



Young Surveyors Group Sr Rex Ying YSG Committee Chairman

On 3 October, we organised a seminar on “Fire Test and Assessment Report”. We also visited the Hong Kong Polytechnic University to promote the surveying profession and YSG and completed our Study Tour 2015 to Qingdao. Although it is nearly the end of the term for YSG, we have prepared many events for the upcoming months, including our YSG Annual Dinner 2015, and want to see you all there. Please refer to our Facebook page and the HKIS website for the latest updates on our activities and come share in the joy of these events.



Thanks go to our Vice Chairs, Joanmi Li and Lizzy To; our Honorary Secretary, Simon Wong; and our members, Gigi Mok, Karen Wong, Kirsten Lam, and Stephen Chow, for joining this event.



Event Highlights

BRESS Sharing

We were invited by the 22nd Building and Real Estate Students' Society, the Hong Kong Polytechnic University, to the university's Department of Building and Real Estate on 23 October to speak to around 40 students. Our committee members and I introduced YSG to the students and shared our experiences as younger surveyors in order to boost their understanding of the surveying profession and construction industry.

YSG Study Tour 2015

The YSG Study Tour 2015 to Qingdao from 15-19 October went smoothly. Thanks go to all members for supporting it. Our journey was recorded and uploaded to the YSG Facebook page, so you can refer to the five posts there for more details and photos of the study tour. Qingdao is a major coastal city and economic centre in Northeast China. We visited the planning departments there and some private developers, including some local and overseas projects, as well as some Hong Kong consultant companies based in Qingdao. It was not all work, as we also got to visit some scenic attractions to gain a better understanding of Qingdao's development. We enjoyed each visit and meeting and communicating with our professional counterparts in Qingdao.



is designed as a top-up workshop to allow members to understand how quality control can be achieved to comply with the requirements stipulated in PNAP APP-37. Quality control supervisors who work in the glass façade field would be TCP-T3 under the RSE stream and TCP-T1 under the RC stream.

YSG Annual Dinner 2015

The YSG Annual Dinner will be held on 14 November 2015 at 7 PM at House of Tang, Metro Park Hotel Kowloon, 75 Waterloo Road. This year, the theme is “Masquerade in School Uniform”. We have decided to keep the event relaxed and full of joy just like the cartoon-themed event last year. Seats are limited, so please check our Facebook page and the HKIS website to reserve your seat immediately.

YSG Annual General Meeting

The YSG Annual General Meeting will be held at 7 PM on 20 November 2015 in Room 1207, Surveyors Learning Centre. If you want to know more about what we have done over the past year and our plans for the coming year, please attend the meeting, as we will make a year-end report and elect a new YSG committee for the coming year.

Coming Soon

Seminar

YSG will conduct a seminar on “Quality Control of Tempered Glass” on 7 November 2015. Tempered glass breakage is attributed to three primary causes: design fault, bad workmanship, and spontaneous breakage. This seminar

We Need You

For the continued success of YSG, it needs your support, ideas, advice, and active participation. If you are interested in joining us or have any enquiry, kindly e-mail us at ysg@hkis.org.hk. You are also welcome to attend our monthly regular meetings.

Find us on Facebook, <http://www.facebook.com/HKISYSG>, for our latest events and developments.

YSG Study Tour 2015

15 October (Day 1)

The YSG Study Tour 2015 (Qingdao) started today. As mentioned before, a limited number of seats are available each year due to safety and financial considerations. We, therefore, wish to share our joy and happiness on Facebook with any member who could not join the study tour.

About 30 of us attended this year's study tour. We gathered at 8 AM at the Hong Kong International Airport and were supposed to depart at 10:25 AM. However, the flight didn't take off until 11:25 AM, so we arrived in Qingdao an hour late. After settling down, we finally arrived at the Qingdao office of Jones Lang LaSalle at 5 PM. We were greeted by Vincent Tsang, Local Director of Property and Asset Management in Shandong Province. Vincent; Mr Bai Lu, the Managing Director; and Ms Cecilia Chen, the Assistant Manager, enlightened us on the recent developments in Qingdao's real estate market. We now know more about the future supply, distribution, and challenges of the commercial and retail developments in another part of China. Having worked on the Mainland for nearly 20 years, Vincent also regaled us on some cultural features of and his interesting life in Qingdao and Shandong Province. We enjoyed the visit to the JLL office and were eager to know more about the opportunities for young surveyors in Qingdao and China overall. We finally ended the visit at 7:30 PM and returned to our hotel after having dinner together.



