Institute of Surveyors' fee scale was abolished as a point of reference for the government to calculate the level fees that it would reimburse.

In a free market, businesses compete with each other to offer consumers the greatest range of products and choice. Healthy competition is beneficial insofar as it drives efficiency and innovation and directs businesses to meet consumer demand by providing the right products of the best quality at the right price.

This is the ideal in a free market, but is not always the case in the absence of rules that enable a fair and level playing field. As such, many countries, especially in Europe, have enforced competition rules to curb anti-competitive behaviour such as price fixing amongst competitors.

On 14 December 2015, Hong Kong joined the ranks of some 120 countries, including most of its neighbours in Asia, by introducing the Competition Ordinance (Cap.619). The primary purpose was to promote healthy competition and to safeguard a shared value of fair competition by making certain business practices which undermine competition illegal.

The Competition Commission emphasised that its enforcement efforts would focus on cartel conduct and other agreements between competitors that might cause significant harm to competition in Hong Kong, and it referred to the ordinance, which expressly provides that any failure to comply would lead to severe penalties including a company group being fined up to 10 per cent of its annual turnover.

Under the ordinance, three types of anti-competitive behaviour are strictly prohibited. The First Conduct rule prohibits in particular cartel behaviour, which is when competitors engage in conduct such as price fixing, sharing markets or bid rigging. The Second

Conduct rule concerns enterprises with substantial degree of market power and prohibits some of their behaviours, such as predatory pricing and anti-competitive tying and bundling. The third Merger Rule simply applies to mergers that can substantially lessen competition. Altogether, these rules are known as the “competition rules”.

**“The absence of standardised fee structures shifts the risk to the clients, who don’t know how much the government is willing to pay for the surveyor’s fees.”**

The introduction of these rules was, for the most part, a welcome move, especially amongst SMEs, who often feel that they are not given a fair chance in the market. International evidence also shows that, for example, in the UK, consumers saved at least £195.1 million (HK\$1.98 billion) between 2012 and 2015, according to estimates by the UK Competition and Markets Authority. But for some, the Competition Rules may have inadvertently created some grey areas. In particular, for government land resumption works, where the government exercises its power under various land resumption ordinances to mandatorily acquire land for the public interest. When this happens, displaced tenants, owners, business operators or affected parties are entitled to claim compensation under various ordinances.

“In the old days, when land resumption happened, those affected parties could claim, if not necessarily with success, compensation from the government and the ordinances made provisions for those claimants to seek reimbursement of professional fees from the government,” says Sr Alnwick Chan, executive director and head of Valuation and Professional Services of Knight Frank.

With the introduction of Cap.619, the Hong Kong Institute of Surveyors’ fee scale was abolished as a point of reference for the government to calculate the level fees that it would reimburse.

Sr Chan says it actually puts affected parties at a significant disadvantage because competition will now be driven by the financial aspect of offers, rather than quality.

“If you are being affected or displaced, whatever you incur to protect your interests should be borne by the resuming authority; that is still the practice, but in the old days, whenever we as surveyors took on such an appointment, we knew roughly what sort of fee level we would get back. Today, with this ordinance and the abolishment of the book, it’s a shot in the dark,” he said.

“Without the fee scale, we as surveyors don’t have anything for our clients to rely on. Sure, we can promote our own fees under the free market, but whether the client can get it back from the government, say in five years’ time, is now entirely the client’s problem, to put it mildly.”

Third-party observers agree.

“The absence of standardised fee structures shifts the risk to the clients, who don’t know how much the government will be willing to pay for the surveyor’s fees. It also means that if there are any disputes over who bears the cost of the surveyor’s fees, any referral to the Lands Tribunal would mean increasing the government’s incidental costs,” said François Renard, head of Allen & Overy’s Greater China Antitrust Practice.

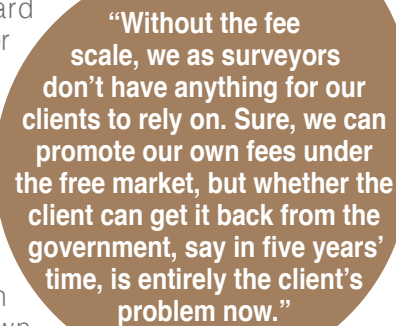
Because of this scenario, many surveying firms are hesitant to take up land resumption works and will only work with long-standing clients they know closely. Sr Chan added that larger or even more reputable firms who are not desperate for business may shun these sorts of jobs, leaving less choice for affected parties. Or, clients will be charged whatever fee a firm wants to charge at the time, and will be simply left to deal with the government at a later date to try and recover charges.

For affected parties such as a small grocery shop in Shanghai Street, Sr Chan says: “You are essentially saying: ‘good luck! I’m happy to work for you, you pay x amount of dollars first, and probably in five years’ time you might get something back from the government’. This is sort of the dilemma that we have been trying to put to the government, and it doesn’t live up to the spirit of the ordinance to protect those parties who will be affected by these resumption exercises”.

In response, government letters to the industry say it will be reasonable and fair when distributing compensation and bearing the cost of professional services fees to surveyors. But Sr Chan questions this assurance, mainly because the level of professional fees to be reimbursed used to be provided for in writing as a guide before the adoption of the ordinances, and without such written commitment, he wonders what benchmark the government is working off. On top of this, rates do gradually become out dated and precedents take time and money to become established.

As several large-scale land resumption activities are set to take place in the New Territories, how is the industry going to respond to the demand?

While it remains unclear how the government will dish out compensation and pay for professional fees. Renard says that, as with any other sector, the introduction of Cap.619 means that the surveying industry will just have to find new ways to compete. Sr Chan suggests introducing hourly rates and for each firm to establish its own market rates, while Renard advises that any rate would need to be established in compliance with the ordinance and that it would be a good time for everyone to get their houses in order by setting up proper antitrust compliance programmes for employees.



**“Without the fee scale, we as surveyors don’t have anything for our clients to rely on. Sure, we can promote our own fees under the free market, but whether the client can get it back from the government, say in five years’ time, is entirely the client’s problem now.”**

“Companies should review the behaviour of their business people and their contractual relationship, they should launch regular internal antitrust audits – like they would do for complying with financial or accounting rules – and yes, they will sometimes have to change their ways of doing business when setting up their rates. But all these actions should be proportionate and solution-oriented; a successful compliance programme is not a long list of don’ts,” he says.

This is particularly important because the Competition Commission has already been investigating several conducts, and has even brought two cases to the Competition Tribunal (the *Nutanix* case and in August a new case against 10 renovation companies). The Commission has been very active during the first 18 months since the entry into force of the Ordinance.

“It has been more active than many other young authorities,” says Renard.

At the end of the day, under this new order of no fee scales, Renard believes that “the biggest challenge for a company willing to respect competition rules is when some competitors do not ‘play by the rules’. These players are of course at risk, but the companies which are willing to comply, will not be excused because their competitors breach the Ordinance.”

*The article is published courtesy of Classified Post.*

「缺乏標準的收費架構，客戶便要面對不明朗因素，原因是他們不知道政府願意向測量師支付多少費用。」

# 《競爭條例》 的隱藏成本

香港《競爭條例》雖保障消費者權益，但亦為收地帶來意想不到的後果，受影響的人士可能無法收回全部費用。

Kit M Yip

自由市場容許企業互相競爭，為消費者帶來更多產品和選擇。良性競爭能夠提升效率和推動創新，企業能以合適的價錢提供最優質的產品，滿足客戶需求。

這是理想中的自由市場，但若然缺乏規則，無法打造公平的營商環境，自由市場就不能行之有效。有見及此，不少國家如歐洲各國都制定了競爭法，從而遏止合謀定價等反競爭行為。

香港仿效其他 120 多個國家，包括鄰近多個亞洲國家，於 2015 年 12 月 14 日實施《競爭條例》（香港法例第 619 章）。立法旨在促進良性競爭，並維護公平競爭這個共同信念，將某些阻礙公平競爭的商業手法列作違法行為。

競爭事務委員會強調，執法工作只會集中於同業聯盟操守和其他可能損害香港競爭環境的競爭者協定，違例者將被嚴懲，如違例的公司集團須繳交年收入一成的罰款。

《競爭條例》嚴禁三種類型的反競爭行為。「第一行為守則」針對同業聯盟的行為，即市場競爭者參與合謀定價、瓜分市場或圍標等串通行為。「第二行為守則」針對擁有相當程度市場權勢的企業，禁止其作出掠奪性定價、反競爭捆綁銷售及搭售等行為。第三「合併守則」只適用於有可能大幅削弱競爭的合併。以上三種守則合稱「競爭守則」。

市場普遍歡迎引入這些守則，有感缺乏公平競爭機會的中小企更是大力支持實施有關守則。國際數據亦顯示有關規定有助各方受惠。根據英國的競爭及市場管理局估計，消費者在 2012 年至 2015 年間節省了最少 1.951 億元英鎊（19.8 億港元）。但競爭守則亦可能在無意中為部分人士製造灰色地帶。以政府收地為例，各項收地條例賦予政府權力，以保障公眾利益之名，強制收回若干土地。在這種情況下，被迫遷的住戶、業主、商戶或受影響人士便有資格根據各項條例申請賠償。

萊坊執行董事兼估價及地產拓展顧問部主管陳致警測量師表示：「即使結果不一定會成功，但過往受收地計劃影響的人士仍可以向政府申請賠償，而若干條例訂明申領人可向政府申請發還專業費用。」

隨著香港法例第 619 章生效，香港測量師學會原有的專業服務收費指引已失效，政府原本可參考這套指引，用來計算應發還費用的水平。

陳致警表示，現時競爭集中在服務的費用，而非服務的質素，變相加重受影響人士的負擔。

他指出：「如果你受（收地計劃）影響或被迫遷，所有涉及保障個人利益的開支理應由收地當局負責，這是目前的做法。過往我們測量師接下這類工作時，大概已預

算可取回的收費水平。但如今引入了這條條例，加上過往的收費指引已失效，一切便都像摸黑進行一樣。」

「缺乏收費指引，我們身為測量師便無法為客戶提供有用的參考資料。我們當然可以在自由市場下自訂費用，但客戶能否在事後向政府取回有關款項，便是『貴客自理』了。」

第三方觀察者也同意說法。

安理國際律師事務所大中華反壟斷部主管 François Renard 表示：「缺乏標準的收費架構，等同將風險轉嫁到客戶身上，他們不知道政府願意向測量師支付多少費用。若測量師費用引發爭議，如哪一方須負責支付費用，而事情最後轉交至土地審裁處，這樣只會增加政府的相關開支。」

基於這個情況，很多測量師行對於承辦收地工作也有所猶豫，寧願為熟悉的長期客戶提供服務。陳致警補充指，很多大型或知名的測量師行，只要不是急於找生意，可能會拒絕這類工作，變相令受影響人士的選擇更少。客戶亦可能任由測量師行收費，再自行與政府商討並嘗試收回有關支出。

例如受收地影響的上海街小雜貨店，陳致警表示：「你基本上是在對店主說『祝你好運！很高興為你效勞，請先支付這個數目，然後可能在五年後，你便可以向政府取回部分款項。』我們一直嘗試向政府說明這種兩難局面，而且這也不符合條例的立法原意，無法保障受收樓程序影響的人士。」

政府在覆函中表示，將會合理公平地發放賠償，並承擔測量師提供專業服務費用的開支。但陳致警對政府的說法有所質疑。在條例實施以前，有關方面都會以書面指引方式列明可退還專業費用的水平。在欠缺書面承諾下，他質疑政府會根據哪一套基準去計算費用。此外，收費亦無法跟上市場指標，即使要建立先例亦需時間和金錢。

新界將有多項大型收地活動，業界該如何應對？

雖然現時尚未清楚政府將如何分配賠償和支付專業費用，但 Renard 認為測量業和其他行業一樣，在第 619 章正式實施後，需要建立新的競爭模式。陳致警建議引入按時收費，容許每家測量師行自行制訂本身的收費；而 Renard 則提醒業界，任何收費均需符合條例規定，各測量師行亦可乘機整頓業務，為員工設立合適的反壟斷計劃。

他表示：「各測量師行應審視旗下業務人員的行為與他們的合約關係，並定期審視公司內部的反壟斷情況，就像應付金融或會計規則一樣。測量師行在制訂收費時，或者需要改變經營方式。這類行動要按比例進行，而且要以解決問題為原則；成功的合規計劃並非一份冗長清單，逐項列出不要做什麼事。」

這點不容小覷，競爭事務委員會已就業界的操守問題展開調查，並把兩個個案提交至競爭事務審裁處（Nutnix 個案和早前涉及 10 間裝修公司的個案）。競爭事務委員會在條例生效的 18 個月來一直非常活躍。

Renard 說：「競爭事務委員會比其他新成立的政府部門更活躍」。

說到底，在這個不設收費尺度的新秩序下，Renard 相信「對於一家願意遵守競爭守則的公司來說，最大的挑戰來自一些不『按規則辦事』的競爭者。這些競爭者當然要承擔風險，但當有人違反守則時，樂意遵循守則的公司亦不能獨善其身。」

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「缺乏收費尺度，我們身為測量師便無法為客戶提供有用的參考資料。我們當然可以在自由市場下自訂費用，但客戶能否在事後向政府取回相關專業服務費用，便是『貴客自理』了。」

## 惊不惊喜？国务院暖政袭来，你的家乡正在发生这些改变！

来源：中国政府网

李克强总理在今年《政府工作报告》中指出：“要优化区域发展格局。统筹推进三大战略和‘四大板块’发展，实施好相关规划，研究制定新举措。”今年以来，区域发展格局有哪些优化？少数民族地区、老少边穷地区迎来哪些暖政？你的家乡将会发生哪些变化？

