

## The HKIS Outstanding Final Year Dissertation Award 2012 - Executive Summary of Winning Papers

### Why do smaller theme malls arise at high pedestrian flow locations

Grand Prize & Top Award (PD) • Awardee : **LEUNG Chun-fung**

Theme malls accommodate retailers selling the same product and are a distinct feature in densely populated cities. They can even become tourist attractions, as is the case with Golden Computer Arcade in Sham Shui Po. There is some literature that covers this phenomenon. This dissertation, therefore, will concentrate on the investigation of the locations and size patterns of theme malls and the reasons behind such patterns.

Theme malls practice a high degree of retail agglomeration. Among the 103 shopping malls studied, the author found that pedestrian flow and gross floor area impacted the degree of retail agglomeration significantly. The regression analyses confirmed that smaller theme malls congregate in high pedestrian flow locations and larger ones in low pedestrian flow locations. Discussions on theme mall failures in Hong Kong further enhance the conditions' credibility.

**Why do theme mall sizes vary inversely to pedestrian flow?** The concepts of the bid-rent curve and the nature of theme malls explain location patterns. An empirical

model demonstrates that the higher the pedestrian flow, the smaller the shop size in theme malls and vice versa. Under the concepts of the bid-rent curve, retailers with high turnover/area, like computers retailers, can afford the rent and, therefore, survive in high pedestrian flow locations. Retailers with low turnover/area, like furniture retailers, have to open in low pedestrian flow locations. Due to the nature of theme malls, they have to accommodate sufficient retailers for the purpose of comparison shopping. Therefore, theme malls in high pedestrian flow locations accommodate smaller retailers with high turnover/area and, in turn, tend to be smaller. Generalizations for department store and shop sizes in heterogeneous malls further empower this explanation.

There is a lack of empirical research on retail properties due to difficulties in obtaining confidential data. This study should sufficiently provide market analysts with more information regarding theme malls in the retail market and hopefully bring insights to developers, investors, shopping mall managers, retailers, valuers, and consultants.

### A Study on the factors of living in sub-divided units in Hong Kong

Top Award (BS) • Awardee : **WONG Chak-wa**

The sub-division problem is called the "shame of Hong Kong" because of its structural and fire safety problems, overcrowding, and adverse living environment. This dissertation attempts to explain the concept of residential mobility and adequate housing, as well as find out the factors behind the housing choices of the occupants in sub-divided units.

In the course of investigating the reasons why some people live in sub-divided units, the author divided the reasons into PULL factors and PUSH factors. The former are the advantages of sub-divided units that attract people to live in them, while the latter are those forces that drive people away from other housing choices. The study identifies some pull and push factors for respondents to "Rank-then-rate," so as to determine each factor's importance.

It forces comparisons, but overcomes the problems with ordinal measurement. The advantages of this approach are that it increases the differentiation of the value ratings compared to a rate-only method and detects the relationships between the values and criterion variables of interest. The interview was also adopted as the main research method because qualitative data are more important for the detailed information they can provide on occupants' thoughts about their housing decisions.

The results of this study will show that affordability and location are the two most important factors in the housing choices of the occupants of sub-divided units. Many tolerate their poor quality and high risk because of their cheap rent and convenient location with good accessibility. The expensive rents of whole private

residential flats and the long waiting time for public rental housing ("PRH") hinder sub-divided unit occupants from moving out of their inadequate premises. However, they do not face the problem of a lack of knowledge in searching for housing.

There is another interesting finding in this study. Some respondents were once allocated PRH units in the New Territories or Outlying Islands, but refused the offers. As eligible applicants are entitled to three housing offers, but only one at a time, some will refuse an offer if the location is in too remote an area in the hope of getting a better offer. Since a PRH unit is usually regarded as a permanent accommodation, applicants tend to make their decisions carefully. They do not mind living in the relatively poor environment of a sub-divided unit for a longer period so

long as they can secure a PRH unit in a more convenient location in the future.

Although the use of qualitative data is the primary approach of this study, it cannot give a generalized overview of the sub-division issue; it merely helps one understand the rationale behind the decisions of the occupants. The government will not ban sub-divided units at a time when they provide shelter for low-income people and there are still no permanent solutions to this problem. Therefore, understanding the mobility issues of occupants in sub-divided units is the first step for the relevant government bodies or NGOs to better adjust their policies on this issue in Hong Kong. Only by understanding the exact reasons behind it can more efficient and effective measures can be formulated to resolve it.

