



Sr Vincent Ho

Building safety has drawn greater attention from society in the recent years, while not much has been discussed on “building health”. Following the recent suspected lead-contaminated water supply cases in a few public housing estates, we, building professionals should also vigorously review the design and construction quality of those building elements that will have the greatest bearings on the “health levels” of the inhabitants and users. Building health concerns more than just the physical well-being of a building’s inhabitants. It should also cover such issues due to noise nuisance, air pollution, inadequate natural ventilation and lighting. In the short term, these elements have a much greater direct impact on building inhabitants’ health than the more remote benefit that a green building may bring to us. In the case of the tainted water supply, we as professionals should show concern and look at ways to adopt preventive measures and make further improvements to buildings. As society advances and technologies become more sophisticated, we need to review such factors as building design, construction, property management, and development strategies to identify areas to further improve our work.

Land supply is the subject of this month’s cover story. Hong Kong’s sustainable development relies, to a great extent, on a sustainable land

supply, which is not limited to the availability of land for residential projects that are urgently needed. The HKIS agrees with the housing supply mix set by the government in which private housing accounts for 40 percent and public housing the remaining 60 percent. However, we should not neglect other needs such as land earmarked for commercial use, social and community use, logistics, special industrial and trades and etc, which are crucial for the city’s continued economic development. At the recent Land Supply Forum held by the Institute, eminent speakers and HKIS members shared their insights on the issue. Their ideas enabled us to explore the key areas and develop ways to unlock the current land available from multiple perspectives and in a comprehensive manner.

Sr Wan Man-ye is the featured High Flyer Surveyor, who is extremely seasoned in general practice surveying and a learned professional. Initially trained at the Lands Department, Sr Wan has a diverse range of expertise and unique experiences in property and land development. When Hong Kong’s economy changed during the 1980s, he joined the private sector, bringing to it his government work experience. He is an inspiration because of his flexible and outside-the-box thinking. He breaks the conventional mores of the discipline and uses creativity to achieve his goals. He is also a role model for young professionals because he uses his expertise to contribute to the community.

The HKIS has broadened its international exposure by joining the “International Construction Measurement Standard Coalition” (ICMS). It aims to work with other national representative professional bodies in these coalitions to develop universal standards to harmonise cost, classifications, and measurement definitions, as well as to enhance comparability, consistency, statistics, and the benchmarking of capital projects.

We propose establishing a Building Repair and Maintenance Works Authority to tackle the bid-rigging and quality problem of these works in private buildings and have submitted a supplement to the Development Bureau recently. At a recent RTHK City Forum, I spoke on this issue to draw public and governmental attention to our proposal. We aim to garner public support to form an interim advisory committee to study the possibility of setting up this authority.

President
Sr Vincent Ho



近年，社會日益重視樓宇安全，卻少有對「樓宇健康」問題的討論。最近，公共屋邨相繼疑有鉛水事故，可見建築組件的設計及造工質素對住戶的健康水平有明顯的關係，建築業界應予認真審視。「樓宇健康」不只關乎一些對住戶構成直接健康威脅的事項，亦涉及噪音、空氣污染、天然通風及光線不足等所引起的問題。這些對住戶健康的直接及短時期已可產生的影響，遠遠大於「綠色樓宇」可帶來的長遠裨益。在鉛水風波中，各位同業應從專業角度關注事件，探討預防措施，改善樓宇質素。隨著社會發展，技術漸趨成熟，業界須審視樓宇設計、施工、物業管理、發展策略等因素，找出可予改善之處，讓業界工作更上一層樓。

今期的封面故事以土地供應為題。香港的可持續發展相當依賴持續不斷的土地供應，這不單指目前需求殷切的住宅項目用地。香港測量師學會認同政府將公、私營房屋訂為「六四比」，但亦不能忽略商業、社會及社區、物流、特殊產業及貿易等經濟發展支柱的用地需求。日前，學會舉辦土地供應論壇，重量級講者及學會會員共濟一堂，就這個議題各抒己見。各方的意見有助我們從不同角度，全面探討多個主要範疇，以尋求方法釋出目前可用的土地。

今期的傑出人物溫文儀測量師從事產業測量及房地產發展工作多年，歷經專業培訓。溫文儀測量師起初於地政總署實習，在物業及土地發展方面博學多聞、經驗獨到。八十年代，香港經濟環境轉變，他將政府部門的工作經驗帶入私營機構，想法靈活創新，啟發人心。他打破行業成規，憑創意實現目標，更以專業貢獻社會，堪為年輕一輩專業人士的楷模。

香港測量師學會加入了 ICMS，與聯盟各國的專業代表團體合作，研究訂立一套統一的面積計算及分類方法及準則，以供成本計算之用，藉此提升工程項目的可比性、一致性、統計數字及基準。

學會建議成立「樓宇維修工程監管局」，遏止「圍標」現象，改善私人樓宇的維修及保養工程質素，並於早前向發展局提交補充建議。日前，本人在香港電台《城市論壇》談及有關議題，呼籲市民及政府正視本會的建議。我們冀望爭取公眾支持，成立過渡安排的「樓宇維修工程諮詢委員會」，研究成立「樓宇維修工程監管局」是否可行。

會長
何鉅業測量師