### 这些地区的发展有了新方向

1月，国务院正式批复同意发改委组织编制的《西部大开发“十三五”规划》。《规划》提出了西部大开发“十三五”时期的奋斗目标。

### 西部大开发“十三五”规划

2月，发改委印发《2017年促进中部地区崛起工作要点》。根据《规划》研究提出的“一中心、四区”的战略定位，《工作要点》明确了今年的主要工作。

### 国家发改委印发 2017 年促进中部地区崛起工作要点

3月，国务院办公厅印发《东北地区与东部地区部分省市对口合作工作方案》，要求深入贯彻党中央、国务院关于推进实施新一轮东北地区等老工业基地振兴战略的总体部署，组织东北地区与东部地区部分省市建立对口合作机制，开展对口合作。

### 国务院办公厅关于印发东北地区与东部地区部分省市对口合作工作方案的通知

### 国家级城市群再添一员

1月，国务院批复同意《北部湾城市群发展规划》。目前，共有6个国家级城市群：

- 长江中游城市群
- 哈长城市群
- 成渝城市群
- 长江三角洲城市群
- 中原城市群
- 北部湾城市群

### 这些城市的建设有了新蓝图

乌鲁木齐 • 汕头 • 大连 • 齐齐哈尔 • 徐州 • 太原 • 包头 • 长春 • 沈阳 • 佳木斯 • 开封南阳 • 衡阳 • 泰州 • 鸡西 • 株洲 • 黄石 • 温州 • 辽阳 • 威海 • 镇江 • 湛江 • 德州 • 台州 • 焦作 • 马鞍山 • 鞍山 • 拉萨 • 泰安

### 自贸区又添新成员

3月，国务院印发《中国（辽宁、浙江、河南、湖北、重庆、四川、陕西）自由贸易试验区总体方案》。自此，自贸区“大家庭”又添了7位新成员。

### 这些地区有了“特别期待”

### 兴边富民

6月，国务院办公厅印发《兴边富民行动“十三五”规划》，对“十三五”时期深入推进兴边富民行动，支持边境地区加快发展作出全面部署。

### 五十六支花朵齐绽放

1月，国务院印发《“十三五”促进民族地区和人口较少民族发展规划》，对“十三五”时期国家支持少数民族和民族地区发展、加强民族工作作出全面部署。《规划》提出，“十三五”时期少数民族和民族地区发展的主要目标是经济持续较快发展，社会事业稳步提升，民族文化繁荣发展，生态环境明显改善，民族团结更加巩固，确保到2020年实现与全国同步全面建成小康社会。《规划》明确了实现地区生产总值年均增速8%以上、农村贫困人口脱贫1,805万人、耕地保有量3.19亿亩等7个方面23项定量指标。

## 北京代表处简讯

秋季已经缓缓的向我们走来，北京区域的会员活动也将在9月27日举行。北京议会主席胡煜琳测量师特地邀请了奥雅纳工程咨询主任工程师范丽丽为大家演讲有关如何更好的将控制技术、互联网技术融入到家居控制中，针对智慧家居的最新发展及应用进行介绍和阐述，了解智慧家居的未来。

北京的会员们，请积极报名参与进来，我们同时也欢迎非会员的业界人士报名参加。

日期：2017年9月27日（星期三）

时间：18:00 - 20:00

地点：北京市朝阳区呼家楼京广中心30楼会议室

费用：参加讲座及/或晚宴的会员需要在现场每人支付RMB100

[http://www.hkis.org.hk/en/professional\\_cpd2.php?id=4193](http://www.hkis.org.hk/en/professional_cpd2.php?id=4193)

如果您确认可以参加此次活动的话，请将您的姓名、会员号和手机号（非会员请发邮件写清姓名、联系电话和公司名称），于9月15日前发到邮箱 [info-bjo@hkis.org.hk](mailto:info-bjo@hkis.org.hk) 写明参加此次活动。

## 上海議會活動



上海議會主席  
李佩華測量師



上海議會副主席  
梁傲文測量師

### 上海建業里嘉佩樂酒店項目參觀考察活動

2017年8月19日風和日麗、陽光明媚，在這美好的一天，香港測量師學會上海議會與上海徐匯區海外聯誼會香港分會聯合代表團在上海建業里嘉佩樂酒店舉辦了參觀考察活動，當天項目業主方上海徐房（集團）有限公司團委書記王宇翀和酒店品牌管理方中國首席代表梅萍博士熱情陪同接待代表團的參觀考察，並全程為代表團進行項目講解和引領參觀。

建業里地處上海市徐匯區衡山路、復興路歷史文化風貌保護區，屬於歷史文化保護建築，是上海現存最大的石庫門裡弄建築群，同時也是上海市第二批優秀歷史建築。上海衡復投資發展有限公司作為建設單位與國際知名酒店運營方“嘉佩樂集團”合作，對建業里進行改建，整體打造以酒店、服務式公寓及商業辦公為一體的歷史建築綜合體。為了能夠更好的保護改造建業里，建設單位還邀請了上海章明建築設計事務所和外灘18號設計師—意大利Kokaistudios作為項目保護修繕顧問參與項目的保護修繕方案設計。

改造後的建業里將成為一個“寧靜、獨特、魅力”的上海成片理事建築保護利用的標杆性項目，集石庫門文化體驗、特色居住、精緻餐飲、精品商業等多功能於一體，勢必成為上海高端住宅區和零售區重要的地標。

上海建業里嘉佩樂酒店就坐落在此，是上海唯一的全別墅式城市度假酒店，坐擁55棟別墅，並輔以傳奇色彩的Capella Library、備受讚譽的Auriga Spa（禦夫座水療中心）、法式餐廳和私人活動場館。酒店將不斷創新，打造一個集豪華酒店與住宅區為一體的成熟高檔社區，成為精緻生活的理想之地。在這風格懷舊、優雅的石庫門建築裡，讓居住其內的人體驗到了正宗的老上海情調。



### 廣州議會活動



廣州議會主席  
張子濤測量師



廣州議會副主席  
李國華測量師

#### 持續專業發展講座及會員晚宴

2017年8月21日，會長何國鈞測量師及內地事務委員會主席賴旭輝測量師率領代表團到廣州進行拜訪交流活動（詳見另文），一行17人於21日晚上參加了廣州議會舉辦的持續專業發展講座及會員晚宴。

講座由第一太平戴維斯中國華南區市場研究部主管羅瑞先生，以「粵港澳大灣區區域研究」為題主講，向參加者講解粵港澳大灣區簡介及與其他世界級灣區對比、功能和空間一體化、區內重點城市發展趨勢和工業發展機遇。



是晚還組織了會員晚宴，讓會員有更好的交流。在晚宴中，會長何國鈞測量師感謝內地事務委員會和3個內地議會積極聯繫內地會員，期望內地會員繼續支持並多參與學會舉辦的活動。



1. 第一太平戴維斯中國華南區市場研究部主管羅瑞先生（左）  
2. 出席晚宴的會員與學會代表合照

### 北京市商務委員會及北京商務服務業聯合會到訪

2017年8月2日，香港測量師學會會長何國鈞測量師、香港測量師學會義務秘書陳東岳測量師，及香港測量師學會產業測量組主席趙錦權測量師，代表香港測量師學會與北京市商務委員會外資發展處王愛麗副調研員及北京商務服務業聯合會曹磊副理事長秘書長，在測量師研習中心會面。是次會面由香港專業聯盟舉辦，其他出席者是來自多個專業團體的代表，包括香港建築師學會、香港園境師學會、香港規劃師學會，及香港特許秘書公會。與會者就今年11月舉辦的北京香港經濟合作研討洽談會表達了一些初步意見，並探討今後香港專業聯盟參與洽談會準備工作的可能性。



### 廣東省資產評估香港研修班到訪

廣東省資產評估香港研修班一行20人餘人，由廣東省資產評估協會會長韓曉進帶領，於8月24日到訪學會。會長何國鈞測量師在會上向學員介紹了學會的架構和運作，梁家棟博士測量師、義務秘書陳東岳測量師和產業測量組副主席林增榮測量師亦向學員講解了產業測量師的專業服務及香港各類物業的價值評估方法。雙方並就內地與香港的資產評估行業概況進行交流。



1. 廣東省資產評估協會會長韓曉進（左）



## 香港測量師學會代表團赴廣州訪問

香港測量師學會代表團一行 17 人，由會長何國鈞測量師及前會長兼內地事務委員會主席賴旭輝測量師率領，於 8 月 21 日至 22 日赴廣州訪問，與廣東省住房和城鄉建設廳和廣州市住房和城鄉建設委員會的代表會面，並與相關的專業協會進行座談，瞭解行業最新情況、探討香港的專業測量師 / 測量行業在廣東省、一帶一路和粵港澳大灣區發展之參與。在訪粵期間，代表團亦出席了由廣州議會安排的持續專業進修活動及會員晚宴，及到訪香港貿易發展局廣州辦事處探討專業服務在內地的推廣。

學會代表團成員除了何國鈞測量師和賴旭輝測量師外，也包括前會長謝偉銓測量師、高級副會長郭岳忠測量師、副會長梁家棟博士測量師、副會長林力山博士測量師、義務司庫黃健兒測量師、廣州議會主席張子濤測量師及各組別的代表。此外，中聯辦教育科技部副處長盧金榜及副調研員傅芃芃博士亦隨團參與會議。

8 月 21 日早上，代表團乘火車抵達廣州，午飯後隨即到訪廣東省住房和城鄉建設廳，與副廳長蔡瀛及其他官員會面，及與相關對口協會（包括省建設工程造價管理總站、省建設執業資格註冊中心、省建築業協會、省勘察設計協會、省工程造價協會、省建設監理協會、省規劃協會、省房地產估價師與房地產經紀人學會、省物業管理行業協會）進行專業交流。會上，何國鈞會長感謝住建廳對學會的支持，期望學會可以抓緊「粵港澳大灣區」和「一帶一路」的機遇，推廣測量行業在內地的專業發展。學會各組別的代表亦向廣東省的相關行業協會介紹了測量專業服務和標準，何會長並向蔡副廳長建議，雙方可成立工作委員會，就專業服務標準的推廣和中小型企業的合作再作進一步探討。



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4. 代表團到訪廣東省住房和城鄉建設廳，並與副廳長蔡瀛（後排左五）合照

21 日晚上，代表團參加了由廣州議會安排的持續專業進修活動及會員晚宴，與在廣州地區工作的內地及香港會員會面，詳見另文。

翌日，代表團一行拜訪廣州市住房和城鄉建設委員會，由委員會副主任李朝暉及其他官員代表接待，並與廣州市的專業協會（包括市建築業聯合會、市物業管理協會、市工程造價行業協會、市建設監理行業協會、市房地產評估協會等）進行座談會。會上，何國鈞會長及和組別的代表介紹了測量專業的 6 個範疇，期望雙方日後作更深入的交流，加強雙方未來的合作，共同推動粵港兩地專業服務的發展。



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5-6. 座談會情況

7. 廣州市住房和城鄉建設委員會副主任李朝暉（左二）



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2



3

1-3. 會面情況



8

8. 代表團與李副主任合照

會後，代表團出席了由廣州市人民政府特地安排的午宴，席間與廣州市人民政府副秘書長李紅衛會面。



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9. 廣州市人民政府副秘書長李紅衛（中）

隨後，代表團到訪香港貿易發展局廣州辦事處，就專業服務於一帶一路和粵港澳大灣區的發展和機遇進行意見交流。該局廣州代表何俏媚向代表團介紹了近期該局在內地和香港的專業服務推廣活動，並期望學會能協助鼓勵香港的測量公司積極參與企業交流接洽活動。



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10. 代表團到訪香港貿易發展局廣州辦事處



11

11. 會面情況



12

12. 香港貿易發展局廣州辦事處廣州代表何俏媚（右）

代表團於 22 日下午回港，完成兩天的訪問考察活動。

### 香港測量師學會赴廣州代表團團員名單

何國鈞測量師	會長
賴旭輝測量師	前會長、內地事務委員會主席
謝偉銓測量師	前會長
郭岳忠測量師	高級副會長
梁家棟博士、測量師	副會長
林力山博士、測量師	副會長
黃健兒測量師	義務司庫
張子濤測量師	廣州議會主席
李國華測量師	廣州議會副主席
李偉峰測量師	建築測量組副主席
趙錦權測量師	產業測量組主席
林增榮測量師	產業測量組副主席
姚逸明測量師	規劃及發展組副主席
曾正麟測量師	規劃及發展組前主席
許智文教授、測量師	物業設施管理組主席
甘家輝測量師	工料測量組主席
鄭森興測量師	工料測量組前主席

### 隨團嘉賓

盧金榜	中聯辦教育科技部副處長
傅芃芃博士	中聯辦教育科技部副調研員

## Executive Summary

### HKIS Visit to Guangzhou

A 17-member delegation, led by President Sr Thomas Ho, also Past President and Chairman of Mainland Affairs Committee Sr Stephen Lai, visited Guangzhou on 21 and 22 August 2017. During the stay, the delegation met the officials of the Department of Housing and Urban-Rural Development of Guangdong Province, Guangzhou Housing and Urban-Rural Construction Committee and had discussion forums with related professional counterparts. The delegation also visited the Guangzhou Office of the Hong Kong Trade Development Council and attended a CPD event and members dinner organised by the Guangzhou Forum.

