



**Quantity Surveying Division**  
Sr Sunny Choi QSD Council Chairman

## Meeting with the Development Bureau on the Consultation Draft of the Security of Payment Bill

On 31 May, the Development Bureau invited representatives from the HKIS, HKIA, and HKIE to a meeting on the consultation draft of the Security of Payment (SOP) Bill. Sr Raymond Kam (Convenor of the Task Force on SOP) and Sr HY Wan (Chairman of the Dispute Resolution Committee) joined the meeting in person, while Sr Sunny Choi (QSD Chairman), Sr Amelia Fok (Immediate QSD Past Chairman), and other QSD office-bearers – Sr Rex Ying, Sr Tim Ngai, and Sr Eric Ting – attended online.

During the meeting, the Development Bureau announced that around 30 newly-awarded public works contracts have incorporated the SOP provisions since the launch of the Technical Circular (Works) No.6/2021 on 5 October 2021. The coming SOP legislation will continue with the intention of encouraging the timely processing of contract payments and provide an interim mechanism for a speedy resolution of payment disputes.

## The 43rd Council Meeting of the International Cost Engineering Council

Sr Prof TT Cheung (Past ICEC Chair), Sr Keith Yim (ICEC Region 4 Director), and Sr Sunny Choi (QSD Chairman) joined the ICEC's 43rd council meeting on 12 June online. During the meeting, the ICEC Council approved the HKIS as the host of the 2028 ICEC World Congress. As the Council of the Pacific Association of Quantity Surveyors (PAQS) had already approved the HKIS to host the 2028 PAQS Congress, the HKIS will jointly host two international congresses in 2028.

The HKIS already had the support of the Hong Kong Tourism Board for the Joint Congress of ICEC and PAQS, but members' support and participation are the keys to the event's success.



## CPD Event: Building as Material Bank – a QS Perspective (3 May 2022)

This was a CPD related to sustainability and QS. It was given by an overseas speaker, Mr Eugene Seah, who is the Managing Director of Surbana Technologies, the smart cities arm of the Surbana Jurong Group, Singapore. Eugene is also a Director on the Boards of Threesixty Cost Management and Threesixty Contract Advisory, Singapore.

Eugene briefly discussed the concept of “buildings as material banks” (BAMB), which is quickly catching up as a tool for promoting the sustainability of a project. He considered that Qs are in a prime position to lead this trend and work together with other consultants to promote sustainable buildings.

The talk was immediately followed by an inspiring panel discussion involving Sr Sunny Choi (Chairman of QSD), Sr Dr Paul Ho and Sr Daniel Ho (both Past Chairmen of QSD), and Sr Winnie Wong (Executive Director of Arcadis) on topics such as sustainability, reversible design, carbon emission calculations riding on BIM, Blockchain, Common Data Environment, etc.



## CPD Event: Estimating Embodied Carbon: the Next Evolution of Quantity Surveying (6 June 2022)

This is the second CPD related to sustainability and QS, it was given by a speaker from Malaysia. Mr Andy Ang is the Sales Manager Asia of RIB Software. He mentioned that the construction sector is a primary contributor to global carbon dioxide emissions. While much recent progress has been made in reducing whole life cycle emissions across the built environment, there remain many challenges to negotiate on the path to net-zero emissions.

Andy demonstrated how embodied carbon estimates could be worked out efficiently, and how intelligent solutions could be used



to calculate the embodied carbon of multiple building components; and why estimating embodied carbon is the next evolution of quantity surveying.

Having an Effect



## News Column

I wrote an article on 「推動房地產綠色金融的發展」 which was published on the *Hong Kong Economic Times* (Property Section: 讀者來論) on 31 May. The article explains the roles QSs can play to help implement sustainability in the real estate sector and construction industry.

Members can read the article by scanning the QR code or visiting the HKIS's QSD Facebook page.

