



Property & Facility Management Division  
Sr Prof Eddie Hui, MH PFMD Council Chairman

## Forthcoming CPD Events from August to September 2017

#	Topic	Proposed Speaker	Proposed Month/Date
1	CPD Talk on the PFMD Study, "The Relationship between Green-Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong"	Sr Prof Eddie Hui, PolyU	10 August (Thu)
2	Site Visit to an Elderly Home under the Management of The Salvation Army	Sr Daniel Hui, Property Director, the Salvation Army	19 August (Sat)
3	Site Visit to BEAM Society Limited (BSL) – Office RenoGreen (Final Platinum in BEAM Plus Interior)	BSL Representative	16 September (Sat)

## Research and Development (R&D)

A CPD event, "The Relationship between Green-Certified (BEAM PLUS) Buildings and Property Prices in Hong Kong," will occur on 10 August 2017 between 7:00 and 8:30pm at the HKIS. An abstract of the event is provided herein at the end of this Chairman's message.

## Board of Education (BOE)

The HKIS's BoE approved the Hong Kong Polytechnic University's BSc (Hons) in Surveying as a cognate degree programme, the completion of which would make its graduates eligible for admission to the Assessment of Professional Competence Scheme, which leads to professional membership in the PFMD (along with the BSD, GPD, QSD and PDD).

The Board also approved PolyU's BSc (Hons) in Property Management for the same purpose.

## PFMD Conference

An organising committee was formed to plan future PFMD conferences. Sr Daniel Hui will chair this committee along with Sr Prof Eddie Hui, Sr Gary Yeung, Sr Ray Ng, and Sr Tim Law. Members are welcome to provide suggestions.

## Research Findings: an Abstract to Share

The following is an abstract that the researcher, Sr Prof Eddie Hui, wants to share with fellow members. It is on the major findings of an HKIS PFM research project entitled, "The Relationship between Green-Certified (BEAM Plus) Buildings and Property Prices in Hong Kong".

With the popularisation of the concept of sustainable development since the early 1990s, demand for goods and services that have a lower environmental impact has soared. Accordingly, a market for eco-friendly products

(and services) has taken hold on a global scale. This suggests that some consumers have assigned a willingness-to-pay (WTP) premium on these products over more conventional products. In the construction industry, this assumes the form of “green buildings,” which stress better environmental performance (or lower operating costs due to reduced energy/water consumption).

Yet, for stakeholders such as prospective tenants and investors, these buildings’ actual environmental performances are very difficult or too costly to discern. In light of this issue, a variety of voluntary green building certifications that provide a standardised, universally-recognised, and much more cost-effective way to identify quality and efficient buildings have been established. Within the context of Hong Kong, BEAM Plus, in many ways compatible

with international green building labels such as LEED and BREEAM, is one such certification.

On the other hand, due to: 1) the higher cost of skilled labour to produce innovative and high-performance construction materials and 2) higher life-cycle energy consumption as a result of higher embodied energy in the production of these materials, it costs more to develop green buildings. One important question that arises is if there exists a WTP among occupants and/or property investors for space within certified green buildings that is sufficient to cover their higher construction costs.

This study, as a response to this question, aims to investigate the relationship between the transaction prices of flats in selected residential property developments and BEAM Plus certification.

## Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members’ professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members’ recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member’s views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one’s personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

### House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Page limit: 2 printed pages (maximum)
- Format: Word file via email to [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk)
- Credential: Author’s name, designation (FHKIS/MHKIS, not any other\*), division affiliation(s)

*\*For HKIS member’s submission only*

