



Sr Vincent Ho

There has been recent media coverage of malpractice by repair works contractors who charged unreasonable prices or failed to provide a reasonable and decent quality of works. The suspicions about the independence and collusion of a handful of building consultants with contractors in manipulating the building repair works market has also attracted heated discussion. Unfortunately, the lack of regulation and the opaqueness of the industry means that such unpleasant incidents are only the tip of the iceberg.

The HKIS believes it is important to protect property owners and tenants from any unfair treatment and that is why we have initiated a proposal for the government to set up a statutory body to monitor the quality of building works contractors and consultants. It believes that its professional knowledge, experience, and market intelligence can allow it to make a difference in the livelihoods of many.

The HKIS has put forward a proposal to the Development Bureau last year for setting up a statutory body Building Maintenance and Repair Authority (“BMRA”) to provide a recognized list of consultants and contractors and publish industry information such as prices, standards of service, and the performance record of each building works company. While we are preparing a supplementary proposal for further discussion with the government in June, I

appeal to members to volunteer information or suggestions on how we can push this matter forward.

In this issue, we feature legislator Tony Tse, who represents the architectural, surveying and planning industry in LegCo, to discuss the HKIS's role in shaping government policy and show how we can share our knowledge and information with the public to help make Hong Kong a better place in which to live.

We have also chosen to feature green buildings as our cover story for May, as the opening of the Zero Carbon Building in East Kowloon has generated much interest in the “Green” concept. While new buildings are a great platform for integrating certain green ideas and features, let's not forget that the focus should remain how to achieve greener built-environment and energy saving out of the Hong Kong's existing 40,000 buildings. We need to constantly update



ourselves on the newest technologies, skills, and ways of doing things in order to meet the changing demands of this market, which is gearing towards a greener, more intelligent way of living.

We can also take a leading role to develop greener building standards for the industry by motivating and inspiring suppliers what the market really needs in terms of sustainable, environmentally-friendly building materials and helping them meet the product specifications by feeding information on building fabrics and construction and the requirements of different types of existing buildings in Hong Kong. We can choose to be passive and complain about the lack of solutions for building sustainable in Hong Kong or we can take some action and help bring about the changes we want.

Last month, we also organised some member activities in Beijing, which were received with great enthusiasm. While it was heartening to see that our members were doing so well on the Mainland, it was also a reminder that we now face a different real estate market that is more interconnected than before in terms of cross-border and interdisciplinary collaboration.

I want to take this chance to encourage fellow members to actively connect with fellow surveyors and relevant industries at home and abroad through multiple channels. Pay attention to what is happening in other markets, particularly on the Mainland, and constantly keep your professional knowledge and techniques up to the latest international standards. The impact of our work reaches far beyond Hong Kong.

President
Sr Vincent Ho

傳 媒近來報道有大廈維修承建商行為不當，濫收費用，亦有承建商工程質素不佳，未達合理標準。另外，有建築顧問公司和承建商涉嫌聯手操控樓宇維修市場，有失獨立，令社會議論紛紛。可惜的是，行業規管不足，有欠透明，意味這些事端只是冰山一角。

為致力保障業主和租戶免受不公對待，香港測量師學會建議政府設立法定機構，監察工程承辦商和顧問公司的工程質素。我們深信能夠運用我們的專業知識、經驗、市場資訊，為市民大眾發揮影響力。

去年，香港測量師學會建議發展局成立「樓宇維修工程監管局（BMRA）」，列出顧問公司及承建商名冊，公佈每間建築工程公司的價格、服務質素、聲譽等業內資訊。學會準備在六月提交補充建議，與政府繼續商討。本人呼籲各位會員提供資訊或建議，以求促成其事。

今期專題邀得立法會建築、測量及都市規劃界謝偉銓議員，討論香港測量師學會對政策的影響力，以及如何與市民分享業內知識和資訊，改善本港生活質素。

東九龍的「零碳天地」開幕，令「環保」概念蔚為熱話，五月的封面故事遂以環保建築為題。新建築固然是將綠化建築環境，節約能源融合環保意念和特色的契機，但業界亦不得不思考如何將綠化建築環境，節約能源活用於本港現有的四萬幢建築物中。我們要時刻把握最新的科技、技術、行業做法，才能配合瞬息萬變的市場需求，邁向更加環保、智能的生活方式。

本會亦會擔當領導角色，為行業建立環保建築標準。為此，我們會鼓勵並促使供應商迎合真正的市場需要，供應可持續而環保的建築物料。我們測量師亦可提供有關本港現有樓宇的建築設計及建造資料、各類樓宇的建築要求，以便供應商配合產品規格。我們可以選擇消極應對，埋頭抱怨香港沒有符合可持續發展原則的建築方案，或者身體力行，改變現狀。

上個月，本會在北京舉辦會員活動，反應熱烈。在喜見內地同業欣欣向榮之餘，我們亦意識到樓市與過往有別，兩地的跨境和跨界合作日益密切。

在此，本人謹呼籲各位會員透過各種途徑，多與本地和海外同儕及相關行業交流，關注內地及其他市場的動向，時刻掌握國際標準的專業知識和技術。我們的工作對香港內外都影響深遠。

會長
何鉅業測量師