



Sr Lau Chun Kong

Surveyor can contribute to environmental protection in many areas including property development, property management and building repair and maintenance. In this month, we have discussed relevant topics with the Secretary for the Environment and voiced our opinions. Meanwhile, our ongoing branding campaign has been bearing fruit, with a number of articles by surveyors appearing in leading local publications.

Enhancing our living environment

This July was very hot with a mean temperature of 29.8°C. In recent years, various measures have been introduced in the development control process to promote sustainability and energy conservation. The Secretary for the Environment Mr Wong Kam-sing invited Sr Vincent Ho, Immediate Past President, and I for lunch to discuss how surveyors can contribute further towards environmental protection, in particular in the area of waste management. We touched upon various government initiatives, including the waiver of the land premium for construction of pedestrian footbridges over government land and district cooling measures in new development areas. We also talked about sea water cooling for buildings near the waterfront, waste management in buildings

including waste collection and recycling, and building features such as canopies which can provide protection to pedestrians from sunlight and rain. Members are most welcome to contribute further ideas to the government.

Proper use, repairs and maintenance of buildings help to promote health of occupiers and extend economic and physical life span of buildings. The Building Surveying Division has been advocating the set-up of a Building Repair and Maintenance Authority and an article on this was published in the *Hong Kong Economic Journal* (HKEJ) on 25 July. The BSD recommendations included preparing lists of building consultants and contractors, promoting quality services, and enhancing public awareness of the importance of building repair and maintenance through education and liaison with the industry.

The two recent fire incidents in industrial buildings reveal the need for regular surveillance and appropriate enforcement by government departments regarding compliance with government lease conditions, fire safety and building regulations. Good use of the existing space in many industrial buildings in Hong Kong is important and calls for the community to recognise the economic reality and also for the courage to remove constraints by means of government policy. The Industrial Revitalisation Policy ended in March this year had attracted 226 applications for wholesale conversion and many owners rushed to submit their applications before the expiry of the policy; statistics as at the end of March 2016 showed that 97 applications were under processing. It is worth considering the extension of this policy, for example for buildings in non-"I" zones whereby the physical condition of existing industrial buildings can be improved to make them safer for occupation. These buildings can then continue to contribute to the economic restructuring of Hong Kong.

Building closer ties with related government departments and organisations

Together with Senior Vice-President Sr Thomas Ho, Chairman of the Quantity Surveying Division (QSD), Sr Paul Wong and five senior members

in the QSD, we met with the Permanent Secretary for Development (Works), Ir Hon Chi-keung, and his colleagues to discuss various matters concerning construction professionals. These included the International Construction Measurement Standards, the newly established Project Cost Management Office, Independent Cost Consultants for public works projects, and the New Engineering Contracts. An article was published by the QSD on 12 July in the HKEJ advocating the use of independent cost consultants in public works projects.

We also met with the Hong Kong Trade Development Council to discuss inter alia promotion of the services of Professional Surveyors and surveyors' participation in the Belt and Road Initiative; and were invited to join the Institute of Construction Managers for lunch to discuss various issues related to the construction industry.

Branding campaign

For the HKIS's ongoing branding campaign, we are continuing our efforts to enhance our communication with the media and have met with editors and reporters of the two leading local financial newspapers, HKEJ and *Hong Kong Economic Times* (HKET). From May to July this year, the HKIS and our members have published altogether three articles in the HKEJ and six articles in HKET. These articles set out our views on different subjects and help to enhance public awareness of the expertise of professional surveyors.

President
Sr Lau Chun Kong

測量師可在房地產開發、物業管理、建築維修及保養等領域上促進環境保護並作出貢獻。我們本月就有關議題與環境局局長溝通並表達意見。與此同時，學會持續的品牌推廣活動有顯著成果，本會會員撰寫的多篇文章已刊登於兩份本港主流財經報章。

改善生活環境

今年7月非常炎熱，平均氣溫達29.8°C。近年來，發展管制程序已引入各種措施，以推動可持續發展及節約能源。環境局局長黃錦星先生邀請上任會長何鉅業測量師及本人共進午

餐，討論測量師如何在環境保護（特別是廢物管理方面）和能源節約方面發揮及提供更多意見。我們談及政府採取的不同措施，包括於政府土地興建行人天橋可免補地價，以及在新發展區內實施區域供冷系統方案。我們亦談及近海樓宇使用的海水製冷系統及樓宇廢物管理項目，包括廢物收集和循環再造等，以及可避免行人日曬雨淋的簷篷等建築設施。歡迎會員向政府提供進一步的建議。

妥善使用、維修和保養樓宇有助促進住戶健康，亦能延長樓宇的經濟及實際壽命。建築測量組一直向政府建議成立樓宇維修工程監管局，並於7月25日《信報財經新聞》撰文闡述有關觀點。建築測量組的建議包括制訂顧問和承辦商名單、促進優質服務，同時透過教育及與業界聯繫，讓公眾進一步認識樓宇維修及保養的重要性。

近日發生兩宗工廈大火，表明政府有需要定期監管及採取適當執法行動，以確保工業大廈合乎政府地契、消防安全規例及建築規例。善用本港眾多工業大廈的現有空間非常重要，社會各界需要認清實際的經濟狀況，而政府亦應制定相應政策以消除各種限制。於今年三月結束的「活化工廈措施」共收到226份要求整幢改裝的申請。許多業主在措施期限屆滿之前才匆忙提交申請，2016年三月底的統計數字顯示，仍有97宗申請正在處理。政府可以考慮延長有關措施，例如改善非工業地帶現有樓宇的狀況，為使用者的安全提供更好的保障。有關樓宇亦能夠繼續為香港經濟轉型作出貢獻。

與相關政府部門及機構建立更密切關係

本人早前與本會高級副會長何國鈞測量師、工料測量組主席黃國良測量師及該組五名資深專業會員與發展局常任秘書長（工務）韓志強工程師及其同事會面，討論建造業界相關議題，包括國際建築測量標準、新成立的項目成本管理辦事處、公共工程項目聘用獨立建造成本顧問，以及新工程合約之事宜。工料測量組於7月12日《信報財經新聞》撰文，倡議政府在基建和土木工程合約聘用獨立建造成本顧問。

我們亦曾與香港貿易發展局代表會面，討論推廣專業測量服務以及測量師參與「一帶一路」倡議事宜，並獲邀出席香港營造師學會舉行的午餐會，討論建造業相關各項議題。

品牌推廣活動

香港測量師學會持續進行品牌推廣活動，不斷努力加強與傳媒溝通，並與《信報財經新聞》及《香港經濟日報》兩份本港主流財經報章的編輯及記者會面，交流學會最新的發展。今年五月至七月，香港測量師學會及本會會員一共在《信報財經新聞》發表三篇文章以及在《香港經濟日報》發表六篇文章，闡述本會對多項議題的觀點，有助加深公眾對專業測量師專業水準的認識。

會長
劉振江測量師