## Create Your District Competition 2017 Workshop and Guided Tour

The Create Your District Competition 2017 Workshop and Guided Tour, organised by the HKIS, was successfully held on 19 August (Saturday) at the HKIS Surveyors Learning Centre with 108 students and 35 teams in attendance.

The HKIS chose one of Hong Kong's renowned districts, Sham Shui Po, as this year's focus area. A student workshop and guided tour were held on 19 August, during which HKIS President Sr Thomas Ho, Senior Vice-president Sr Dick Kwok, and Vice-president Sr Dr Tony Leung and Vice-president Sr Dr Lesly Lam together with 22 professional surveyors, educated the students on the roles and responsibilities of surveyors and showed the candidates around the Sham Shui Po District.

The students visited ten landmarks with special features in Sham Shui Po including Apliu Street, Sham Shui Po Police Station, Dragon Centre, Golden Computer Arcade, Camp Street, Kowloon Road, Garden Company Limited, the Former North Kowloon Magistracy, Mei Ho House, and Jockey Club Creative Arts Centre. Throughout the tour, the students learnt about the characteristics, economic position, site conditions, and relationship each locale had with its surrounding area before they started to work on their creative projects.



1. HKIS President Sr Thomas Ho Delivers the Welcome Speech and Introduces the Institute's Background
2. HKIS Vice-president and Competition Organising Committee Chairman Sr Dr Lesly Lam Introduces the Competition's Background and Entry Submission Details
3. HKIS Office Bearers, Competition Organising Committee Members, and Guided Tour Docents Join for a Group Photo
4. Sr Thomas Ho, Sr Dr Lesly Lam, and Senior Vice-president Sr Dick Kwok Lead the Students and Media on a Guided Tour
5. Group Photo with Students and Vice-president Sr Dr Tony Leung after the Tour

### HKIS Cartoon Design Competition – Result Announcement

The response to the HKIS Cartoon Design Competition has been overwhelming and the HKIS received some impressive submissions from members who depicted surveyors from the different divisions as cartoon characters. The results have been finalised by the judge and the winners are listed as below:

Category: Building Surveying Division  
 Winner: **Yeung So Man 楊素雯** (BSD)

Category: General Practice Division  
 Winner: **Lee Kin Ming 李健明** (BSD)

Category: Land Surveying Division  
 Winner: **Lee Kin Ming 李健明** (BSD)

Category: Planning & Development Division  
 Winner: **Lee Kin Ming 李健明** (BSD)

Category: Property and Facility Management Division  
 Winner: **Kong Ling Sang 江靈生** (QSD)

Category: Quantity Surveying Division  
 Winner: **Lee Kin Ming 李健明** (BSD)

The winning design, subject to modification, will be used in future publicity and promotional materials of the Institute.

### HKIS Cartoon Design Competition – Winning Designs



Building Surveying Division



General Practice Division



Land Surveying Division



Planning and Development Division



Property and Facility Management Division



Quantity Surveying Division

## The HKIS Scholarship Presentation Ceremony

The HKIS Scholarship was first launched in 1988 with an aim to acknowledge the outstanding academic performance of the undergraduate students studying their final year of the accredited courses of the HKIS in the previous academic years.

The HKIS organised the Presentation Ceremony for the HKIS Scholarship at the Surveyors Learning Centre on 1 August 2017. The HKIS President, Sr Thomas Ho and the Chairman of the Board of Education, Sr Prof Lawrence Poon presented 52 awards to the scholarship winners from 4 academic institutions including the City University of Hong Kong, the Hong Kong Polytechnic University, the University of Hong Kong and the Hong Kong Institute of Vocational Education.

Students who received the first-prize were awarded HK\$5,000 cash plus HKIS Coupon worth HK\$3,000. Students who received the second-prize were awarded HKIS Coupon worth HK\$3,000. Congratulations to all the awardees!



1. Sr Victor Ng, the PDD Honorary Secretary and Sr Kendy Cheuk, YSG Committee Member were the MC of the Presentation Ceremony.
2. Speech by HKIS President, Sr Thomas Ho
3. Speech by the Chairman of the Board of Education, Sr Prof Lawrence Poon
4. Members of the Board of Education and the HKIS representatives
5. Group photo of the awardees and the teaching staff from the City University of Hong Kong and the HKIS representatives
6. Group photo of the awardees and the teaching staff from the Hong Kong Polytechnic University and the HKIS representatives
7. Group photo of the awardees and the teaching staff from the University of Hong Kong and the HKIS representatives
8. Group photo of the awardees and the teaching staff from the Hong Kong Institute of Vocational Education and the HKIS representatives
9. A big group photo of all awardees, teaching staff and representatives of the HKIS

### New International Construction Measurement Standards

As a member of the International Construction Measurement Standards (ICMS) Coalition, the Hong Kong Institute of Surveyors announced New International Construction Measurement Standards (ICMS) - A universal system that enables global comparison of construction project costs has been launched on 24 July 2017. The representatives of the HKIS in ICMS are Sr T T Cheung as the ICMS Trustee for HKIS and Sr K C Tang as the Chair of Building Subgroup of Standards Setting Committee of ICMS.

ICMS aims to provide greater global consistency in classifying, defining, measuring, analysing and presenting construction costs at a project, regional, state, national and international level. The newly launched global standards of measurement for construction costs will enhance transparency, lure more capital investment, and improve confidence of both institutional and individual investors, according to Sr Thomas Ho, President of the Hong Kong Institute of Surveyors (HKIS).

The new ICMS enables, for the first time, better comparison in order to improve investor confidence and attract more private sector funding. More than 40 professional institutes and organisations globally worked on collating the new standards which were supported by major international leading organisations in the construction sector by registering as ICMS "Partners" committing to its future use.

To download the new International Construction Measurement Standards, please go to: [www.icms-coalition.org](http://www.icms-coalition.org).



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1 (Left to right) Sr TT Cheung, ICMS Trustee for HKIS; Sr Thomas Ho, HKIS President; Sr Tang Ki-cheung, Chair of Building Subgroup of Standards Setting Committee of ICMS

## Congratulations to the following who were elected as HKIS Members on 28 July 2017

**FELLOW (2)**  
 CHU MAN LING JUDY  
 CHUNG YUK MING CHRISTOPHER

**LS DIVISION**  
 TO KA YI

**QS DIVISION**  
 LI KING SHING

**MEMBER (26)**  
 GILL NADEZHDA  
 HUANG RONG LIN  
 HUNG YU CHING  
 LAM PIK KI  
 NG KWUN YIN  
 NG SIN TUNG  
 WONG PO YI  
 WONG SUET CHING  
 YAU KA LOK  
 YEUNG SO MAN  
 YIM YAT YEE

YIP YUI  
 YUEN CHUN YIP

**QS DIVISION**  
 CHOW WING KIN

**GP DIVISION**  
 CHAN KIN LING  
 CHEUNG MEI KI  
 FONG YIK KAN  
 LAM HING KOK  
 TSE TSZ MING  
 TSE WAI YIN  
 WAN YUN WA  
 WONG YU

**CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (1)**

**PFM DIVISION**  
 CHEUNG SING DIN

### RESIGNATION (16)

CHAN HOI WA  
 CHENG SIU PING  
 CHEUNG BAK TAO  
 CHEUNG KWOK SUN SUNNY  
 CHIM WING SHAN AMY  
 CHIU KONG SZE KAREN  
 HUNG CHI KIN KEN  
 IP MOON CHI CLAUDE  
 KWONG WAI HON

LEE YIK KI  
 LEUNG CHUNG KI  
 LIU CHE MING  
 MARK MAY KAY MAY  
 PANG HO PAN  
 TANG WEN YEE TRUDI  
 YEUNG KAR WAI SHIRLEY

## CALENDAR OF EVENTS

### 活動日誌

Date	Event	Organiser	Location
<b>2017</b>			
<b>AUG</b>	01 24	HKIS Scholarship Presentation Ceremony HKIS Executive Committee Meeting	HKIS HKIS
<b>SEP</b>	09 16 25 25	HKIS Annual Conference Planning & Development Division Annual Conference HKIS Executive Committee Meeting HKIS General Council Meeting	HKIS PDD HKIS HKIS
<b>OCT</b>	13 14 26	PDD Annual Dinner Building Surveyors Conference HKIS Executive Committee Meeting	PDD BSD HKIS
<b>NOV</b>	04 14 16 18 23 23	YSG Annual Dinner HKIS Annual Dinner BSD AGM cum Annual Dinner International QS BIM Conference 2017 Hong Kong HKIS General Council Meeting HKIS Executive Committee Meeting	YSG HKIS BSD QSD HKIS HKIS
<b>DEC</b>	08	HKIS Annual General Meeting	HKIS

For details, please visit [www.hkis.org.hk](http://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.

### Council Members Reaching Out

1 August	香港註冊承建商會主辦「樓宇復修陽光計劃」	Sr Thomas Ho
2 August	香港測量師學會與北京市商務委外資發展處王愛麗及北京商務服務業聯合會秘書長曹磊會面	Sr Thomas Ho Sr Tony Chan Sr K K Chiu
4 August	Joint Institutes' Dinner Hosted by the Hong Kong Institute of Surveyors	Sr Thomas Ho Sr Dr Tony Leung Sr Tony Chan
5 August	Society Link Gathering on "Exploring a World-class Service" Organised by the MTR Corporation	Sr Raymond Kong Sr Prof Lawrence Poon Sr Lam Lit Yin
6 August	Hong Kong International Dental Expo and Symposium 2017 and Gala Dinner Organised by the Hong Kong Dental Association	Sr Thomas Ho
8 August	HKIA Cross-Strait Architectural Design Symposium and Awards 2017 Exhibition Opening Ceremony	Sr Thomas Ho
10 August	吳永嘉議員主持探討有關「檢視工業大廈地契條款中『工業用途』的定義」的問題	Sr Thomas Ho Sr Vincent Ho Sr C K Lau
17 August	香港立法會議員暨行政會議成員、匯賢智庫主席葉劉淑儀舉辦大灣區貿易及工業界諮詢會	Sr Thomas Ho Sr Dr Tony Leung Sr Tony Chan Sr Stephen Lai
17 August	Consultation Meeting of the 2017-2018 Policy Address	Sr Thomas Ho
22 August	Seminar on Urban Forestry Organised by the Greening, Landscape and Tree Management Section of the Development Bureau	Sr Au King Keung Alkan Sr Kwong Wai Yin Jason Sr Li Tsz Yan Pinky

29 August	香港特別行政區政府駐粵經濟貿易辦事處、廣東省商務廳、香港貿易發展局、中國香港（地區）商會、廣東合辦「粵港服務業交流會」暨《2017在粵香港服務業企業名冊》發佈會	Sr Paul Chan Sr Edgar Li
31 August	前海管理局駐香港辦事機構前海國際聯絡服務有限公司主辦「一帶一路與專業人士在前海開拓機遇研討會」	Sr Thomas Ho
31 August	Roundtable Session on the Guangdong-HK-Macau Greater Bay Area Organised by the Hong Kong Coalition of Professional Services	Sr Thomas Ho Sr Dick Kwok



## Thunder Bowl (雷霆保齡)

First basement B-1, Site 8 Whampoa Garden, Hunghom, Kowloon  
九龍紅磡黃埔花園八期美食坊地庫B-1  
Code No. HKIS/S/201710

Jointly organised by the Members' Welfare Committee and the Sports & Recreation Committee

# HKIS Bowling Fun Day 2017



Prize : Champion, 1st runner-up and 2nd runner-up for each game; and the highest score of male and female player

TIME

10:00-13:00

Registration: 09:45

DATE

8 October 2017 (Sunday)

QUOTA

80

On a first-come-first-served basis with payment

FEE

HK\$100

FOR HKIS MEMBERS ONLY

Including 2 games, hiring of bowling shoes, insurance

REGISTRATION

To register, please fill in the **CPD Standard Reservation Form and Declaration Form** and return together with your payment to the HKIS by Friday, 29 September 2017.  
For enquiries, please contact Ms Donna Yu at 2526 3679.



Remark: This event is NOT eligible for CPD and PQSL hours



## The HKIS Outstanding Dissertation/ Thesis Awards 2016 Executive Summary of Winning Papers

### ANALYSING THE RELATIONSHIP BETWEEN ORGANISATIONAL COMPETITIVENESS AND ORGANISATIONAL INNOVATIVE CAPACITY IN CONSTRUCTION

**Grand Prize (Master)**

**Awardee: ZHU Liuying**

**City University of Hong Kong**

Since the 2008 global financial crisis, the rapid development of the world's emerging economies has attracted much attention. As one of its 11 emerging economies, China has become more integrated into the global economy. This has brought opportunities, as well as challenges, for the Chinese construction industry, which is traditionally treated as local to China. The globalisation of the China market has led to an increase in the number of contracting organisations. However, the PRC State Administration for Industry and Commerce reported that the average life expectancy of a contracting organisation was only 5.32 years, with the mode being three years. Apart from the low barriers to entry, this record was disheartening, as most contracting organisations found it hard to survive. Raising

its organisational competitiveness (OC) is, thus, fundamental for the average construction organisation.

Porter (1990) informed that a cost-minimisation strategy can only be a short-term solution. Market leaders are those that can command technological breakthroughs and master organisational innovations. Organisational innovation capacity (OIC), therefore, can help organisations become more competitive and, thus, sustainable.

