

# 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

## Lantau Development

Reported by  
Sr Keith Yim

The Quantity Surveying Division was honoured to be the Organiser for the last session of a series of six Surveyors Luncheon talks that is one of the events to celebrate the 30<sup>th</sup> Anniversary of the establishment of the Institute. The talk was held at the World Trade Centre Club, Causeway Bay on 13 November 2014. The Guest Speaker was Sr PC Lau, SBS, Member of the Lantau Development Advisory Committee. The title of Sr PC Lau's talk was "Lantau Development".

As an introduction Sr PC provided us with an overview of the following facts on the unique geographical and strategic location of Lantau Island:

- Land & Population - with sparse population on a huge area (note that 70% of the total area is designated as Country Park)
- Infrastructure - includes Hong Kong International Airport, the North Lantau Expressway, Asia Expo, the Hong Kong-Zhuhai-Macao Bridge (to be completed in 2016 / 2017) and the Tuen Mun-Chek Lap Kok Link Road (to be completed in 2018 / 2019)
- Existing Tourism Resources - Disneyland, Ngong Ping 360, etc.
- Proximity - close to West Kowloon and Island West
- Synergy effect between Economy & Tourism Development - immense potential for economic growth arising from tourism, entertainment, shopping, business conferences and conventions, etc
- Ecological Conservation & Other Concerns - need to strike a balance between development and ecological conservation

Sr PC then focused on the details of the latest master plan on the Lantau Development. At the third meeting of the Lantau Development Advisory Committee, it was agreed that the following areas would be developed with different functions:

- North East Lantau - to be developed for leisure, entertainment and tourism
- North Lantau Corridor - to be developed for commercial and residential development
- East Lantau Metropolis - to be integrated with the future East-waters on-shore reclamation and Mid-water man-made islands
- Remaining Area of Lantau - to be conserved for leisure, cultural conservation and Island eco-tourism

There is potential for new town development in Tung Chung, Yam O Reclamation Area and Siu Ho Wan Reclamation Area. The latter

two requires reclamation works to be carried out. A total area of approximately 60–100 hectares and 100–150 hectares will need to be reclaimed in Yam O and Siu Ho Wan respectively for future development.

The other major development in Lantau is undoubtedly the construction of the Third Runway and associated Concourse for the airport. The target commencement date for construction has been tentatively fixed for 2016 with completion in 2023/2024. Once again it will involve substantial reclamation works to provide a massive piece of land in the order of 650 hectares in area for development in order to uphold the status of the airport as an international hub in the region.

It should be noted that the North Business District of the Hong Kong International Airport together with the Boundary Crossing Facility for the Hong Kong-Zhuhai-Macao Bridge in Hong Kong will further provide a land bank for business and commercial development in the decades ahead.

In conclusion, Sr PC pointed out the following advantages enjoyed by Lantau Island:

- Having Hong Kong International Airport located near Lantau Island acting as an international gateway
- Having potential to develop as a Business Operation Centre for the Pearl River Delta Region
- Having possible synergy effect with Macau and Henqin for entertainment, tourism, convention and exhibition industries.

My heartfelt thanks go to Sr PC Lau for delivering an excellent talk for our members. It is hoped that Sr PC Lau will provide us with an update on a regular basis so as to let members keep abreast with the latest development plans for Lantau Island.



# When I was the President ……

我做會長的日子……

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**Sr Samson Wong**  
Past President (1998-1999)

## “Another 15-years have passed.”

1999 was the 15th Anniversary of HKIS, the year that I served the Institute as the President and witnessed the birth of the 21st century. During that time, HKIS was a young but energetic professional body. The Asian financial turmoil and the property market downturn had profound impacts on the economy. Many surveyors suffered from this recession and demoralized by the sluggish real estate and construction sector. However, there was no simple answer to this complex issue. On one hand, the Institute deliberated and made recommendations to government on measures to stabilize and revitalize the property market. On the other hand, we encouraged members to take the opportunity to prepare ourselves through active professional development and plan ahead for the future. At the same time, we also consolidated our thoughts in developing the Institute's vision and mission. After years of effort, we have successfully launched the first HKIS 5-Year Plan, which formed a vital part in spearheading and facilitating the long term institutional development.

### The HKIS 5-Year Plan

The plan was first raised to the Executive Committee in mid-1997. It received extensive support from members. The plan was later endorsed for execution after several months of studies and consultation with members. In order to achieve the aims set in the Plan, we established different functional sub-committees, such as the IT Working Group, International Committee, Public Relations Committee, Membership Committee and so on to map out the direction and take care of the development of each area. This eventually becomes the blue print of the comprehensive strategic plan of HKIS today.

### HKIS Conference -Your Home in 2004

Among the several milestones during my term of office and in response to the 5-Year Plan, the HKIS Conference

in 1999 was a pivotal event. This was the first Cross-Divisional Surveyors' Conference. Many reputable speakers from different professional backgrounds, inside and outside the Institute gathered to share their visions and insights of planning and development of future housing as well as the built environment in Hong Kong. This event signified the start of an era of interdisciplinary knowledge sharing amongst HKIS and other property elites in Hong Kong.

### Proposal on Mandatory Building Safety Inspection Scheme

Following concerns expressed by the public and the Institute on building safety, we were delighted to welcome the proposal submitted by the Secretary for Planning, Environment and Lands to implement the Mandatory Building Safety Inspection Scheme (BSIS) to the Legislative Council in 1999. Behind the scene, HKIS had engaged several studies and research in the subject and put forward a comprehensive proposal to the HKSAR Government regarding the future operation of the Scheme. I was gratified that the Scheme was brought forth to enforcement in the years later.

### The Future

In the first 15-year, I saw the need for strong structural development of the Institute. In the second 15-year, I witnessed the actual improvement and members' participation leading to the positive shaping up of the profession. But we are yet to grow and prosper. It is time for our next generation to take over the lead and sustain the efforts of our predecessors in the years to come. Lastly, I wish to remind that **“real competitiveness starts with creativity and builds with quality and integrity”**. To achieve this goal, we need the personal commitment and concerted efforts from the whole membership. 📌

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30<sup>th</sup> Anniversary Cocktail Reception



25<sup>th</sup> anniversary

30 Years of Surveying Service with Pride,



Annual Dinner 2013