

# Surveyors Luncheon Talk

30週年  
Anniversary

測量服務三十年 帶動社會邁向前  
30 Years of Surveying Service with Pride,  
For the Community's Betterment We Strive

## Potential Strategic Growth Areas of Hong Kong – New Territories North and East Lantau

Reported by  
**Sr Dr Tony Leung**

On 18 June 2014, the PDD organised a Surveyors Luncheon as one of the HKIS's 30th anniversary programmes, on the 38/F of the World Trade Centre Club. The Honourary Guest Speaker was Mr KK Ling, JP, the Director of Planning, and the topic was **"Potential Strategic Growth Areas of Hong Kong – New Territories North and East Lantau"**. Over 60 members joined the event.

Mr Ling stressed that at present, demand for developable land was an urgent matter on which the government has placed top priority. In the short-to-medium term, new supplies of land in the city centre would come from Kai Tak and quarries such as the former Cha Kwo Ling Kaolin Mine, Anderson Road Quarry, the former Lamma Quarry, and 152 other identified sites. In the medium-to-long term, the government plans to develop Kwu Tung North, the Fanling North NDA, the Hung Shui Kiu NDA, Yuen Long South, and the Tung Chung New Town extension.

Regarding future strategic growth areas, Mr Ling stated that according to the 2013-2014 Policy Address, the government must first carry out a feasibility study of developing the New Territories North New Town on a similar scale to the Fanling and Sheung Shui New Towns before commencing a study to facilitate optimal land use planning for housing, social, and economic development in New Territories North. Second, the government must explore ways to further reclaim the eastern waters of Lantau Island and its neighbouring areas

with a view to developing an East Lantau Metropolis to accommodate Hong Kong's growing population and perhaps a core business district, in addition to Central and Kowloon East, which should boost Hong Kong's economy and provide job opportunities.



在 2014 年 6 月 18 日，規劃及發展組於香港世界貿易中心會舉辦了測量師午宴，這是香港測量師學會 30 週年活動之一，主講嘉賓為規劃署署長凌嘉勤太平紳士。主講題目是「香港潛在策略性增長地區 - 新界北及大嶼山東」。超過 60 位會員參加了這次午宴。

凌先生強調，目前對可發展土地的需求，是其中一項的急切政策，政府對此高度重視。以短及中期來看，土地供應來自啟德；石礦場如前茶果嶺高嶺土礦場、安達臣道石礦場和南丫石礦場；以及 152 個認可地盤，作土地用途審查。以中及長期來看，政府需要發展古洞北、粉嶺北新發展區、洪水橋新發展區、元朗南及東涌新市鎮擴展區。

關於未來策略性增長地區，凌先生倡議根據 2013 至 2014 年度施政報告，首先政府需要進行發展新界北新市鎮可行性的研究，規模類似粉嶺/上水新市鎮，並要開始研究，以促進對新界北房屋、社會及經濟發展優化土地用途規劃。其次，政府需要開發更多途徑，發展大嶼山東部水域及鄰近地區，以發展一個大嶼山東都會，容納更多人口。除中環及九龍東之外，成為另一個重點商業中心區，推動經濟發展及提供更多就業機會。■



# When I was the President .....

我做會長的日子.....

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**Sr Yu Kam Hung**  
Past President (2007-2008)

Six years have elapsed since I, as the President of Hong Kong Institute of Surveyors (HKIS), Council Year 2007 – 2008, passed the torch to surveying talents who succeeded myself, taking our organization to new heights. As the old proverb goes, "Rome wasn't built in a day", so isn't the institutional authority and sound public image attached to HKIS when it comes to shaping and guiding the development of surveying as one of the most respected profession in Hong Kong. During my tenure, I was able to realize several personal ideals of mine – lifelong learning and long-term relationship cultivation; as I took HKIS in my stride and curate a broader circle of professional partners and friends in the Asia-Pacific region whilst actively participate in promoting practice transparency, corporate social responsibility and environmental awareness. 2008 was a good year filled with cherished memories for me and it is my honour to share that with young future leaders and everyone from the big HKIS family.