The objectives of this study include: 1) exploring the composition of OC and OIC; 2) investigating the relationship between OC and OIC; and 3) identifying and comparing the significant contributors. To achieve these objectives, the author designed a questionnaire to collect data to empirically test the OC-OIC relationship framework. Accordingly, this study used the responses from 102 members of contracting organisations for further scrutiny through exploratory factor analysis (EFA) and structural equation modelling (SEM). It is found that **core competence** is of the utmost importance for developing OC, followed by company strategy and project performance. This conformed to the theoretical proposition and reality. It also meant that no matter what the industry is, strong core competence will help a company survive in the market. In this study, **good financial condition** and **long-term development goals** proved essential for establishing core competence in construction contracting organisations. For OIC, the final SEM model suggested that knowledge and information management, human resources, entrepreneurship, and an innovative culture are significant contributors to OIC. Among them, **knowledge and information management** is critical for organisations that intend to acquire a learning capability. This confirms the importance of building a learning organisation and establishing advanced information management methods. The Analysis of Variance (ANOVA) test results showed that despite

different types of company and job positions, the respondents shared similar views of OC and OIC. The results of this study also support the hypothesised positive relationship between OC and OIC. The following are suggestions for contracting organisation management:

- 1) In the short term, contracting organisations should try to **adjust their organisational structures to fit the environment**, so as to improve project performance.
- 2) In the long run, a company needs to **integrate OIC with its core competence** by recognising:
  - a) the value of knowledge and information management;
  - b) the value of employees;
  - c) the importance of leadership; and
  - d) adopting OIC as a continuous procedure.

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## THE INTERPLAY OF FORMAL AND INFORMAL INSTITUTIONS FOR PROCUREMENT INNOVATION: A SOCIAL NETWORK APPROACH

**Grand Prize (PhD)**

**Awardee: Hongdi WANG**

**Department of Real Estate and Construction,  
The University of Hong Kong**

Institutions, the humanly-derived “rules of the game,” matter in project management. There are formal institutions that may be political, economic, or contractual, as well as informal ones including taboos, customs, and traditions. The business and organisational literature widely recognises that formal and informal institutions interactively operate within and between firms

and this should be wisely considered. The construction industry is no exception because it is where project-based organisations (PBOs) have long been taken as the norm across a swathe of inter-firm and intra-firm activities. It is, thus, generally agreed that the interplay between formal and informal institutions will affect the outcomes of a procurement innovation, but the impacts of this interplay are not entirely clear to researchers and practitioners.

The main objective of this study is to examine the impacts of the interplay between formal and informal institutions on procurement innovation and, in turn, on project performance. By using the social network approach, the institutional interplay in a PBO associated with a particular procurement system can be characterised by formal and informal networks. The innovative part of the methodology is the implementation of social network analysis in mapping the formal and informal networks in PBOs in a way that the extent of “fit” is visualised and measurable, which means its impact on project performance can be numerically examined. Through an empirical study on four construction projects with three different procurement systems, the author concluded that the informal networks, serving as the PBO’s “central nervous system,” should be appropriately fitted with formal networks as its “skeleton” so that the organisational productive engine could be fully steamed. Practitioners can utilise this method to periodically diagnose their procurement systems with a view to improving project performance and to intervene when necessary. Theoretically, author highlighted the importance of the proper considerations of the informal institutions in his findings, which could help push for a managerial shift towards better project sustainability. Many theories in construction management research are borrowed from “mainstream management” and this study is in a position to contribute to mainstream management theory development.



Building Surveying Division  
Sr Daniel Chang BSD Council Chairman

## Registered Fire Engineer Scheme

Following the enactment of the Fire Services (Amendment) Ordinance 2017 in March, the Registered Fire Engineer (RFE) Scheme enters its implementation stage, during which the detailed requirements of the qualifications in and experience with RFE, as well as the composition of the registration committee, shall be finalised for the regulations. In relation to the LC Paper for the Legislative Council Panel on Security meeting on 4 July, the BSD tabled suggestions on the eligibility criteria for RFE on 10 August. The key considerations are RPS status and a reduction in the number of years of relevant working experience.

## Casual Gathering with Government Departments

The HKIS arranged two casual gatherings – one with the Buildings Department on 11 August and the other with the Planning Department on 16 August. I joined both events with some Council members. I was delighted to see that the Directors of both departments, together with their senior officials, were present.



## Create Your District Competition

The “Create Your District Competition” is one of the events in the HKIS Long Term Branding Project. The Workshop and Guided Tour to Sham Shui Po District kicked off on 19 August. Along with the other Divisional representatives, I was delighted to introduce to the students in the Workshop the core skills for building surveyors. With over 130 secondary school students joining this event, our BS members led several teams of students to visit historic buildings/streets in Sham Shui Po such as Mei Ho House, Sham Shui Po Police Station, and Kowloon Road. I believe that the students found such informative content useful for preparing their submissions to the competition.



## BSD Annual General Meeting

There are only three months to go before the current BSD Council year ends. It is time to prepare for the Annual General Meeting 2017. The Honorary Secretary, Sr Arthur Cheung, will oversee this big event with the Annual Dinner occurring concurrently. This year, we shall hold both events on Thursday, 16 November, at the World Trade Centre Club, Causeway Bay. Interested members should mark down the date, cast their votes, support the Council, and enjoy both events.

立法會於2017年3月制定《2017年消防(修訂)條例》，註冊消防工程师(RFE)計劃正式進入落實階段。立法會保安事務委員會於7月4日會議展開對實施細節的討論，首要制訂RFE的資歷及經驗要求。就上述會議大綱，建築測量組於8月10日再度呈上補充建議，希望當局從新考慮將註冊專業測量師納入RFE資格類別，並放寬對相關工作經驗的要求。

學會最近舉辦了2次聚會，分別於8月11日與屋宇署和16日與規劃署同事見面。我們非常榮幸邀請到兩位署長及其主要官員出席。

香港測量師學會首辦「區區有特色」地區發展創作比賽2017，讓學生認識深水埗區的歷史和文化傳統。比賽工作坊及導賞團於8月19日舉行，吸引近130名中學生參與，由學會一眾專業會員帶領學生前往美荷樓、深水埗警署及九龍道等特色街道建築。連同一眾組別代表，我有幸於工作坊上向學生們簡介建築測量的核心專業技能。出席學生除了得到比賽相關資訊外，我更寄望他們對環境政策、建構社區及可持續發展等題目有更深入了解。

各位或許記得2014年成立的「香港測量師學會慈善基金有限公司」，基金會旨在為有需要人士提供資助，同時推廣和參與非牟利工作及活動。除了收集會員個人捐款，學會同時鼓勵組別募捐。有見及此，建築測量組通過將會以CPD或聯誼活動形式每年最少舉辦2項慈善活動。收入全數撥捐基金會。

轉眼間又來到學會年度的最後3個月，建築測量組週年大會訂於11月16日假銅鑼灣香港世界貿易中心會舉行。在此誠邀各位出席投票，留步共晉晚餐。

## HKIS Charitable Foundation Limited

You may be aware that the HKIS established HKIS Charitable Foundation Limited in 2014. Its purpose is to provide financial assistance to people in need due to mishap or misfortune. Apart from receiving donations from HKIS members, the HKIS encourages each Division to work out a plan to raise funds for the Foundation. In this regard, the BSD Council deliberates over and confirms the organisation of at least two charitable events each year, including CPDs and social activities, with all income from such events contributed to the Foundation.



## General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

### Update on the Progress of the Discussion Relating to the Proposed Memorandum of Mutual Recognition of Membership (MMRM) between the GPD and its RICS Counterpart

After the GPD AGM on 18 November 2016, a discussion forum for the proposed Memorandum of Mutual Recognition of Membership (MMRM) between the GPD and its counterpart from the Royal Institution of Chartered Surveyors (RICS) was held. Sr Jason CW Chan, Convener of the HKIS/RICS Liaison Committee, briefed the attendees on the background. Members were encouraged to complete a questionnaire to express their views on its arrangement. That formed a mandate from members for the GPD Council to determine how to proceed with the MMRM. The questionnaire was made available online or in hard copy and was administered until 31 December 2016.

The results of the above questionnaire were reported in the GPD Chairman's Message in the March 2017 issue of *Surveyors Times*. It was noted that members, probationers, and students generally supported further liaisons with the RICS to facilitate the reciprocity discussion. Also noted was that some HKIS members wanted the GPD to understand the RICS's various pathways before considering the MMRM. Some members highlighted that all candidates must be interviewed for the MMRM and recommended initially considering those members who were chartered with the RICS and had an academic background in surveying.

Noting the results of the questionnaire, the GPD Council started to liaise with the RICS to

facilitate a reciprocity discussion through the GPD's HKIS/RICS Liaison Committee (hereafter the Liaison Committee).

The first joint meeting of the GPD, represented by the Liaison Committee, and RICS (Hong Kong Board) was held on 29 June. Both parties agreed that the meeting's terms of reference were intended to foster an MMRM between the GPD and RICS valuation professional group. They also agreed to work on a draft agreement based on the framework of the 2005 MMRM, which stipulated the interview requirement and only members through the normal APC route (i.e., not through the reciprocity agreement with other professional bodies) for consistency and to expedite the decision-making process. The two also agreed to explore the possibility of including the RICS's GP pathway in the MMRM (i.e., those elected before 2001 who did not later choose a designated pathway when the RICS dissolved its GP Division).

The GPD plans to organise a discussion forum on 20 October 2017 (Friday) to update members on the progress of the proposed MMRM with its RICS counterpart. A background paper for this purpose will be distributed to members.

### Members' Consultation on Draft HKIS Valuation Standards 2017 Edition

The members' consultation on the draft of the 2017 edition of the HKIS Valuation Standards commenced on 26 July. GPD members are encouraged to submit their comments to the Working Group (WG) on or before 25 August. A discussion forum on the proposed revision to the HKIS Valuation Standards was held on 12 August (Saturday), while the WG made

a presentation on that day to highlight the changes made to the 2012 edition of the HKIS Valuation Standards. The topics discussed included conflict checks, material uncertainty, and mortgage valuation. The WG will consider all views and opinions collected during the consultation process and incorporate the best ones into the HKIS Valuation Standards 2017 Edition. This should be accomplished by the end of 2017. The draft HKIS Valuation Standards 2017 Edition is available on the HKIS website at:

[http://www.hkis.org.hk/gpd/en/newsroom\\_views2.php?id=8](http://www.hkis.org.hk/gpd/en/newsroom_views2.php?id=8).



## IVS Adoption Consultation Paper Issued by the IVSC Advisory Forum Working Group (AFWG)

The IVSC Advisory Forum Chairman, Mr John Martin, has launched a consultation to seek feedback on the adoption of a single set of international valuation standards by all IVSC members. The HKIS, as a member of the IVSC Advisory Forum, was requested to respond to this offer to enable a meaningful discussion when the AFWG takes place at the IVSC AGM in October 2017.

The Consultation Paper, which provided the purpose of the consultation, background adoption history, and the IVSC standard-setting process and Advisory Forum involvement, can be downloaded at the link below:

<http://www.hkis.org.hk/hkis/general/broadcast/ivs-paper2017.pdf>.

A members' broadcast was sent to all GPD members in August to invite their feedback so that we could provide a collective response to assist the IVSC.

### Save the Environment Subscribe Electronic Version

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*.

Please act now. Simply fill out your personal information below and return the slip to the HKIS Secretariat by fax at 2868 4612 or e-mail at [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk) if you would like to help us reduce the amount of paper we use.

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香港測量師學會



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### Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

## “Create Your District” Competition

Two representatives, Sr Yvonne Cheu and Sr Joseph Wong of the LSD, were recently invited to join the “Create Your District” event. They made a pre-site visit to Sham Shui Po on 12 August and during the tour on 19 August shared their professional knowledge with the group of students on what a land surveyor could do in town planning-old building conservation projects like those for Sham Shui Po Police Station, Garden Centre and Mei Ho House. Other issues of interest included boundary disputes over hawker stalls on Ap Liu Street and the need to create maps with reference to Hong Kong’s principal datum.



I should emphasise that even after the above proposed routes materialised, an assessment under the APC scheme remains the principal route for admission as a corporate member. We have a significant number of probationers who are arduously working on their APC schemes. Thanks go to some probationers who reiterated their commitments to the scheme by ensuring me that they would consider land surveying professional management issues, which are part of the daily issues they face as in-situ land surveyors. Now they have to consider, organise, and present their work in a professional manner to confirm the merits of the APC scheme.

Thus, I want to ensure our probationers that it is worthwhile and fruitful to complete the APC scheme. The LSD treats the APC route as the primary route to its corporate membership. The proposed additional routes would only apply to candidates who do not work in typical APC settings.

## Visit to the Land Registry Archive

Two former HKIS Presidents, Sr Leung Shou Chun and Sr Simon Kwok, led a group of mostly authorised land surveyors on a visit to the Land Registry Archive on 17 August.