## China National Study Program of the China Executive Leadership Academy in Pudong, Shanghai

From 14-20 June 2013, The Hong Kong Institute of Surveyors (HKIS), at the invitation of The Liaison Office of the Central People's Government, took part in the China National Study Program of the China Executive Leadership Academy in Pudong, Shanghai. Including the President Sr Stephen Lai and other Divisional representatives, the HKIS sent 11 representatives to this study program. In just six days of learning, participants deepened their understanding and knowledge of China, including its national framework, regulations, culture, economy, national defense, and foreign affairs, and also strengthened their knowledge and understanding of the Basic Law and issues regarding "One country, two systems".

Apart from joining this study program, Sr Stephen Lai, the President of HKIS and the delegates met with some 20 HKIS members stationed in Shanghai. A dinner was held in the Xintiandi District. During the dinner, the President shared with members the Institute's latest moves and recent developments.



### THE HONG KONG INSTITUTE OF SURVEYORS PROPOSED ALTERNATIVE ROUTES TO MEMBERSHIP EXTRAORDINARY GENERAL MEETING 11 SEPTEMBER 2013

Notice is hereby given to all HKIS members that the General Council has in its meeting held on 21 August 2013 reviewed the Alternative Routes to Membership proposal, and upon due consideration by members in Council it was resolved that the proposed Alternative Routes to Membership should be deferred for further review, and in this connection the Extraordinary General Meeting on 11 September 2013 on the proposed amendments to the HKIS Bye-Laws is cancelled

Sr Edward AU  
Honorary Secretary  
By order of the General Council (2012-2013)

## 香港測量師學會赴遼寧省專業考察

香港測量師學會考察團一行 11 人，由會長賴旭輝測量師率領，於 2013 年 7 月 28 日至 8 月 1 日赴遼寧省考察交流，分別拜訪了遼寧省住房和城鄉建設廳、遼寧省國土資源廳、瀋陽市城鄉建設委員會及瀋陽建築大學，並到瀋陽市規劃展示館及港資企業的地產項目等進行考察。考察團此行目的主要向相關單位介紹學會及測量專業，並進行學術交流，以及探討增進兩地於測量業範疇內的交流合作。

學會考察團除了會長賴旭輝測量師外，亦包括高級副會長郭志和測量師、副會長何鉅業測量師、義務秘書區成禧測量師，以及各組別代表。中聯辦教育及科技部副巡視員蕭家虹、傅芃芃博士、國務院港澳事務辦公室交流司教科文處劉偉先生、遼寧省外事(僑務)辦公室及瀋陽市僑務辦公室的代表亦協助代表團進行溝通及悉心安排行程，並隨團參與會議。



香港測量師學會考察團

考察團於 7 月 28 日黃昏抵達瀋陽市，由遼寧省外事(僑務)辦公室劉勇先生於機場迎接，並下榻酒店，準備翌日的拜訪行程。

7 月 29 日早上，考察團拜訪遼寧省住房和城鄉建設廳，並與省工程造價協會、省建設工程造價管理總站、省建設監理協會及省房地產業協會進行座談會。會上，省住建廳副廳長楊曄代表住建廳及直屬單位歡迎學會到訪，與會各單位的代表分別向考察團簡述其行業於遼寧省的發展概況。學會會長賴旭輝測量師簡介了在 CEPA 下香港與內地的互認情況，而各組別的代表亦分別介紹了各自的專業範疇，副會長何鉅業測量師亦介紹了學會與國家商務部合作進行的援外工程施工監理項目試點計劃。



拜訪省住建廳



學會會長賴旭輝測量師向省住建廳副廳長楊曄(左)致送紀念品

同日下午，考察團到深圳華強集團，了解集團於瀋陽市的華強商業金融中心 (The KING) 發展項目，集團耗資 150 億人民幣，於瀋陽打造全新頂級國際城市綜合體。



考察團細心聆聽講解



華強商業金融中心 (The KING) 模型



華強商業地產瀋陽管理公司董事長練斌向代表團講解 The KING 的項目概念



及後，考察團到張氏帥府及瀋陽故宮遊覽，了解張學良將軍的事蹟；而瀋陽故宮是中國現存的兩座古代皇宮建築群之一，於 2004 年被聯合國批准納入《世界遺產名錄》。



考察團於張氏帥府前合照



張氏帥府被列為全國重點文物保護單位



團員細心聆聽導遊介紹瀋陽故宮的建築



瀋陽故宮被列為世界文化遺產

29 日晚上，省外事僑務辦公室設宴接待考察團，副主任王朝霞代表外僑辦歡迎學會考察團到訪。



省外僑辦宴請考察團



省外僑辦副主任王朝霞(右)

