



Sr Vincent Ho

Over the past 30 years, Hong Kong has enjoyed a boom in property development. However, some aged buildings have been poorly maintained. The city's sustainable urban development depends on lengthening the life spans of its buildings, maintaining their facilities, and revitalising older buildings to satisfy the needs of their inhabitants. This issue's cover story looks at the health of Hong Kong's buildings and why comprehensive facility and property management strategies not only keep them in good shape, but also help promote their inhabitants' healthy living.

Sr TT Cheung (Tat-tong) is our featured High Flyer Surveyor in this issue. A well-known quantity surveyor, TT had committed to the institute service at a very young age and is a past President. He has accumulated extensive professional experience in quantity surveying, property development, expert witness to contract dispute cases and expert in dispute resolution works, while staying in the surveying field. He is also committed to community service. No matter the area, Sr Cheung excels in it with his expertise. He inspires us to expand the scope of our expert services.

As part of the HKIS's brand enhancement programme, we have kicked off our Map-making Competition. The goal of the contest is to enhance our youth's understanding of Central and for them to express their visions of Central through creative maps that highlight landmarks and public spaces in this commercial hub. A total of 14 teams formed by secondary school students entered the contest. A historical area, Central embodies significant changes during different periods and features many buildings with innovative designs. Through this competition, we hope to inspire the youth of Hong Kong to imagine its ideal modern cityscape and deepen their understanding of the obstacles to, as well as the opportunities in, urban development.



Also launched in August was our community event named "Touring Central with Surveyors". On August 20, along with representatives of our six divisions, I led a guided tour of Hong Kong's first developed urban hub for a group of local reporters. We hoped that media coverage of the event would entice citizens to sign up for future guided tours led by surveyors, who will enlighten them on Central's history and share their knowledge of its landmarks. In addition, the surveyors will also highlight issues such as ageing buildings, road networks, and land development modes. We hope that the public will become more engaged in informed discussions on urban development.





The end of August is an exciting time for us because the annual JUPAS (Joint University Programme Admissions System) releases its results. It means a lot to us to see high-quality students enrolled in degree programmes in surveying and other related areas. We attach great importance to the nurturing of the next generation of surveyors. However, university education is only the starting point of the students' future careers. Their transformation into all-around professionals requires more than just textbooks. To build the professional knowledge of our six divisions, graduates need comprehensive practical work experience, as we think that some are not fully equipped with the necessary professional knowledge and skills for the "real world". Students should capitalise on their university studies to deepen their professional knowledge by carrying out specific profession-oriented research as early as possible. Universities should also enhance their curricula so that as soon as their graduates join the workforce, they can immediately contribute to their employers.

Recently the Census and Statistics Department released the findings of its research on sub-divided flats, which shed more light on the magnitude of the issue and its details. For instance, the total number of households living in sub-divided flats has increased to 90,000. The study also generated more detailed demographics of the households living in the SDUs. It found that not just low-income families lived in these units. There were also many young people who had just started working living in them because of their convenient locations. Because there is social demand for sub-divided flats, we need to adopt a more holistic approach to the issue. For instance, should the government tolerate those units so long as they meet the basic safety and hygienic standards? We also need to reconsider transitional housing options. The government needs to step up communication with professionals like the HKIS for solutions. Although the HKIS had submitted its recommendations on the issue, it can now look at it afresh with the latest statistics and findings.

President
Sr Vincent Ho

近

三十年來，香港房地產蓬勃發展，部分舊樓卻連年失修。香港的持續發展有賴延長樓宇壽命、保養樓宇設施，亦要翻新舊樓，以迎合住戶需求。

今期的封面故事以香港的樓宇健康為題，探討完善的設施及物業管理策略如何有助保養樓宇，改善住戶的生活環境。

今期的傑出人物張達棠測量師 (TT) 是著名的工料測量師，早年已致力服務本會，曾出任會長一職。張達棠測量師在工料測量專業及物業發展方面經驗豐富，近年他專注於擔任工程合約糾紛專家證人工作，對解決工程合約爭議甚有心得。他亦致力貢獻社會，在各方面均出類拔萃，啟發業界努力拓展專業服務的領域。

為配合香港測量師學會的品牌提升計劃，我們舉辦了地圖製作比賽，加深年輕一代對中環的認識，表達他們對中環發展的願景。比賽共有 14 隊中學生隊伍參與，參賽者在地圖上發揮創意，為這個商業樞紐繪出各種地標及公共空間。中環歷史悠久，隨著時代發展而改頭換面，設計新穎的樓宇四處林立。學會希望通過是次比賽，激發香港年輕一代的想像力，鼓勵他們建構理想中的都市景觀，藉此瞭解都市發展過程中的困難及機遇。

八月份，學會亦舉辦了名為「測量師帶你行街 GUIDE」的社區活動。八月二十日，本人聯同學會六個界別的主席及代表，帶領傳媒遊走新舊建築並存的中區。學會希望藉由媒體報道該次活動，吸引市民報名參加之後的導賞團，由測量師向市民介紹中環的歷史和地標建築。測量師亦會帶領公眾思考貼身的問題，包括：樓宇老化、道路網絡、土地發展及規劃等話題。學會希望加深公眾對城市發展問題的認識，從而積極討論相關議題。

八月底是一年一度的香港大學聯合招生辦法（簡稱 JUPAS）放榜日。眼見不少高材生入讀測量及其他相關科目的學位課程，對本會意義重大。本會十分重視培養下一代測量師。不過，大學只是學生建立事業的起點。要成為學富五車的專家，不能單靠課本內的知識。畢業生需要豐富的實踐經驗，才能學習到本會轄下六個界別的專業知識。依我所見，部分學生缺乏應付「真實工作」所需的專業知識及技能。學生應運用大學所學，盡早從事相關專業的研究，提升專業知識水平。大學亦應提升課程質素，讓畢業生迅速適應職場需求。

近日，政府統計處公佈對「劏房」的研究結果，進一步披露了「劏房」問題的嚴重性及相關資料。舉例而言，「劏房」單位的總數已增加至九萬戶。研究亦分析了各類「劏房」住戶，指出入住的不只是低收入家庭，因其位置方便，亦吸引了眾多職場新人。鑒於社會對「劏房」確有需求，我們需要從更宏觀的角度研究相關問題。例如，如果「劏房」單位符合基本的安全及衛生標準，政府應否容忍它們繼續存在？此外，我們亦要重新考慮提供過渡性的住屋選擇。政府需要與香港測量師學會等各方專家多加溝通，尋求解決方法。香港測量師學會早前已就「劏房」問題遞交建議，亦會根據最新的統計數據及研究結果繼續審視這個議題。

會長
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