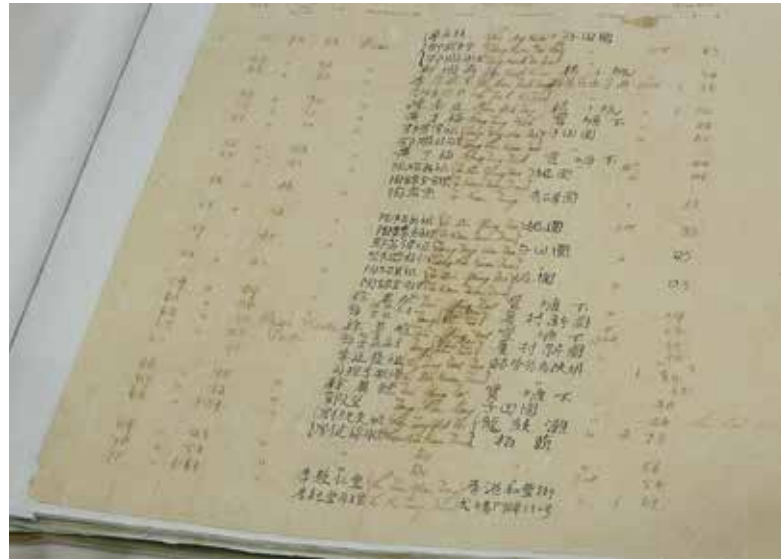


## Membership

It was announced last month that the LSD’s Education Council looks into every possible route to absorb qualified candidates into the land surveying profession, be it the acceptance of candidates with professional training experience at a brother institution or the ‘mature’ route by way of outstanding industrial practice experience.



Thanks go to Mr Pang Ka-fai, Deputy Registry Manager, and his colleagues for arranging this event so that the group could examine antique land boundary-related records. The surveyors were so excited that they keenly posed questions to the Land Registry staff, as well as queried and argued with their colleagues over the topic. Some of the records the group saw included urban block government leases, initial land sale documents (eg Inland Lot No.1, lot registers with lot subdivision wax paper of the South NTA, land sale registers, registered documents during the Japanese occupation, and various old subdivision plans), etc. A personally touching moment came for me when Mr Pang presented three subdivision plan samples before the Land Survey Ordinance. The beautiful lot subdivision plan that was prepared by Sr Jeff Lanham in 1994 using multi-colored symbols to show the various sub-sections was the work of my survey team at the time. The plan was deemed the industrial standard for the period, as stated by the Deputy Land Registrar.



The land surveyors were excited to discover that a Schedule could be written in two colors. The Chinese name and address were written in black ink and the rest in red.

## 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](mailto:steditor@hkis.org.hk)
- Credential: Author's name, designation (FHKIS/MHKIS, not any other\*), division affiliation(s)

\*For HKIS member's submission only

Members  
Corner



Planning & Development Division  
Sr Prof James Pong PDD Council Chairman

## 2017 PDD Annual Conference on 16 September

The 2017 PDD Annual Conference will be held on 16 September 2017 (Saturday) at the Royal Plaza Hotel in Mongkok. Titled, "Country Parks – Conservation or Development?," the conference will provide a platform to examine the arguments for and against the development of Hong Kong's country parks. We are honoured that the Immediate Past Secretary for Development, Mr Eric MA Siu Cheung, GBS, will attend to deliver a keynote speech on that day. Following the speech, other distinguished guest speakers will be present to deliver their views on the topic. You may also come to express your views during the Q&A sessions. If you are interested in joining this meaningful event, please enroll through the HKIS Secretariat, Miss Alice Lui, at 2526-3679 or through my Personal Assistant, Miss Eugene Deng, at 2269-8719.

## PDD Annual Dinner on 13 October

The 2017 PDD Annual Dinner will be held on 13 October 2017 (Friday) at the Craigengower Cricket Club. Please come to join your friends and network with other members. There will be an unlimited flow of drinks coupled with live band music to provide you with a warm and relaxing atmosphere that you can't afford to miss. Once again, please enroll through Miss Lui or Miss Deng (see above).



### Planning & Development Division Annual Dinner 2017

Date: 13 October 2017 (Friday)  
Venue: Craigengower Cricket Club  
Address: Dragon Room, 188 Wong Nai Chung Road, Happy Valley, Hong Kong

6:30-7:30 pm: Cocktail reception  
7:30-10:00 pm: Dinner (Chinese style, with red/ white wines serving)  
Entertainment: Live Band and Lucky Draws

#### RESERVATION FORM

(Deadline for reservation is 29 September 2017)

To: The Hong Kong Institute of Surveyors  
Room 1205, 12/F, Wing On Centre  
111 Connaught Road Central  
Sheung Wan, Hong Kong  
Fax: (852) 2868 4612 Email: cpd@hkis.org.hk

Please reserve for the HKIS PDD Annual Dinner 2017 (PDD/S/201713):  
\_\_\_\_\_ number of table(s) at HK\$4,800 per table (maximum of 12 persons per table, half table also welcome)  
\_\_\_\_\_ number of ticket(s) at HK\$400 per ticket

#### Member details

Surname: \_\_\_\_\_ Other names: \_\_\_\_\_  
Grade of membership\*: F , M , AM , P , S  HKIS no.: \_\_\_\_\_  
Division\*: BS , GP , LS , PD , PFM , QS   
Postal address (only to be completed if the address is different from your membership record details):  
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Cardholder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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**Planning & Development Division**  
**2017 Annual Conference**  
**COUNTRY PARK**  
**Conservation or Development?**

**About the Conference**  
Date: 16 Sep 2017 (Sat)  
Time: 9 AM - 5 PM  
(Registration begins at 8:45 AM)  
Venue: 3/F, Junior Ball Room,  
Royal Plaza Hotel, Mongkok

In Hong Kong, the housing demand is escalating to an all-time high, selling at an average of HK \$15,000 per square foot of saleable area. Meanwhile, 26% of Hong Kong is consisted of green undeveloped areas including country parks with precious natural assets of our community. Is it feasible to use a small portion of the country parks for development to ease the existing housing problem.

**Registration Fee**  
HKIS Member : HK\$400  
Probationer : HK\$300  
Full-time Student: Free of charge  
(First come first serve with limited seats available)  
Non-member : HK\$450  
CPD Hours : 4

Please complete the CPD Reservation Form  
[http://www.hkis.org.hk/en/pdd/standard\\_reservation\\_form.pdf](http://www.hkis.org.hk/en/pdd/standard_reservation_form.pdf) and return together with the payment to the HKIS of Fun.  
(Event code: PDD/CPD/170916)

**Conference Programme**

0845	Registration
0900-0915	Welcome Speech Sr Prof James Kenneth Pong Chairman, PDD, HKIS
0915-0930	Success presentations and group photos session
0930-0950	Keynote Speech by Guest of Honour Mr Ma Siu Cheung, Eric, GBS, JP Immediate Past Secretary for Development, HKIAR Government Topic: Hard Facts of Country Parks and Planning in HK
0950-1000	Mr Lee Kai Wing, Raymond, JP Director of Planning Department, HKIAR Government Topic: When development crosses path with country parks - A historical account
1000-1015	Dr. Wong Fook Yee Former Assistant Director of Agriculture & Fisheries Department, HKIAR Government Topic: The Role of Protected Areas in achieving a balanced development of Hong Kong
1015-1030	Tea Break
1030-1045	Prof. Lam Chee Yung, SBS Adjunct Professor of the Geography Resource Management Department, CUHK Topic: The irreplaceable value of country parks
1045-1100	Prof. Ng Cho Nam, SBS, BBS, JP Associate Professor, Department of Geography, Faculty of Social Sciences, HKU Topic: Should country park be a 'no go' area for development?
1100-1145	Discussion Forum Q & A session from floor Sr Eunika Cheng Coordinator & Remarks Sr Edwin Tsang Past Chairman, PDD, HKIS
1145-1200	Vote of Thanks Sr Edmund Yau Vice Chairman, PDD, HKIS
1200	End of Conference

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## Exchange with the Guangdong Professional Institute on Property Valuation

On 24 August, the HKIS met with the Association of Guangdong Asset Appraisal (廣東省資產評估協會) and exchanged professional views on the various methods of valuation, as well as on how to conduct property valuations with a view to enhance future cooperation.



## Delivering Professional Services in Guangdong and Hong Kong - 「粵港服務業交流會」暨《2017在粵香港服務業企業名冊》發佈會

During a conference on 29 August, several distinguished speakers delivered speeches on various related topics including:

- ◇ 香港貿易發展局亞洲及新興市場首席經濟師何達權 — CEPA《投資協議》及《經濟技術合作協議》
- ◇ 廣東省商務廳代表 — 廣東省服務貿易開放最新政策
- ◇ 普華永道中國稅務及商務諮詢合夥人王舜宜 — 《廣東省現代服務業發展“十三五”規劃》為服務業帶來的商機
- ◇ 中山大學粵港澳發展研究院教授張光南 — 粵港服務貿易自由化實施的問題與挑戰
- ◇ 前海香港商會主席林新強、香港建築師學會戚務誠、以及東亞銀行廣州分行副行長吳珊珊 — 粵港服務業攜手“走出去”發展海外市場的經驗分享

## Casual Drinks Gatherings with the Directors of Buildings and Planning

On 11 August, some PDD Council members joined a casual drinks gathering with BD senior officials organised by the HKIS/Building Policy Panel. They met with the Director of Buildings, Mr Cheung Tin-Cheung, JP, and the Deputy Director of Buildings, Mr Yu Tak-Chueng, JP. It was a precious moment for sharing the recent experiences of the building practice in the industry. Mr Cheung agreed that we should have more such gatherings in the future.

On 16 August, some PDD Council members joined another casual drinks gathering organised by the HKIS, during which they met with the Director of Planning, Mr Raymond Lee, JP, and some senior officials. Everyone enjoyed the evening and exchanged views on certain planning issues, notably recent planning consultations and their challenges. Furthermore, the PDD introduced its accredited programme – the BA (Urban Studies) at HKU, a course that has been awarded the accreditation by PDD, and graduates of such programme to the senior

Planning Officials. We have elaborated to them the content of that course and invited them to explore the possibility of taking some of them as planning graduates in future.



## “Create Your District” Competition 2017

On 19 August, Sr Wong Bay represented the PDD at the HKIS’s “Create Your District” Competition 2017 and introduced the role of a P&D surveyor to the media and students.

Sr Tony Leung, Sr Victor Ng, and Ms Jennifer Chow also joined the event as tour guides. The accompanying guided tour lasted about 1.5 hours and visited several historic buildings, revitalisation projects, and urban developments in Sham Shui Po.



## Upcoming CPDs

The following are upcoming PDD CPD events for September/October 2017. We look forward to seeing you there.

15 September 2017 (Friday), 7:00–8:30pm at the HKIS SLC (PDD/YSG Joint CPD)

CPD Talk by a Representative(s) of the Nippon Paint (HK) Co, Ltd

Topic: Green Procurement and Paint Knowledge-Sharing

9 October 2017 (Monday), 7:00–8:30pm at the HKIS SLC

CPD Talk by Dr Li Xin of the City University of Hong Kong

Topic: Brownfield Sites in the New Territories (TBC)



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

## Upcoming CPD Preview

by Sr Ray Ng

The CPD committee has lined up a CPD event to visit BEAM Society Limited's (BSL) RenoGreen Office, which attained Final Platinum status in the BEAM Plus Interior category. BSL's address is 1/F, Jockey Club Environmental Building, 77 Tat Chee Avenue, Kowloon Tong. BSL owns BEAM Plus Assessment Tools, which achieved Platinum status under BEAM Plus Interiors (BI) v1.0 Accreditation after renovating its own office. The renovation project epitomised the key concepts of BEAM Plus Assessment tools, which involved providing a comfortable, yet simple, workplace with various green features to illustrate how the right balance of sustainability and work efficiency can be achieved on a modest budget.

10:25-10:55 AM	BEAM Plus Interiors Case Study: BEAM Society Limited's RenoGreen Office <b>Mr Jimmy Law</b> Senior Engineer at Telex Environmental and Energy Management Limited
10:55-11:10 AM	Q&A Session
11:10-11:25 AM	Tour of BSL's office
11:25-11:30 AM	Group photo

## Research and Development (R&D)

A CPD event was successfully held at HKIS headquarters to discuss "The Relationship between Green Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong" on 10 August. Sr Prof Eddie Hui delivered the talk, after which Sr Lee presented him with a souvenir.



### Details as Follows:

Date: 16 September 2017 (Sat)  
Time: 10:00-11:30 AM  
Venue: BEC Auditorium, G/F, Jockey Club Environmental Building, 77 Tat Chee Avenue, Kowloon Tong  
Quota: 35 persons  
Fee: HK\$200 per person

### Rundown:

10:00-10:10 AM	Registration
10:10-10:25 AM	Introduction of BEAM & BEAM Society Limited <b>Ir C S Ho</b> General Manager of BSL



### The Hong Kong Institute of Surveyors Scholarship Presentation Ceremony

HKIS President Sr Thomas Ho and BoE Chairman Sr Prof Lawrence Poon presented awards to students who completed the BSc (Hon) course in Property Management at the Hong Kong Polytechnic University, which was accredited by the PFM on 1 August. Congratulations to the following highflying awardees: Fang Ka Ying, Wong Ho Yin, Hui Lok Ming, and Yeung King Nga.