翌日(30日)早上,考察團前往拜訪省國土資源廳及省測繪地理信息局,並召開座談會。會上,副廳長楊旭向考察團介紹了遼寧省的國土資源概況,副局長李建國則介紹了國家土地發展的最新法規。學會會長賴旭輝測量師向資源廳及信息局介紹了學會不同的專業,土地測量組主席古德明測量師則重點介紹香港土地測量專業的範疇,高級副會長郭志和測量師則於會上介紹了將於11月於香港舉行的第七屆海峽兩岸測繪發展研討會,並邀請省國土資源廳及省測繪地理信息局派員參加。



考察團於省國土資源廳門前合照



召開座談會情況



會長賴旭輝測量師向省國土資源廳副廳長楊旭(左)致送紀念品



會長賴旭輝測量師代表學會答謝

午宴過後,考察團到瀋陽市城市規劃展示館參觀,了解瀋陽市各區的規劃及未來的發展。



考察團亦到了一大型城市別墅示範區作實地考察,並參觀了相關住宅會所設施。



同日晚上,考察團出席了由瀋陽市僑務辦公室安排的晚宴,並由辦公室副主任范泉水主持接待。范副主任向考察團介紹了瀋陽市的發展概況。學會會長賴旭輝測量師亦感謝市僑辦的悉心安排。



市僑辦宴請學會考察團

韓籍表演者獻唱

市僑辦副主任范泉水(右)致送紀念品

31日早上,考察團由學會高級副會長郭志和測量師帶領,到訪瀋陽建築大學,與副校長石鐵矛、國際交流處處長宋慶勇、土木學院、管理學院及監理公司的代表會面。會上,石副校長向考察團介紹了相關專業課程的教學情況,學會各組別的代表亦期望日後與瀋陽建築大學相關的專業學院進行更多交流及合作,開設專業認可課程,培育年青人投身於測量專業。會後,石副校長特地陪同考察團遊覽校園,並介紹校園環境。



到訪瀋陽建築大學



瀋陽建築大學副校長石鐵矛(左)



考察團與瀋陽建築大學代表合照

下午，考察團拜會瀋陽市城鄉建設委員會，與工會主席張海伏會面，參與會面的還有計劃處、市場處、造價站、開發處及房地產研究所的代表。張主席向考察團介紹了委員會的設置，各直屬單位的代表亦分別向考察團介紹了建設監理、工程造價及房地產開發的行業法規及政策。學會高級副會長郭志和測量師及各組別代表分別向委員會簡介了學會架構及不同組別的專業範疇，並就監理及造價等議題進行討論。



拜訪瀋陽市建委情況



瀋陽市建委工會主席張海伏(左)



考察團於瀋陽市建委門前合照

經過多天拜訪交流，考察團赴遼寧省的拜訪活動完滿結束，並於 8 月 1 日回港，各參與的團員及組別代表合作無間，向遼寧省及瀋陽市的相關機構及協會推廣香港測量師學會的專業地位及六大專業範疇，各團員亦希望可將香港的測量專業進一步推廣至內地的不同省市，以提升測量師於內地的專業形象，並期望測量專業可為國家的發展作出貢獻。



## 香港測量師學會赴遼寧省專業考察團團員名單

賴旭輝測量師	香港測量師學會會長
郭志和測量師	香港測量師學會高級副會長
何鉅業測量師	香港測量師學會副會長
區成禧測量師	香港測量師學會義務秘書
梁志添測量師	香港測量師學會建築測量組主席
潘永祥博士、測量師	香港測量師學會產業測量組前主席
古德明測量師	香港測量師學會土地測量組主席
郭岳忠測量師	香港測量師學會物業設施管理組主席
陳旭明測量師	香港測量師學會規劃及發展組主席
何國鈞測量師	香港測量師學會工料測量組上任主席
黃 盛測量師	香港測量師學會物業設施管理組義務秘書

## 隨團嘉賓

蕭家虹	中聯辦教育及科技部副巡視員
傅芃芃	中聯辦教育及科技部
丘岳	遼寧省外事(僑務)辦公室僑務聯絡處處長
劉勇	遼寧省外事(僑務)辦公室
劉偉	國務院港澳事務辦公室交流司教科文處