**A look back at year 2008: "Motivation is the fuel, necessary to keep the human engine running." – Zig Ziglar**

I was once interviewed by a young, perky lad from the HKIS family and found myself inept of answering what is seemingly a simple question: "What is your fondest memory during your term of presidency?" I laughed it off and casually remarked that I had enjoyed myself throughout my entire tenure. What must have appeared to be a half-hearted, diplomatic answer was actually a straightforward, genuine projection of a fruitful year of work for the institute. Looking back, in year 2008 I was empowered by my HKIS membership and presidency to leverage on my specialization in asset valuation to enhance the practice and standard of professional real estate services in Hong Kong. Breaking things down, these below are what I've done in 2008.

## No. List of milestones events in 2008

1. Liaised with the Chinese Government, notably the Ministry of Construction and Ministry of Commerce, to help Hong Kong professionals obtain relevant "practice licenses" in China

### For example:

- 1.1 The Ministry of Housing and Urban-Rural Department (MOHURD) approved 65 applications for the initial registration of cost engineers from the Hong Kong SAR

2. Signed the reciprocity agreement with the Building Surveyor's Institute of Japan (BSIJ) to mutually recognize the professional qualifications of quantity surveyors in Hong Kong and Japan
3. Signed the reciprocity agreement between the Canadian Institute of Quantity Surveyors (CIQS) and the HKIS during the 12th Pacific Association of Quantity Surveyors Congress
4. Reached a consensus regarding the way forward on the Institute's membership in the FIG
5. Assessed the title registration system in Zhongshan during a technical visit to Zhongshan City
6. Issued a new supplement to the code of measuring practice to define saleable areas on 18 August 2008, which superseded the previous version from February 2008. This was the result of collaborative efforts between the Hong Kong Real Estate Developers Association (REDA), Government Department, the HKIS, and local surveying firms
7. Convinced the Buildings Department to recognize technical associates as technically competent persons (T3)
8. Reviewed the premium valuation process and assessed the impact of the Hong Kong Accounting Standards on valuation practice in Hong Kong
9. Lobbied the Housing Department to confirm the qualifications of property and facility management surveyors for the post of estate manager (property management) in its Property Services Agent Contracts
10. Set up a green management practices to promote a greater awareness of green management
11. Contributed to the reconstruction of Sichuan by providing the Institute's professional expertise and raising funds for relief operations in snowstorm-affected areas of the Mainland

**In face of ever-changing market conditions: "Be the change that you wish to see in the world." – Mahatma Gandhi**

Constant change is cardinal to the development of any healthy, thriving industry and real estate sector aptly demonstrates how rapid changes can occur. As the institutional representative of Hong Kong surveyors, HKIS and its core members must keep themselves abreast of



Shanghai Dinner 21 Apr 08

change to ensure we constantly raise the bar when it come to professional practices and standards and form stronger strategic alliances with emerging markets. Moving forward, proactivity is key to sustainable growth of HKIS. On top of embracing changes with agility, responsiveness and a quick grasp of latest information and knowledge, HKIS must also evolve into the industry visionary and be able to initiate positive changes. One area that requires prompt attention for change would be to align the assessment of asset value of properties or REITs, and the determination of building conditions with latest international standards.

**To future HK leaders: “To handle yourself, use your head; to handle others, use your heart.” – Eleanor Roosevelt**

Leadership is a well sought-after skill by not only employers but also aspiring individuals who wish to eventually change the world and the way it works. I have met many a young professional in our industry that work extremely hard and willingly towards such end. They all understand the importance of constant learning, maintaining a current global perspective and change management. I take pride in having such colleagues and would only like to add that whilst staying rational, strategic and focused on personal and professional goals, do remember that the ultimate key to success is one’s heart of care: care for one’s work, care for teamwork, care for industry outlook. The combination of the brightest mind and the most caring heart is what define the leader of leaders.

**Way ahead for HKIS: “It is better to fail in originality than to succeed in imitation.” – Herman Melville**

As one of HKIS’ past president, I shall continue to endeavor my very best to contribute to this big family of both seasoned and aspiring professionals via active participation in mentoring young, budding talents and effective communication with the public through media interviews and my regular columns. The essence of celebration lies dually in rejoicing how far we have come and recognizing how further still we can go. With 30 years behind us now, it is crucial that HKIS has come to understand its unique position as a bridge between international surveying practices and China’s unique business ethics, operating landscape and land policy. HKIS has come far enough to hold itself fully accountable to guiding the organic evolution of our industry with calculated creativity whilst safeguarding our young heritage and established practices with care. ■



Guangdong Forum Cert Cermony 11 Apr 08



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YSG & Guangdong Exchange Study Tour 22 Jun 08