### Forthcoming PFMD Conference on 9 December 2017

An organising committee (OC) was formed to coordinate this upcoming PFMD conference. Sr Daniel Hui will chair the OC, which will comprise Sr Prof Eddie Hui, Sr Gary Yeung, Sr Ray Ng, and Sr Tim Law. Members are welcome to provide suggestions for this event. The first committee meeting was held on 25 July. Some key ideas that were raised are as follows:

1. Holding a half-day annual conference on 9 December 2017. The venue would be the Surveyors Learning Centre.
2. The proposed topic is “22世紀物業管理” (English topic to be confirmed). Proposed sub-topics include:
  - Welcome speech
  - Two keynote speeches
  - Legislation on and registration for property managers/practitioners and PFM companies
  - Discussion of social issues relating to PFM
  - Information technology
  - Environmental protection and refuse collection
  - Legal case concerning building management
3. Registration Fee:
  - HKIS Member: HK\$350
  - Probationer: HK\$250
  - Full-time student: free, but first come, first served with limited seats available
  - Non-member: HK\$400



### Quantity Surveying Division Sr Raymond Kam QSD Council Chairman

## 第三次中國建設工程造價管理協會和香港測量師學會資格互認協議下的國內培訓課程 (八月十五和十六日)

八月十五和十六日兩天，第三批中國建設工程造價管理協會（中價協）和香港測量師學會資格互認協議下的國內培訓課程在長春舉行。出席者包括中價協理事長徐惠琴女士、中價協副秘書長施笠女士、吉林省建設工程造價管理協會副理事長龔春杰女士、香港測量師學會會長何國鈞測量師、工料測量組主席甘家輝測量師、導師孫茂馨測量師、林清錦測量師、劉振業測量師、李佩華測量師、段世文測量師及 127 名參與是次培訓課程的國內造價工程師。在為期兩天的培訓課程內，導師們向國內造價工程師介紹了香港工料測量服務的一般工作及與國內工程造價服務的區別。在最後的半天環節，導師們亦和參與者進行了深入的討論及交流，並評估了各參與者對香港工料測量服務的基本認識。在此，本人謹代表工料測量組再次感謝五位導師的協助，及中價協聯同舉辦了第三批互認協議下的國內培訓課程。



## HKIS Create Your District Competition 2017 (19 August 2017)

On 19 August, QSD Chairman Sr Raymond Kam attended a briefing session held in the Surveyors Learning Centre for participants in

the HKIS Create Your District Competition 2017. The participants were all secondary school students who aimed to submit their innovative ideas for re-shaping or transforming Sham Shui Po – one of Hong Kong's 18 districts. QSD Council members Sr Tzena Wong, Sr Dr Sandy Tang, and Sr Rex Ying were also present during the briefing session and served as tour guides to lead the students around Sham Shui Po immediately after.



### Social Event: DIY Perfume Spray (19 August 2017)

The 4<sup>th</sup> QSD social event of the 2016/17 Council Year – classes 1 and 2 of the DIY Perfume Spray – was held at the DK Aromatherapy Causeway Bay shop on 19 August 2017. Each participant received his or her own 30ml tailor-made perfume spray with natural essential oils. Thanks go to the QSD Social and Welfare Chairperson, Sr Christina Wong, and her team member, Sr Karen Wong, for their valuable efforts in organising this successful event.



### Upcoming 5<sup>th</sup> QSD Social Event in 2017: The Moon and Planets Lamp Workshop (to be held on 24 September 2017)

#### THE MOON & PLANETS LAMP WORKSHOP

Date: 24 September 2017  
Time: 16:00 - 17:00  
Location: San Po Kong, Kowloon  
Fee: \$250 for QSD Members  
(Including 12cm diameter lamp and wooden base, member can add \$50 for engraving letters on wooden base)



### International QS BIM Conference 2017 Hong Kong (to be held on 18 November 2017)

**[Early bird: extended to 15 September 2017]**

Please refer to the flyer next page.



Co-organisers:



# International QS BIM Conference 2017 Hong Kong



Date : 18 November 2017 (Sat)

Time : 9am - 5pm

Venue : Regal Ballroom, Regal Hongkong Hotel,  
88 Yee Wo Street, Causeway Bay

Gold Sponsor:



Silver Sponsors:



Bronze Sponsors:



Booth Sponsors:



# International QS BIM Conference 2017 Hong Kong

The International QS BIM Conference 2017 Hong Kong with the theme of "Quantity Take-off (QTO), Cost Management and the Way Forward of BIM for Quantity Surveyors" aims to share both local and overseas BIM experience and expertise in construction budget planning and cost management.

## SPEAKERS & PRESENTATION TOPICS

Keynote speaker	Title	Topic
 Ms. Ada FUNG Yin Suen, BBS, JP	Deputy Director of Housing (Development & Construction), Hong Kong Housing Authority, Hong Kong	Building a Collaborative Future: BIM in Hong Kong
Speakers (In alphabetical order)	Title	Topic
 Mr. CHENG Tai Fatt	Deputy Managing Director, BCA Academy and BERII, Building & Construction Authority, Singapore	Singapore BIM Roadmap
 Ms. KWONG Chin Wei	BIM Technical Committee of QS Div, RISM, Malaysia	Getting The Right Footing for 5D BIM - The Malaysian Experience
 Mr. Eugene SEAH Hsiu Min	Senior Director (Special Projects), GCEO's Office, Director, Threesixty Cost Management Pte. Ltd. & Threesixty Contract Advisory Pte. Ltd., Singapore SISV Representative	QS and BIM; Blue Ocean or Red Sea?
 Mr. Nathan TREVASKIS	Director, Bimfire Pty Ltd., AIQS Representative	Can the Industry Cope with 5D BIM?
 Ms. Rosana WONG	Executive Director, Yau Lee Holdings Limited, Hong Kong	Smart Transformation: From Micro to Macro Level of Full Life Cycle Management
 Dr. Robert YUAN Zheng Gang	President, Glodon Company Limited, China	Update of BIM Software Development

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

## FEE PACKAGES (Whole-day conference including lunch and 2 coffee breaks with light refreshments)

- Early Bird**  
 (payment made on or before 15 September 2017, Friday):  
**HK\$960** (Professional and technical members and staff of Co-organisers and Supporting Organisations) / **HK\$1,120** (Others)
- Standard:**  
**HK\$1,200** (Professional and technical members and staff of Co-organisers and Supporting Organisations) / **HK\$1,400** (Others)
- Full-time Students** (Lunch is not included): **HK\$200**

## RESERVATION

Please click: <http://form.redasia.com.hk/qs bim2017>



For completing the enrolment, please settle the payment by EITHER returning the signed credit card authorization form via email: [qs.d.bim@redasia.com.hk](mailto:qs.d.bim@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 Wing LAM / Ms May KWOK at: Red Asia Communications Ltd. (Conference Secretariat) Room 1706, Fook Yip Building, No. 53-57 Kwai Fung Crescent, Kwai Fong, Hong Kong

As seats are limited, enrolment will be accepted on a first-come-first-served basis after receipt of payment

For enquiries, please contact Ms Wing LAM / Ms May KWOK (Conference Secretariat, Red Asia Communications Ltd.) at +852 3421-1463 / [qs.d.bim@redasia.com.hk](mailto:qs.d.bim@redasia.com.hk)

### Supporting Organisations:



**Young Surveyors Group**  
Sr Chris Mook YSG Committee Chairman

## Young QS Programme of the Pacific Association of Quantity Surveyors (PAQS) Congress

(Reported by YSG Hon Secretary, Sr Karen Wong)

The PAQS Congress is held every year in a country located along the Pacific Rim. This year, it was held in Vancouver, Canada.

The Young QS programme, which has met every year since 2012, had a successful meeting from 21-22 July. Two YSG members, Sr Frank Poon and I, attended the Programme and met nearly 20 young QSs from Brunei, Canada, China, Japan, Singapore, Sri Lanka, Philippines, Australia, and New Zealand.

The two-day programme provided a platform for younger QSs from the above countries to share their experiences and backgrounds. The theme of this year's Congress was "Green Developments: the New Era". During the sharing session, participants were introduced to the implementation of the latest green technologies and methodologies in each country such as prefabricated construction in China, the Comprehensive Assessment System for Built Environment Efficiency (CASBEE) and Leadership in Energy and Environmental Design (LEED) in Japan, and Energy Efficiency and Conservation Building Guidelines (EEC) in Brunei.

On the second day of the programme, the group visited Vancouver Lookout to discover how geography and natural resources spurred Vancouver's growth and learn the facts on Vancouver's history, infrastructure, local community, current trends, and future expansion.

The PAQS Congress and Young QS Programme serve as the glue that connects quantity

surveyors around the world in many ways. The Young QS Programme offers wonderful networking opportunities for younger QSs from different countries to network in a relaxed atmosphere and exchange information on the current industry, their professions, and community affairs. Everyone enjoyed this year's programme very much and look forward to meeting each other again in the future.



## YSG Social Event: Wine-Pairing & Knowledge-Learning Workshop (22 July)

YSG invited Mr Louis Wong, the sommelier of the Wine & Spirit Education Trust (WSET), to host a wine-pairing workshop.

During this 2.5-hour event, participants learned the way sommeliers savour wine. The first steps of wine-tasting – noting the colour, nosing, tasting, and after-tasting – were taught in detail. After that, participant tried to pair the various canapés (e.g. cheeses and hams) with their approximate red and white wine counterparts from different origins. Most participants were amazed by the enrichment of the in-mouth impressions of both wines and foods which they experienced during the wine pairing.

By teaching our younger members the proper ways to savour wine, Louis hoped that they will know how to select suitable wines by themselves. He finally encouraged the participants to take good care of their sense of taste for exploring the vast world of red and white wines. Special thanks go to YSG Committee member Sr Alice Ko for organising this enjoyable event.



## Upcoming YSG Annual Dinner 2017 (4 November)

The YSG Annual Dinner 2017 will be held at Quayside located near the Wan Chai Pier. The theme of this year's dinner is "Fairy Tale World". A nice buffet dinner, exciting games, and awesome lucky prize draw are on the itinerary, so it should certainly be a cheerful night to meet new friends!

Prizes will be given to the best-dressed King and Queen, so prepare to dress yourselves up for this night! Seats are limited, so please register ASAP. If you register with your friends, you will receive the maximum 30 per cent discount!

青月

**HKIS YSG ANNUAL DINNER**

THEME: FAIRY TALES  
Event Code: YSG/S/201712

NOV 4 2017

TIME: 19:00 - 22:30  
VENUE: QUAYSIDE,  
FENWICK PIER NAVY SHOPPING CENTRE, WAN CHAI

FOR YSG MEMBERS: \$250 FOR 1, \$450 FOR 2,  
\$600 FOR 3, \$1750 FOR 4 OR ABOVE

INCLUDE FREE FLOW OF DRINKS, BUFFET DINNER AND LUCKY DRAW!!

## Upcoming YSG Study Tour 2017: Harbin (14-19 October)

We look forward to seeing our younger members register for this study tour to Harbin.

EVENT CODE	2017150
DESTINATION	HARBIN, CHINA
DATE	14 OCT (SAT) - 19 OCT (THUR) 2017
CPD HOURS	10
FEE	HK\$4500 PER PERSON (SHARE BEDROOM) +HK\$1350 FOR SINGLE ROOM
QUOTA	20
DEADLINE	<del>10 AUGUST 2017</del> Extend to 8 Sep 2017
ORGANIZER	YOUNG SURVEYORS GROUP



## Wanted: Young Surveying Guys and Gals!

If you are interested in serving as a guest speaker at a career talk or as an OC or helper during YSG events, please kindly e-mail us at [ysg@hkis.org.hk](mailto:ysg@hkis.org.hk). Please also feel free to attend our monthly regular meetings and refer to our Facebook page, "HKIS Young Surveyors Group 香港測量師學會青年組," for the latest information.

The dates of the upcoming YSG meetings are as follows (all held at 7:00pm in the HKIS boardroom):

19/09/2017 (Tue)  
10/10/2017 (Tue)  
17/11/2017 (Fri) AGM



## Photos of the Month

**YSG Committee and Co-opted Members@Drinks Gatherings with the Buildings Department on 11 August and the Planning Department on 16 August**

(PS – these two events represent valuable opportunities for our committee and co-opted members to meet with directors and senior officials of these government departments.)



Sr Jason Chan  
Sports and Recreation Committee Chairman

For those members who are interested in participating in the 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.

## HKIS Dragon Boat Team – Aberdeen Dragonboat Competition

Team Captains: Sr Kenneth Wan/Sr Sana Shek/Sr Paul Sze/Young Surveyors Group

The HKIS Dragon Boat Team achieved a Gold Plate finish of 5<sup>th</sup> runner-up during the Aberdeen Dragonboat competition on 20 August at the Aberdeen Typhoon Shelter against teams of various professional organisations. Big congratulations go out to the team, which continues to undergo tough training for future races this season.

More members are welcome to join the HKIS Dragon Boat Team.



## Charity Band Show by S!R for the HKIS Charitable Foundation

Band Soul: Sr George Chan

Bandmates: Sr Jeffrey Wong/Sr John Lau/  
Sr Alison Lo/Jerry Chau/Sr Chris Mook/Sr  
Dr Lesly Lam/Sr Peter Dy/Sr Kenny Chan/Sr  
Bessie Liu/Yuji Wong/Elvis Cheung/Hinry  
Lau/Sr Evangeline Cheung/Sr Jerry Li

Thanks to all for coming to continuously support S!R, which will perform at the first fundraising activity for the HKIS Charitable Foundation.

### Venue

**The 1563 at the East, 6/F, Hopewell Centre,  
183 Queen's Road East, Wanchai**

### Time

**Friday, 15 September 2017, at 8:00pm**

All proceeds, after deducting costs, will be donated to the HKIS Charitable Foundation.

The HKIS Charitable Foundation was incorporated in April 2014 to provide assistance and financial support to those who are in need or are suffering hardships. It also organises, supports, promotes, and engages in non-profit works and activities for the purpose of helping



underprivileged, aged, socially disadvantaged, and vulnerable groups in the community to advance education, relieve poverty, undertake emergency relief projects, etc. The Foundation is an approved charitable and tax-exempt institution under Section 88 of the Inland Revenue Ordinance.