<https://tinyurl.com/232azcrm>



讀者來稿

### 推動房地產綠色金融發展

政府發表的 2022/23 年度《財政預算案》，提及香港在綠色和可持續金融的發展具優勢，可引導國際資金配對優質的綠色項目，全力推動香港邁向 2050 年前達到碳中和的目標，推動經濟向綠色轉型。

這項新政策有利建築行業內的承包商和供應商使用綠色金融產品，減輕融資或貸款的財務負擔。現時許多企業都關注或已遵循香港交易所的環境、社會及管治（ESG）報告指引，以充分善用綠色金融的可發展空間及帶來的優勢。

工料測量師可成為建築界 ESG 團隊核心成員，執行相關的數據審視和分析，提供專業估算作策略性決定。現時 ESG 相關的評級有很多，評級由兩個主要部分組成：風險敞口及風險管理的部分，如建築廢料和工地垃圾管理問題將帶來環境風險。公司對應 ESG 問題的低敏感度、低執行力的綠色政策，綠色合同上的爭議，都會對公司的管理評分產生負面影響。

#### 工料測量師 合分析風險

工料測量師對工程項目的建築規格和合同條款都有詳細了解，是進行 ESG 數據及風險分析的合適人選之一。可持續材料一般被認為會增加額外成本，令資產擁有人或設計團隊猶疑選用。但工料測量師善於計算建築設計及用料的生命週期成本，在選取可持續設計方案及建築材料時，可提供不同設計方案或用料選擇的初始成本、現金流模式和生命週期成本。例如「組裝合成」建築法被視為未來綠色建築房屋的里程碑，也是減少碳排放的一種手段。工料測量師可以為其安裝時間和生命週期成本進行全面分析，提供綠色建築的重要數據以對衝增加了的初始成本。

工料測量師更是處理綠色建築合同的合適人選，其中涉及將相關標準，例如全球報告倡議組織可持續發展報告標準、ISO 14064-1：2018「組織層級溫室氣體排放與移除之量化及報告規範」、聯合國可持續發展目標等相關要求寫入合同規範內，及處理締約雙方在綠色合同上的爭議。

項目執行過程中，採購和安裝都對碳排放有重要的影響。工料測量師憑着專業的訓練及項目全過程管理的經驗，能有效掌握採購和供應材料數量的相關數據，在碳排放計算工作方面，包括應用如「建造業議會碳評估工具」之碳排放計算模型或軟件，亦佔優勢，實現碳中和以及幫助企業取得 ESG 相關認證有莫大貢獻。

據建造業議會網頁顯示，建造業致力在 2030 達致恒常業務的 11% 減排量。可持續建築旨在減少建築過程中行業對環境、社會和經濟方面的影響，措施包括：1. 綠色融資；2. 使用低碳材料和設備；3. 建築廢料分類與管理；4. 創新技術，例如裝配式設計（DfMA）和建築信息模擬（BIM）等。

工料測量師在上述各項措施擁有一定經驗，在達致持續建築的路綫圖上定能為推動綠色金融及綠色建築擔當務實角色，為社會邁向「淨零排放」出一分力。

■香港測量師學會工料測量組主席蔡盛霖測量師

## QSD Social Event: Mosaic Lamp Workshop

The first QSD social event in 2022, a mosaic lamp workshop, was successfully held on 11 June. All participants enjoyed making colourful mosaic lamps by designing and melding colourful mosaic blocks into different patterns. Every member valued the experience of making his/her unique mosaic lamp.

Thanks go to the Chairperson of the QSD Social and Welfare Sub-Committee, Sr Karen Wong, and other QSD members for helping to organise this event.

The QSD looks forward to seeing members again in future social events.



## Career Talk to IVE QS Students

The QSD Promotion Committee organised a career talk with Sr Dr Ken Hui (a QSD Council member) of IVE for over 80 of the institute's QS students on 10 June. Sr Tzena Wong (QSD Promotion Committee Chairman) and committee members Sr Mandy Ng and Sr Stanley Chow spent a very interactive two hours to share their own work-life experiences and brief the students on their possible career paths. During the Q&A session, the students actively raised questions regarding their career and professional development opportunities.

