



Sr Winnie Shiu

By the time you read this message, you would have known the very good news that our President Sr Dr Tony Leung has made a full recovery and officially resumed his duties on 29 July. His first mission was to lead a 12-member HKIS delegation for a 3-day visit in the Greater Bay Area including Guangzhou, Foshan and Zhaoqing from 29-31 July, how great!

Land Resources: Unlocking its Potential

I have mentioned earlier on that land is the source of economic wealth and success. We surveyors are putting every effort to make the most of this precious and finite commodity. Surveyors are involved in various stages during the land development cycle; a perpetual cycle. Our profession and sector we practice in, demands that we continually sharpen our skills and advance our knowledge, with a view to attaining breakthroughs in our respective surveying specialities. In the recent HKIS Building Surveyor Awards 2019, many outstanding building projects were entered for the Distinguished Award, covering a swathe of categories, which included building development, maintenance, rehabilitation, alteration, addition, and conversion. These building works display the talent and ingenuity of surveyors as well as their fruitful exploitation of state-of-the-art information technology in their work.

Alongside our drive towards efficient and effective use of land resources, surveyors have made great strides and advances towards the goals of constructing buildings that are more sustainable and greener, creating a more liveable environment, injecting greater value and improving affordability through savings in construction cost and materials, and finally shortening development time through more efficient work processes. Ultimately, a greater quantity and quality living space is materialised. How much further can we push past the established

boundaries and move further forwards under current mode of construction practices, with the current tools, methods and resources at our disposal?

Technology is the Key

Modern information technology, both in software and hardware, has made quantum leaps. Business operators are continually being exposed to opportunities where they can reap considerable benefits through IT systems. In this highly competitive environment, whether profit-making or non-profit-making, the use of information technology is inevitable in order to survive, we are of no exception.

With the fast development of the Geographic Information System (GIS) and Building Information Modelling (BIM) technology, gargantuan computing power, highly sophisticated and user friendly applications, growing types of 3D geospatial data, and versatile imagery capture methods, it is evident that taking advantage of and applying this technology in various surveying works is becoming imminent.

Indeed, this technology is applicable to all surveying divisions. For example, 3-dimensional photorealistic model and geospatial data of the building development and the surrounding topography allow users to have a panoramic view of distant landscape and skyline, a close up perspective of the neighbouring area, and even a view of the outside scene from different angle inside the tenement unit not to mention the ability to enjoy a fly-through and walk through as well. BIM is also an effective tool to control cost and avoid cost overrun. One of the merits of BIM is to make use of its 'objects' to enrich 3D geospatial data. But a prerequisite is that data from different sources must comply with an agreed standard in terms of content and format, which will bring long term benefits.

Surveyors of different divisions working on the same development can have access to the same piece of information instantaneously. Changes to the design can be added and concerned parties can be made aware of such without delay. Work process can be planned and put on trial before-hand to avoid any unforeseeable incidents, which may be costly and time consuming. These minor improvements when added up can be quite substantial and be advantageous to all parties. Through a more rigorous design and multiple selection of materials and methods, more useable space can be made available and saleable.

Common Spatial Data Infrastructure (CSDI)

The Government has just announced that the Development Bureau aims to roll out the CSDI for public use by the end of 2022, and the 3D digital map will be made available in phases from late 2019 to 2023, subject to funding approval from the Legislative Council Finance Committee.

This is an encouraging sign that the Government is taking a positive step forward for the full implementation of GIS and BIM in the Government. It is opportune for surveyors to seriously consider going for GIS and BIM in order to reap the substantial benefits from it. 'Rome was not built in a day' and likewise users and operators will not be versed in the operation of this technology in a day either, time must be invested to sow the fruits of success. I therefore encourage all surveyors to make use of the new technologies, to keep abreast of the development of the technology and reverently take advantage of it in their work for developing Hong Kong into a spatially enabled world city.