## HKIS Technical Visit to Liaoning Province

### Executive Summary

A 11-member delegation led by President Sr Stephen Lai visited Liaoning from 28 July to 1 August 2013. During the stay, the delegation met representatives from the Department of Housing and Urban-Rural Development of Liaoning Province; Liaoning Provincial Department of Land and Resources; Liaoning Bureau of Surveying and Mapping; Liaoning Provincial Office of Overseas Chinese Affairs; Overseas Chinese Affairs Office Shenyang Municipality; Shenyang City Urban and rural Construction Committee; Shenyang Jianzhu University. The purposes of the visit were to introduce the Institute and surveying profession to the relevant authorities and institutions in Liaoning, as well as perform a professional knowledge exchange and foster cooperation of the the surveying industries between Hong Kong and Liaoning. The delegation also visited the Shenyang Urban Planning Exhibition Hall to understand the Shenyang city design and the well preserved famous historical buildings of the Imperial Palace and Marshal Cheung's House in Shenyang.

## Congratulations to the following who were elected as HKIS Members on 25 July 2013

### FELLOW (4)

#### BS DIVISION

CHAN YUK KIT  
DY WAI FUNG  
TSE CHI KIN  
TSE CHI MING

### MEMBER (30)

#### BS DIVISION

CHAN CHUN HIN  
CHAN KWOK YING  
CHAN SUK LING  
CHOW CHUN FAI

CHUNG KA CHI DEBORAH  
FONG YAN YI

HO MAN TO  
HONG YUK SUET  
HUI TSZ CHUN  
LAI PAK WEI

LEE CHING WAH  
LEE KIN MING

LEE TAK YAN  
LI MO KWAN

SO TSZ LEUNG  
SO WAI LAU

TAM YU CHING  
TO WING MAN

YEUNG TSZ CHUNG  
YEUNG YAN WING

YIU LAI YAN  
YIU PUI TING

#### GP DIVISION

CHOW LAI NA  
HUNG WAI KIT  
LEE KA PO  
NG CHI PONG  
PANG KIN FAI  
WONG HIN WANG  
WONG SAI KIU

#### LS DIVISION

CHAN KIT LUNG

### ASSOCIATE MEMBER (1)

#### QS DIVISION

TSE CHIU KI

### RESIGNATION (6)

AU WAH FUN HENRIETTA  
LAU WNIG CHUNG  
LEUNG MAN LING  
NG YUN BUN TONY  
WONG SHEK PUI PETER  
WU WING KI

## Council Members Reaching Out

7 August 2013	Seminar on "Landscape Architect at Energizing Kowloon East" organised by the Greening and Landscape Office under the Development Bureau	Sr Daniel Ho
9 August 2013	Opening Ceremony and Dinner of Hong Kong International Dental Expo And Symposium organised by Hong Kong Dental Association	Sr Stephen Lai
10 August 2013	Society Link Gathering on "MTR Growth business" organized by MTR Corporation Limited	Sr Keith Yim Sr Dr Lam Kwok Wing Sr Wong Kai Sang Sr James Chan
14 August 2013	BEAM Plus Interiors launch Ceremony co-organised by the Hong Kong Green Building Council and BEAM Society Limited	Sr Stephen Lai
15 August 2013	Seminar on "Experience Sharing of Green Infrastructure in DSD" organised by the Greening and Landscape Office under the Development Bureau	Sr Daniel Ho
20 August 2013	Luncheon Meeting with Kong Kong Construction Arbitration Centre	Sr Stephen Lai Sr Daniel Ho
22 August 2013	Certificate Presentation Ceremony of Quality Water Recognition Scheme for Buildings organised by Water Supplies Department	Sr Daniel Pong
22 August 2013	「廠商會政治事務委員會專業人士小組與社區事務小組」交流午宴由香港中華廠商聯合會主辦	Sr Simon Kwok Sr Edward Au
27 August 2013	A Luncheon hosted by Asia Society Hong Kong Center	Sr Stephen Lai
29 August 2013	Supplement and Signing Ceremony and 10th Anniversary Cocktail Reception of Mainland and Hong Kong Closer Economic Partnership Arrangement organised by Trade and Industry Department	Sr Simon Kwok Sr Vincent Ho Sr Francis Ng Sr Robin Leung Sr Dick Kwok Sr Keith Yim