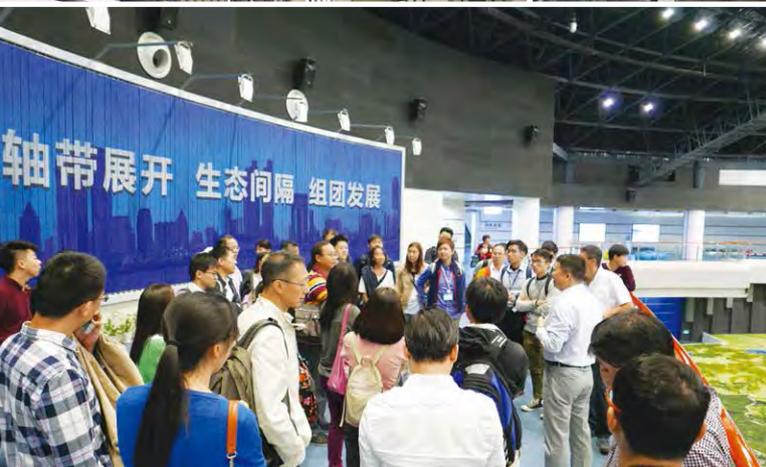
16 October (Day 2)

We started by visiting the Planning Exhibition Centre this morning. Mr Zhong, the Chief Engineer, and Mr Lau Hong, the Deputy Chief Engineer, of the Planning Bureau of Qingdao hosted us at the Qingdao Planning Exhibition Centre. We learned about the history and development of Qingdao over the last 6,000 years while touring the centre. In addition, Mr Zhong and Mr Lau explained to us their goals in the planning and development of Qingdao. The city wants to focus on oceanic science and technological development, but also on keeping a large amount of land for agriculture. Our hosts also mentioned the importance of retaining historical buildings in its Old Town and the



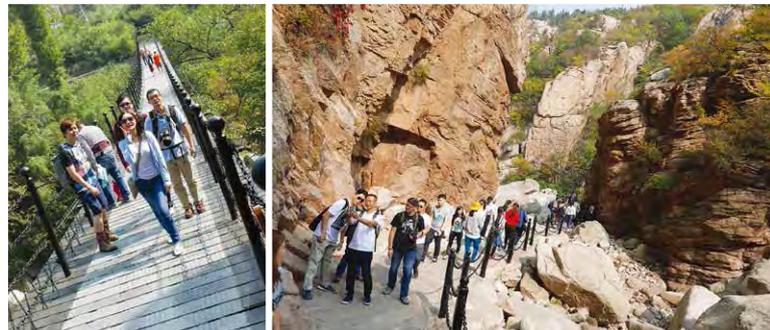
difficulties involved. They finally introduced the construction of the Jiao Zhou Bay Bridge (膠州灣大橋) and its importance in enhancing Qingdao's transit trade development.

In the afternoon, with the help of Mr Liu Zhi Yong, Vice Director of the Qingdao Municipal Foreign Affairs Office, and Mr Zhang Shu Feng, Research Scientist at the Qingdao Academy of Social Science, we visited a featured type of residential architecture in the Old Town – Li Yuan (里院), which is a type of traditional housing development. There used to be Li Yuan throughout the Old Town area, but after 100 years, many became defective and had to be torn down or their owners chose to demolish them for redevelopment. But some Li Yuan were renovated and/or transformed into hostels while retaining their traditional features. Still, we saw some Li Yuan that lacked maintenance and faced serious hygienic and safety problems. After walking for over three hours, we tried some local food – dumplings (山東餃子) – before returning to our hotel.



17 October (Day 3)

As mentioned, much of Qingdao's agricultural capacity has been retained. Today, we visited 嶗山北九水 and gained a better understanding of the planning and management of green areas in Qingdao. We also visited the 五四廣場，八大關風景， and 小魚山 in the afternoon.