Lastly, this is the last message from me in the capacity of Acting President. I would like to take this opportunity to thank the unfailing support from the General Council and the efforts of the Office Bearers for sharing the workload together.

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大家讀到今期署理會長講話時，應該已知道這個好消息：我們的會長梁家棟博士測量師已病愈康復，他已於 7 月 29 日復職，並率領本會一行 12 人的代表團在 7 月 29 日至 31 日期間訪問大灣區城市包括廣州、佛山和肇慶。這確實是一個太好的消息！

土地資源：釋放潛力

我之前提及過，土地是經濟財富和成功的來源。我們作為測量師不遺餘力地、充分利用這珍貴且有限的資源。在土地開發的過程中，這同時也是一個循環的運作，測量師都有參與各個階段。我們的專業推動我們在技能和知識上精益求精，使我們在各自的測量專業範疇中不斷取得突破。本會最近舉辦「建築測量師大獎 2019」，許多優秀的樓宇工程入圍卓越大獎，這些工程涵蓋不同類別，包括新建樓宇、保養、復修、加建、改動和改造。這些樓宇工程展示了測量師的才能和創意，以及他們如何善用資訊科技。

隨著我們爭取更有效和便捷地使用土地資源，測量師在建築項目取得更大的進步，興建更多可持續和更環保的樓宇，

創造一個更宜居的環境，提升樓宇的用途，節省建築成本和物料，從而使樓宇更符合經濟原則，改善工作效益繼而縮短工程開發時間，最終為市民帶來更大和更美好的生活空間。在目前的建築模式下，如果我們繼續採用現有的工具、方法和資源，是否可以超越現時的限制，更上一層樓呢？

科技是關鍵

不論是軟件或硬件，現今資訊科技取得了飛躍的進步。企業得到越來越多的機會透過以善用科技系統發展業務。在這個競爭激烈的環境中，無論是商業機構還是非牟利組織，都要發展資訊科技，我們也不例外。

地理信息系統 (GIS) 和建築信息模型技術 (BIM) 發展迅速，龐大的電腦計算能力，實用和簡便的應用程式，各種三維地理空間數據以及圖像攝取方法，都能應用在各種測量工作中，達到事半功倍。

事實上，這些技術適用於所有測量組別。例如，樓宇開發和周圍地形圖的三維實景模型和地理空間數據，可讓用戶看到遠處景觀和天際線的全景圖，近距離地觀察鄰近區域，甚至以不同角度、從單位內部欣賞外面景觀。BIM 同時有助控制成本和避免項目超支，其另一個優點是利用「物體」化，來豐富三維地理空間數據，但先決條件是不同來源的數據在內容和格式上都要符合指定統一標準，同時這會帶來長遠利益。

不同組別的測量師可即時閱覽同一份資料，若對設計作出任何更改，其他相關人士亦能即時被通知。我們可以預先計劃工作流程，進行試驗，避免任何不可預見的事件，省卻不必要的成本和時間。這些微小的改進，如果集合起來，積少成多，可為各方帶來實際利益，因採用更精密的設計和有更多種材料供選擇，便能提供更多可使用的空間。

空間數據共享平台

政府剛剛宣布發展局計劃在 2022 年年底前推出空間數據共享平台給公眾使用，而三維數碼地圖亦將於 2019 年年底至 2023 年期間分階段推出，視乎立法會財務委員會的撥款。

以上種種推出的計劃，顯示政府內部正積極地全面實施 GIS 和 BIM，消息令人振奮。測量師可考慮使用 GIS 和 BIM，把握這個難得的機會。「羅馬不是一天建成的」，同樣地，這些技術不是可以在短時間內精通地運用，大家都需要經過努力才能達到有效的成果。因此，我鼓勵所有測量師善用新技術，跟上科技的發展步伐，將科技應用在日常工作，使香港成為一個信息空間化的世界城市。

這是最後一次以署理會長的身份在這裡跟大家講話，我想藉此機會感謝理事會對我的支持。