*Please come support us.*



## HKIS Table Tennis Team at the Construction Industry Council's Table Tennis Competition 2017

Team Captain: Sr C Y Jim

Led by team captain Sr C Y Jim, the HKIS Tennis Team won the Men's Doubles Championship and achieved 3rd runner-up in Men's Singles during the Construction Industry Council-Construction Industry Table Tennis Competition 2017 on 20 August against teams of various professional organisations. Big congratulations go out to the team, which continues to undergo tough training for future joint professional table tennis competitions.

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



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

**We are on FACEBOOK now!**  
**Official FACEBOOK PAGE of the HKIS**

[www.facebook.com/hkisofficial](http://www.facebook.com/hkisofficial)

Join us and click the 'like' button now!



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### CPD organised by YSG

#### 1. Experience-Sharing on the Application of Building (Planning) Regulations, Part 1 (29 July) (Reported by Sr Gigi Mok, YSG CPD Convener)

YSG was pleased to invite Sr Terry KY Ng to deliver five half-day short courses on building controls to the HKIS's younger members to help them understand and update themselves on the control regime for property development. During the first course, Sr Ng mainly shared the related sections of the Buildings Ordinance such as Section 2 (Interpretation), Section 14 (Approval and Consent Required for the Commencement of Building Works), Section 16 (Grounds on Which Approval or Consent May be Refused), etc.

For example, mention of the Wang Fung Terrace (FACV7/14) court case allowed members to understand that while more people would have occupied Wang Fung Terrace and traffic at a nearby junction would have increased, the buildings in question might have posed a danger and/or inconvenience to traffic. Under these circumstances, the Building Authority might have considered invoking Section 16(1)(g).

#### 2. Project-Sharing on the Hong Kong Waterfront: A Holistic Vision for the Avenue of Stars (3 August) (Reported by Sr Frank Poon, YSG CPD Convener)

Mr Edwin Tang shared his project management experiences and challenges on this project and discussed the way forward for and recommendations on the future of waterfront development.



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- 2. Experience-sharing by Mr Tang
- 3. Participants
- 4. Souvenir Presented to Mr Edwin Tang, Chartered Town Planner

#### 3. Experience-Sharing on the Application of Building (Planning) Regulations, Part 2 (5 August) (Reported by Sr Gigi Mok, YSG CPD Convener)

During the second course, Sr Ng continued to share his knowledge of those sections of the Buildings Ordinance that were relevant to the audience: Section 21 (Occupation of New Buildings), Section 39 (Application of New Regulations), Section 41 (Exemptions), Section 42 (the Building Authority's Powers of Exemption), and Section 43 (Interpretation of Part 6 – Appeal).

For example, when he mentioned that the Final Appeal Court case of Mariner provided useful guidelines to facilitate a decision, members learnt that the concept "involving the structure of a building" is not limited to what the structure holds it up, but the building works added to a building involved its structure served a structural function or were capable for some reason of affecting the integrity of the structure.



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- 1. First Souvenir Presented to Sr Terry KY Ng, Former Senior Building Surveyor of the Buildings Department



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- 5. Second Souvenir Presented to Sr Ng
- 6. Experience-sharing by Sr Ng
- 7. Sr Ng Explains that the Building Authority May Refuse to Issue an Occupation Permit if a Defect is Found within the Building Due to a Contravention of the B(C)R.



#### 4 Glass & Curtain Wall Series (1): Good Practice for the Heat Soak Process to the Latest BS EN 14179-1: 2016 (12 August) (Reported by Sr Gigi Mok, YSG CPD Convener)

YSG was pleased to invite Ir Dr Dominic WK Yu to deliver this captioned three-hour seminar, which focused on quality control measures used to manufacture tempered glass and the good practice for the heat soak process. Ir Dr Yu began by sharing the rationale behind the requirements for temperature measurement, calibration, and supervision during the heat soak process, as stipulated in PNAP APP-37. Thereafter, he introduced a new calibration method and the latest requirement of the heat soak process, as stated in BS EN 14179-1: 2016.

By participating in the seminar, members learnt the Dos and Don'ts of enhancing effectiveness and efficiency when carrying out quality control on tempered glass, the documents and tests the manufacturer prepares and performs to ensure quality, the techniques for calibrating a heat soak oven, the proper installation of a data logger with thermocouples on glass surfaces, and the rationale behind TCP-T1's installation of an independent data logger.

Again, members learnt how the development intensity of a composite building, such as a site with two towers used for different purposes (eg office and residential blocks) or when the heights of two buildings do not fall into the same band in Schedule 1 of B(P)R, complies with B(P)R 20 & B(P)R 21.



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10. Third Souvenir Presented to Sr Ng

11. Sr Ng Explains that the Definition of "Usable Floor Space" in B(P)R Differs from that of "Usable Floor Area" under the Fire Safety Code



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8. Souvenir Presented to Ir Dr Dominic WK Yu, Principal (Structural Fire and Façade), Alpha Consulting Limited

9. Experience-sharing by Ir Dr Yu

#### 5 Experience-Sharing on the Application of Building (Planning) Regulations, Part 3 (19 August) (Reported by Sr Gigi Mok, YSG CPD Convener)

Sr Ng came for a third time to share his knowledge of the relevant sections of the Building (Planning) Regulations.

測量師研習中心  
Surveyors Learning Centre

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Sr Eric Chung  
FHKIS, QSD (non-practising barrister)

## Does “Lack of Control” Justify Setting Times for Completion at Large?

I read the eye-catching article, entitled *Some Sharing of “Time at Large”* (June issue of *Surveyors Times*) and found the proposition in law advanced there rather strange and, to my knowledge, contrary to both principle and authority.

That proposition in law revolves around how the time for a project completion may become at large in the absence of a properly-drafted EOT clause in the contract. “Time at large” seems to have become a term of art in construction law. It has generally been used to refer to either situation in which there is no longer a date for the contractor to complete the project undertaken because the contractual date for completion no longer applies due to a delay for which the employer is legally responsible and which is beyond the scope of the time extension regime under the contract or in situations in which there is simply no contractual mechanism for adding time.

Over the years, the author has witnessed inexplicable enthusiasm among some contractor QSs and claims consultants when they embarked on the task of formulating a time-at-large argument in the event of a serious delay. They appear to regard such an approach as a panacea for relieving the contractor of liability for LD or as a substitution for a properly substantiated EOT submission.

### Effort in Vain

To the author’s knowledge, very rarely would such efforts produce the intended results when pursued in court or through arbitration. A notable exception is contracts that have no

provision whatsoever for extending time. In such cases, the law will compel the contractor to complete the project within a reasonable amount of time. Surprising as it may seem to them, the earliest cases in which the courts held time for completion to be at large were not about brick and mortar (the first JCT form was not published until the 1930s), but ships.

### Obligation to Complete within a Reasonable Time Period by the Operation of Law

Harking back to the end of the 19th Century, Britain’s House of Lords already held that when a bill of lading did not state the time by which its consignee had to discharge a ship’s cargo, the latter’s obligation was to discharge it within a reasonable period of time, as per Lord Herchell LC in *Hick v Raymond & Reid* [1893] (AC 22).

### The Article

Returning to the article in question, which suggested:

*[I]f there is no provision for an EOT for a valid event (e.g. in one of my recent projects, there was no inclement weather clause in the main contract’s conditions as grounds for granting an EOT), then, if the contractor applies for an EOT in response to inclement weather, the project’s completion time would likely be set “at large”... (referred to below as “the Proposition”).*

To the Author:

1. The law never regards “inclement weather” as a valid event (which I assume was used to mean an “entitling event” for EOT), but merely as a “neutral” event.
2. Time cannot be set at large by inclement weather.

The article cites *Keating on Construction Contracts, 9<sup>th</sup> Edition (2012)*, page 276, paragraph 8-013, for the Proposition, but

strangely omitted the most important words, “an act of prevention by the employer,” and replaced them with “inclement weather” without offering any explanation for the change. As stated earlier, inclement weather cannot be an act of prevention.

### The Prevention Principle

If one reads the relevant cases, one would discover that the law set the time for completion at large not because the completion was delayed by an event outside of the contractor’s control, but by an act of prevention for which the employer was legally liable.

Keating (page 277, paragraph 8-014) dealt with “The Prevention Principle”, which was founded on the principle that a promisee cannot insist upon the fulfillment of an obligation that it has prevented the promisor from delivering.

### Inclement Weather: a Neutral Event

When a delay results from a neutral event (inclement weather, underground obstruction, public utility authority, etc), the occurrence of which is the responsibility of neither party, the law requires that the loss lies where it falls. This is so because there is no overriding principle existing in the UK or Hong Kong which states that the employer should always bear all the risk not caused by the contractor.

In case a job is delayed by inclement weather, it would be the contractor, not the employer, that will bear the consequences because it agreed to complete the task by a set date and the contract provided no relief from inclement weather. This is what I regard as the applicable principle.

Further on authority: the author has heard of no decided case in either the UK or Hong Kong that held inclement weather to set time for completion at large. This article suggests that the two cases cited therein, *Chun Wo*

*Foundation, Ltd v Dorro Properties, Ltd* (2005, HKEC 1269) and *Shawton Engineering, Ltd v DGP International* (2006, 22 Const LJ 129) were authorities supportive of the Proposition. The author does not believe that the actual decisions had the suggested effect, but, most importantly, both cases contained some special features.

1. In *Dorro*, the Court of Appeal noted, “the parties are in agreement that time was at large” (paragraph 3), in which case the Court did not have to decide on the question of time-at-large.
2. In *Shawton*, the English Court of Appeal noted, “[t]here was no contractual mechanism for extending time on account of the variations” (paragraph 11).

Not only was none of these special features mentioned in the article, but the decisions were cited as those of authorities supportive of the Proposition. In other words, the time for completion would be set at large if the contract does not permit a time extension for inclement weather.



In reality, neither of the above cases is relevant to, nor decided on anything supportive of, the Proposition. In fact, it was due to the parties’ own agreement in *Dorro*, rather than the court’s finding, that time should become at large.

To the author, it is contrary to both principle and authority to suggest that inclement weather, itself a neutral event, is capable of setting time at large. So much for time being about contracts with no provision for extending time. The above cases are rather straightforward. There are more difficult cases that truly activate time-at-large, in which the EOT provisions were capable of diagonally-opposed interpretations: one would embrace, while the other would exclude, the delay in question.

# HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY

02 SEP 2017  
16 JAN 2018

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
02 Sep 2017	2017164	Short Course 1 – Understanding the Leasing Control in Hong Kong <b>(FULL)</b>	Edward Au	BSD	2.5	✓	2.5	HK\$200 - members; HK\$300 - non-members
04 Sep 2017	2017152	Understanding the Anchor Bolt System <b>(FULL)</b>	Joanne Lee	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
06 Sep 2017	2017137	QSD Management Series 2017 (6): How to Become a Successful Consultant and Provide Your Services in the Global Market	Peter Ng	QSD, AIQS	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
09 Sep 2017	2017167	Short Course 2 – Understanding the Town Planning Control in Hong Kong <b>New</b>	Sandra Yip	BSD	2.5	✓	2.5	HK\$200 - members; HK\$300 - non-members
11 Sep 2017	2017170	火炭•十年? <b>New</b>	Benson Lee	GPD, YSG	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
12 Sep 2017	2017156E	BSD PQSL Series 2017 - Planning for License Application <b>(FULL)</b>	Ben Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
13 Sep 2017	2017174	Happy Hour Sharing - Precursor, How are you? 歡樂時光分享會 - 前輩你好嗎? <b>New</b>	Daniel Lam, Bay Wong	Senior Members Committee	1.5	To be determined by respective Division		HK\$100 - members (inclusive of drinks and light refreshment)
14 Sep 2017	2017153	The first investigations and cases under the HK Competition Ordinance: likely impact on the construction sector <b>(FULL)</b>	Francois Renard	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
15 Sep 2017	2017161	Green Procurement and Paint Knowledge Sharing	Denise Chan	PDD, YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
16 Sep 2017	2017146	Planning & Development Division 2017 Annual Conference - Country Park - Conservation or Development?	Please refer to the website	PDD	4.0	✓	4.0	HK\$400 - members; HK\$300 - Probationers; FOC - Full time students; HK\$450 - non-members
16 Sep 2017	2017168	Case Sharing cum Site Visit to BEAM Society Limited (BSL) – Office RenoGreen (Final Platinum in BEAM Plus Interior) <b>New</b>	C S Ho, Jimmy Law	PFMD	1.5	✓	1.5	HK\$200 - members; HK\$300 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
16 Sep 2017	2017156C	BSD PQSL Series 2017 - Greening the Existing Buildings (Rescheduled from 23 August 2017)	Grace Kwok	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
18 Sep 2017	2017117	Risk Assessment – The Practical Approach	S K Cheung	HKIS, CIC	1.5	To be determined by respective Division		HK\$120 for members only
19 Sep 2017	2017154	PNAP APP-2 (FULL)	Peter T L Chan, Rosena T T Koo	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
21 Sep 2017	2017017R	QSD PQSL Contract Administration Series 2017 (9) – Assessment of Contractual Claims (FULL)	T T Cheung	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
22 Sep 2017	2017089	QSD Technical Series 2017 (5): Development, Selection, Site Operation and Costing of Tower Cranes and Passenger Hoists (FULL)	Ben Wong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time
23 Sep 2017	2017111	Glass & Curtain Wall Series (2) - Design Consideration and Performance Tests of Curtain Wall Systems (FULL)	Dominic W K Yu	YSG	3.0	To be determined by respective Division		HK\$280 - members; HK\$350 - non-members
23 Sep 2017	2017133	QSD Technical Visit Series 2017 (16): Visit to Aluminium Window Factory in Shenzhen	Wicky Wong, C C Wong	QSD	3.0	✓	3.0	HK\$300 per members (fee includes transportation in Mainland China, lunch and insurance)
24 Sep 2017	QSD/S/201714	The Moon and Planets Lamp Workshop 	-	QSD	-	-	-	HK\$250 for QSD members only (including a 12 cm diameter lamp and wooden base) [Optional : add HK\$50 for engraving letters (max.30 Chinese/English letters) on the wooden base]
25 Sep 2017	2017124	Application of Geographic Information Systems (GIS) in Rating Valuation	Kenneth Tong	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
26 Sep 2017	2017171	QSD Technical Series 2017 (7): Significance of Insulation Criteria for Fire Separation and Compartmentation and Related Costing 	K T Leung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
27 Sep 2017	2017156F	BSD PQSL Series 2017 - Building Control on Heritage : Adaptive Re-use and Alteration and Addition Works to Heritage Buildings <b>(FULL)</b>	Junkers Lam	BSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
27 Sep 2017	2017175	《智慧家居的最新發展與應用》講座及晚宴 <b>New</b>	Wendy Fan (范麗麗)	HKIS	2.0	To be determined by respective Division		參加講座及 / 或晚宴的會員需要在現場每人支付 RMB100
30 Sep 2017	2017116A	Safety Management Course for Surveyors (Class 1) (Same as the course on 16 December 2017 i.e. CPD event 2017116B.)	S K Cheung	HKIS, CIC	3.0	To be determined by respective Division		HK\$200 for members only (Note: Participants need to provide their complete HKID number to CIC in order to obtain a certificate of attendance issued by CIC)
30 Sep 2017	2017172	QSD Technical Visit Series 2017 (17): A Green Tour: Green Hoarding System, Environmental Friendly Steel Products and Safety Products <b>New</b>	Y W Leung, Donald Choi	QSD	2.5	✓	2.5	HK\$200 - members (including insurance)
07 Oct 2017	2017173	QSD Technical Visit Series 2017 (18): Visit to Steel Products Fabrication and Distribution Centre <b>New</b>	Donald Choi	QSD	3.0	✓	3.0	HK\$250 - members (including insurance and transportation)
08 Oct 2017	HKIS/ S/201710	HKIS Bowling Fun Day 2017	-	HKIS	-	-	-	HK\$100 - members (Each member is allowed to bring TWO guests); HK\$150 - guests (including 2 shoes, hiring of bowling games, insurance and refreshment)
14 Oct 2017 6 Days 5 nights (14/10 - 19/10)	2017150	YSG Study Tour 2017	-	YSG	10.0	To be determined by respective Division		HK\$4500, including accommodation (sharedroom), transportation and food (Surcharge for single room HK\$1,350)
14 Oct 2017	2017176	QSD BIM Series 2017 (6) : Building Information Modeling (BIM) Training Course for Surveyors - Quantity take-off for Advance Structural and MEP Elements [Class 1] <b>New</b>	Trainer from BIM consultant	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
17 Oct 2017	2017163	A Revisit of Final Investigation Report on the Collapse of Roof Structure of Chan Tai Ho Multi-purpose Hall of Hu Fa Kuang Sports Centre of City University of Hong Kong, Tat Chee Avenue, Kowloon on 20 May 2016 <b>New</b>	Robert Cheng	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
23 Oct 2017	2017017S	QSD PQSL 2017 – APC Interview – A Nightmare to Candidate?	Kenny Lui, H Y Wan, Jesse Wong	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Oct 2017	2017138	Planning, Design and Construction of Mixed-used Harbourfront Development – "Victoria Docks" <b>(FULL)</b>	Jeff Tung	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
01 Nov 2017	2017145	SFC's guidance on corporate transactions and the use of valuations issued on 15 May 2017	Michael Duignan	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members
02 Nov 2017	2017166	"Meet the Professionals" x Hong Kong Seek Road <b>New</b> (Rescheduled from 7 September 2017)	Tony W C Tse	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	HK\$120 - members; HK\$150 - non-members
03 Nov 2017 (3/11 - 5/11)	2017169	工料測量組技術系列 2017 (19): 3 天參觀廠房及景點: 參觀湖南省長沙市工業園區機械重工廠房和長沙市景點 <b>(FULL)</b>	三一重工股份有限公司 代表	QSD, HKIE (Building)	10.0	✓	10.0	會員收費: 每位港幣 \$1,900 (包括行程內的交通、保險、用餐、景點門票及酒店雙人房費用)。單人房需另加港幣 \$650。
04 Nov 2017	YSG/S/201712	YSG Annual Dinner 2017 <b>New</b>	-	HKIS, YSG	-	-	-	HK\$250 for 1, HK\$450 for 2, HK\$600 for 3 and HK\$175@ for 4 or above (include buffet dinner, lucky draw and free flow of drinks)
08 Nov 2017	2017178	QSD Legal & Contract Series 2017 (8): Getting Your Contract Documents Right <b>New</b>	K K Cheung, Joseph Chung	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non members; FOC - student members studying full time
11 Nov 2017	2017180	HKIS Safety Seminar <b>New</b>	Carlson K S Chan, Y Y Wong, W K Lo, Representative from HKCA, Practitioner from Macau	HKIS	3.0	To be determined by respective Division	To be determined by respective Division	HK\$240 - members; HK\$360 - non-members
13 Nov 2017	2017165	How to Kick Start Your Belt & Road <b>New</b> (Rescheduled from 2 November 2017)	Nicholas Ho	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	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
18 Nov 2017	2017162	Experience Sharing on Application of Building (Planning) Regulations – Part 5 <b>New</b>	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
20 Nov 2017	20170171	QSD PQSL Contract Administration Series 2016 (10) – Essential Elements of the Front Parts of Tender Documents for a Private Project	S W Yuen	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 Nov 2017	2017159	Experience Sharing on Land Resumption in Urban Area	Edward Au	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
28 Nov 2017	2017177	Building Energy Saving Measures in Response to Climate Change <b>New</b>	Paul H K Ho	HKIS, PGBC	1.5	✓	1.5	HK\$120 - members of HKIS, HKIA, HKIE, HKIP and HKILA; HK\$180 - non-members
16 Dec 2017	2017168	Safety Management Course for Surveyors (Class 2) (Same as the course on 30 September 2017 i.e. CPD event 2017116A.)	S K Cheung	HKIS, CIC	3.0	To be determined by respective Division		HK\$200 for members only (Note: Participants need to provide their complete HKID number to CIC in order to obtain a certificate of attendance issued by CIC)
16 Jan 2018	2017179	QSD Cost Management Series 2018 (1): Internal Project Cost Audit for Mitigation of Risks and Reduction of Construction Costs in Hong Kong Property Developers <b>New</b>	Joseph H C Chong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members; FOC - student members studying full time

(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](mailto: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](http://www.hkis.org.hk/en/professional_cpd.php) or use the QR code provided.





# MEMBERS' PRIVILEGES

## GASOLINE

### CALTEX STARCARD

From 1 January 2017, HKIS members and also their family members, who have never applied Star Card OR Star Card holders who had no transaction record in the past six months, can enjoy an attractive discount of **HK\$2.30** per litre in gasoline and **HK\$4.90** per litre in diesel purchase every day. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2116 5407**.

### ESSO FLEET CARD

From 1 April 2017, HKIS members can enjoy the privileged discounts of **HK\$2.30** per litre for petrol and **HK\$4.90** per litre for diesel purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

### ESSO DISCOUNT CARD

From 1 April 2017, HKIS members can enjoy the privileged instant discount of **HK\$1.70** per litre for petrol purchase for successful applicants and existing customers of Ace Way Company. Upon purchase, net payment is settled by cash or credit card at Esso Service Station. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

### SHELL CARD

From 1 January 2017, the discount is **HK\$2.00** per litre for gasoline for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

## OTHERS

### UP TO 15% OFF Shopping & Dining

Enjoy up to **15% discount** at Lee Gardens Shopping Area (Hysan Place, Lee Garden One to Six, Lee Theatre and Leighton) upon joining **Lee Gardens Plus!**

Special offers include: **15% discount** at Paradise Dynasty, ESPRIT and others / **10% discount** at Adidas, agnès b., Ho Hung Kee (1946) Congee & Noodle Shop, PEPPER LUNCH, sen-ryo, Triple O's by White Spot, Wan Kee Sports, West Villa Restaurant and others / **5% discount** at eslite, Jasons • Food & Living and others. Download the Lee Gardens App now at <http://goo.gl/oxTR9w> for registration (please enter referral code: MKT) and discover all these privileges!

### Free subscription Magazine

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

Up to \$5000 CASH REWARD

### BANKING New

Become a DBS Treasures or DBS Account customer by 30 September 2017, and make deposit via auto-payroll and fulfill designated requirements, to enjoy **up to 1.1% p.a. preferential interest rate** for Time Deposit, up to **HK\$5,000 cash reward** and a series of privileges such as 1st year waiver for monthly service fee.

Terms and conditions apply. Please contact DBS Corporate Account Manager Ms Fontaine Chan at 3668 6814 / 9484 6198 and visit HKIS website for details.

### 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 is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/breast ultrasound. Privilege lasts until 31 December 2017.

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

### 10% OFF ROOM ACCOMMODATION

Enjoy a **10% discount** from Hyatt.com rate by booking **Grand Hyatt Hong Kong's** newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter corporate ID CR28170 to make your booking online or call Reservations on **+852 2584 7038/486 512 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 2017, subject to availability.

### 28% OFF ROOM ACCOMMODATION

From now until 31 December 2017, HKIS members who book guest rooms directly at the **Royal Plaza Hotel** can enjoy up to **28% off** its Best Available Rate with instant confirmation. Simply click on the hotel's website at [www.royalplaza.com.hk](http://www.royalplaza.com.hk) and enter your username as **hkismembers**. The password is **The482**.

For enquiries, please contact Ms Jennifer Wong at **2622 6218 / 6117 7800** or [jenniferwong@royalplaza.com.hk](mailto:jenniferwong@royalplaza.com.hk).

### 10% OFF FOOTBALL SHIRT

**Kitroom Sports** is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a **10% discount** in Hong Kong and Macau branches. For details of the shop, please go to <http://www.kitroomsports.com/>.

### 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 2017.

### 20% OFF DINING

Enjoy **20% discount** on dining at **La Lune Whiskey Bar & Restaurant** upon presentation of HKIS membership card, HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card. The offer will last until 31 December 2017. For more discount, please visit HKIS website.

### 15% OFF WEIGHT REDUCTION PLAN New

**MSL Nutritional Diet Centre** aims to help the general public prevent diet-related chronic diseases and improve longevity through healthy eating and lifestyles. From now until 31 December 2017, HKIS members can enjoy its exclusive offers, including a **free "Health & Weight Assessment"** (original price: \$188), **15% off** to join its "Weight Reduction Plan" and a **free exercise class** (tummy workout) session.

An advance booking is required. For more information, please call **2478 8884** or visit [www.mslhk.com](http://www.mslhk.com).

### 10% OFF CHORAL CONCERT TICKET

The **Hong Kong Bach Choir** presents a wide repertoire, from the Renaissance to World Premieres, while concentrating on music of the Baroque, Classical and Romantic periods. As a caring organisation, the HKIS is working with HK Bach Choir to promote performing arts in Hong Kong. Members of HKIS can enjoy a **10% discount** on HK Bach Choir programmes by showing your membership card at URBTX outlets. For more information, please visit <http://www.bachchoir.org.hk>.

### 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 2017 and last until 14 December 2017. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

### 15% OFF PROFESSIONAL COURSE New

HKIS members can enjoy a **15% discount** on fees of professional courses (except some programmes) of OUKH's Li Ka Shing Institute of Professional and Continuing Education under the Non-Profit Making Organisations Study Support Scheme (NMOSSS). Please refer to the HKIS website for details.

### UP TO 40% OFF INSURANCE

From now until 31 December 2017, HKIS members and their families can enjoy the special offers from **Prudential General Insurance HK, Ltd** including travel insurance (**up to 25% off**), home insurance (**25% off**), maid insurance (**20% off**), motor insurance (**40% off**), etc. For further promotional details, please visit HKIS website.

### 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 2017. HKIS members can also enjoy a special **buy-one-get-one-free** offer on DELAMOTTE champagne on the months of their birthdays.

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

### UP TO 25% OFF INSURANCE New

From now until 31 December 2017, HKIS members can enjoy special offers from **Zurich Insurance** including travel insurance (**single trip plan, 25% off**), **medical plan (up to 15% off)**, **home protection plan (10% off)**, etc.

Simply provide your HKIS membership number to enjoy these offers upon successful enrollment. For enquiries or product information, please contact us at **2903 9393** or visit [zurichcare.com.hk/surveyor](http://zurichcare.com.hk/surveyor).

### 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 2017, 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](mailto:info@taioheritagehotel.com) along with membership proof. Room guests can also enjoy a **special rate at HK\$400 for a set dinner** for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/newsletter/specialoffers.pdf>.

### 15% OFF SERVICED APARTMENT

The serviced apartments, **Eight Kwai Fong**, offers 156 Studios and one-bedroom apartments for rent. Each unit is 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 2017. 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](mailto:enquiries@8KF.com.hk) (website: <https://www.8KF.com.hk/>).

**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.

**Management**  
工程管理

**Safety**  
安全知識

**Technology**  
技術發展

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