18 October (Day 4)

We started the fourth day by visiting a residential development of China Vanke, 紫台. It is a residential development located in the CBD (市北區) of Qingdao with a total saleable area of around 10,800 square metres comprising 1,350 flats. We viewed the showroom and construction site and were impressed by the development's quality-of-life design ideas and the construction technology it used. Vanke has been developing property in Qingdao for nine years and is experienced in quality residential

DIVISIONAL NEWS & ACTIVITIES

組別簡訊

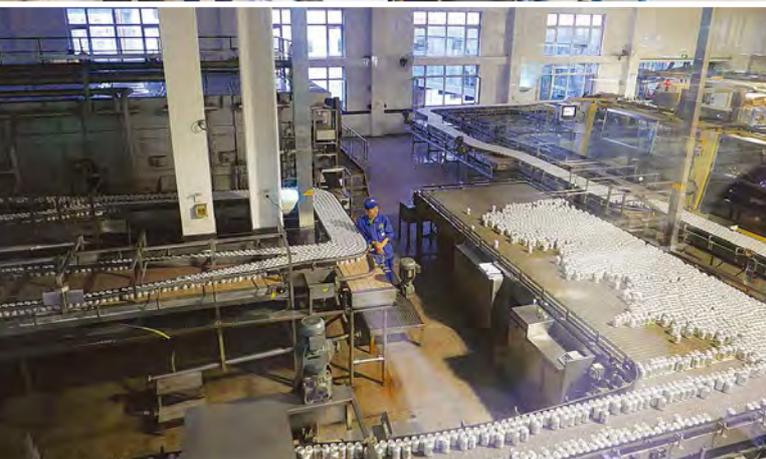
developments, with more than 15 developments in the territories.

We then visited the Vanke Centre, Vanke's only commercial development in Qingdao, and attended a sharing session with representatives of the 青島萬科房地產有限公司. We were first presented with Vanke's development and sales technology for the 紫台 project. Despite a plentiful supply of flats, Vanke managed to sell nearly all the flats during its two sales rounds. In addition to Vanke's brand name in China and the locations of its projects, its ability to fulfill the requisites of the territories and the suitable timing of its sales were probably the keys to its success. During the meeting with Vanke's representatives, our members were keen to know more about the pre-sales policies, construction cost trends, land bid policies, facility management concerns, and building regulations of developments in China. Thanks go to our Past Chairman, Lesly Lam, for arranging such a fruitful visit to Vanke's headquarters.

In the afternoon, we had a chance to visit a famous historical building in Qingdao, the German Governor's Residence (Guest House). It was built in 1906 and had been preserved very well. It is now one of Qingdao's landmarks.

Our final visit of the day was to the Tsingtao Brewery, which had an exhibit that showed its historical operations. Inside the brewery one can learn about its history and how beer was made during the 19th and 20th Centuries. Each of us had the chance to try a complimentary glass of delicious, unfiltered "raw" beer as part of the tour.





After that, we went to a composite development in Qingdao by Hutchison Whampoa along the west coast of Qingdao, the “Harbour Front”. It is a redevelopment joint venture with the Qingdao Government with the aim of revitalising this old and congested coastal area. The project involves seven phases of residential developments, including houses and high-rises, and a retail and commercial area in the middle. Finally, we had a chance to journey across the Jiao Zhou Bay Bridge (膠州灣大橋) before heading to Qingdao Liuting International Airport for our departure.

Thanks go to all participants for being punctual every day. We would not have completed such a packed itinerary without your cooperation. I also want to thank the Study Tour 2015 committee for its hard work to make this tour a success. To Joanmi, Lizzy, Chris, Simon, Frank, Matthew, Refeal, and Winnie: I believe we did a good job.

19 October (Day 5)

This was the last day of our visit and we had a very tight schedule. We woke up at 6 AM and first visited Rider Levett Bucknall in Shinan District. We were greeted by Roger Cheng of its Qingdao office and were introduced to recent developments in Qingdao and the QS services provided by RLB Qingdao. The Qingdao office was set up in 2012 and has been providing contract documentation, procurement arrangement advice, and pre- and post-contract commercial administration since then. Its services are welcomed by local developers because they help them manage their construction costs and forecast their final construction sums at the beginning of their projects. Roger also briefed us on the key infrastructural developments in Qingdao and the diminishing opportunities for young surveyors to work in China.

