




Building Surveying Division
Sr Kenny Tse BSD Council Chairman

Meeting with the Director of Buildings to Propose a Pre-acquisition Survey of Second-hand Domestic Premises

Together with the BSD's taskforce members for the Pre-acquisition Survey of Second-hand Domestic Premises, I joined a meeting with the Director of Buildings, Sr Dr Cheung Tin-cheung, JP, and the Deputy Director of Buildings, Sr Yu Tak-cheung, JP, and other senior management officers of Buildings Department on 4 March to present the BSD's proposal. During the meeting, everyone exchanged views on how to implement the proposal, enhance accountability in the gathering and preservation of building information through new technology, etc. The BSD is glad that its proposal received the full support of the Director of Buildings. For the next step, it shall meet with representatives of the Estate Agency Authority (EAA) to brief them on the proposal and promote its "pre-acquisition survey," which should be added to the "Seven Key Information Items (開門七件事)" prospective purchasers should note. A copy of a letter sent to the EAA was attached for members' easy reference.





THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會

35th Anniversary

三十五周年 卓越建築業
Building A Better Tomorrow
with Surveying Excellence

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受主席:

建議購買二手住宅物業前聘請
獨立合資格專業人士撰寫檢查報告

(一) 背景

置業安居是香港大部份市民的重要投資及消費, 故此, 政府於 2013 年實施《一手住宅物業銷售條例》以創立透明、清晰的機制保障買家, 把違規刑事化, 規管一手住宅物業的銷售; 但二手住宅物業不受此監管。另 2013 年實施的《商品說明(不良營商手法)條例》, 政府志在禁止商戶於營商過程中, 對貨品作虛假說明, 以保障消費者; 惜物業為不動產而不屬任何貨品或服務, 因此不受此條例監管, 令二手物業買家在現行法例下, 未能得到應有的保障。

眾所周知, 貴局十分關注消費者教育及權益, 並發出指引, 要求代理督促買方提供物業任何結構上的加建或改動的詳細資料, 及提醒買家有關的風險。唯近年政府雖然已推行強制性驗樓及驗窗計劃和加快取締違例建築工程, 但基於有限的人力資源, 以及部份業主沒有積極處理屋宇的驗樓通知及清拆命令, 有關要求可能因未有即時在土地註冊處登記而造成所謂的“真空期”, 更甚的是, 私人單位經過多年翻新、裝修、改建、加建後, 無論政府當局亦或業主本人也未必能夠充分掌握室內單位是否被更改物業用途或進行違例建築工程, 但是這些違例建築工程除了對業主自身居住構成安全風險外, 亦會對鄰舍及公眾帶來安全隱憂。

(二) 「開門第八件事」, 以核實二手住宅私人產權業內的安全及風險狀況


有見及此, 香港測量師學會建築測量組(下稱「學會」)建議 貴局提供指引, 加入「開門第八件事」, 即推動二手住宅物業在成交前, 由買方聘用獨立合資格專業人士對物業進行檢查, 以確保雙方知悉物業現有狀況, 潛在風險及相關的法律责任。

其實物業成交前聘用獨立合資格專業人士對物業進行檢查的做法, 在不少歐美國家如英國及加拿大等地已普遍推行, 亦行之有效, 目的是釐清置業後的法律責任及安全風險。學會建議二手住宅物業於成交前, 買方需聘用獨立合資格專業人士對物業整體狀況及是否存在違例建築工程進行檢查並提交報告, 以確保買賣雙方及代理更清楚瞭解樓宇安全狀況, 潛在風險及法律責任, 使物業買賣過程更加清晰和透明, 減少日後紛爭。

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香港測量師學會



學會亦相信銀行或樓宇按揭公司會支持上述建議, 因他們可就報告內容對物業現況有充分瞭解, 從而在貸款批核期間進行相應評估以減低風險。

就此建議本學會已致函屋宇署, 並於 3 月 4 日與署長會面; 署方非常認同此建議的方向, 並認為此建議可令買方更關注住宅內的違例建築工程及其在現行強制驗樓及驗窗計劃下的法律責任, 鼓勵業主更積極地對自己擁有的物業進行定期維修保養及清拆違例建築工程。


(三) 具體做法的初步構思

- 1) 學會初步建議該獨立合資格專業人士應包括:
 - i. 認可人士
 - ii. 註冊專業測量師(建築測量)
- 2) 學會建議檢查範圍需包括物業整體安全狀況及是否存在違例建築工程。
- 3) 進行檢查時限可於簽署臨時買賣合約時由買賣雙方協定, 並建議檢查報告於檢查後起計七個工作天內提交, 以方便買家、銀行及樓宇按揭公司能夠盡早在物業成交前知悉物業狀況。
- 4) 該檢查報告可採納標準報告範本, 統一標準以方便銀行或樓宇按揭公司參考。

本會建築測量組希望能有機會與 貴局會面以進一步探討上述建議之可行性, 如有任何疑問, 請與本人聯絡(聯絡電話: 6682 9105 電郵: tschickinkenny@gmail.com)。

敬祝政祺!

香港測量師學會
建築測量組主席
謝志堅測量師



2019 年 3 月 29 日

Revised Rules & Guide and Practical Task 2019

On 4 March, the BSD held a briefing session for BS probationers and assessors regarding the revised *Rules & Guide* and Practical Task arrangement for 2019. Thanks go to Sr Peter Dy and Sr Prof Barnabas Chung for devoting their valuable time to giving the briefing.

The BSD had issued a separate *Rules and Guide for Professional and Technical Assessment*. The Rules and Guide allows for the grouping of different aptitudes to let candidates gain a better understanding of the significance of the different BS expertise levels. The two *Rules and Guide* publications are subtitled *Assessment of Professional Competence (APC)* and *Assessment of Technical Competence (ATC)*. They, together with all related documents and forms, were published on 1 March and will be available on the HKIS website.

In view of the overwhelming number of applications for undertaking the Practical Task, it has been decided that two Practical Task exercises will be conducted this year. The exercise dates and relevant application periods are listed below.

Date of Practical Task 2019		Relevant Application Period
For professional candidates only	15-18 May	4-15 March
For professional and technical candidates	6-9 November	19-30 August

All candidates should pay attention to the eligibility requirements before applying to undertake the Practical Task. In order to make it more “practical” and “real,” the BSD changed its presentation method. The presentation of findings and solutions consists of the solo performance of the candidate, who may adopt any means (outside of electronic projections)

to conduct his/her presentation. Traditional presentation boards are no longer fashionable in real-life business transactions, so candidates should not adopt this platform to convey their propositions. Handouts should be prepared for the presentation and distribution – not only to enable clients to follow the presentation at their own pace, but also to give them time to review the proposition before making a decision. The format and requirements of the handouts for the Practical Task exercises will be specified in the task paper according to the relevant assignments. I am excited about this and look forward to seeing new versions of the coming Practical Task in May.



Community Housing Movement

On 16 March, Sr Edwin Tang, HKIS Vice-President and Past BSD Chairman; Sr Francis Lam, Chair of the Housing Policy Panel; and Sr Peter Dy, BSD Honorary Secretary and coordinator of the CHM Volunteers Team, joined a press conference jointly organised by the Hong Kong Council of Social Service (HKCSS) and Salvation Army to announce the completion of a Community Housing Movement (CHM) Project in To Kwa Wan.

In January 2018, the BSD CHM Volunteers Team conducted a screening survey of a building on Ha Heung Road. The scope of the survey included the internal conditions of the offered units and common parts, along with any violation of the Buildings Ordinance. The HKCSS subsequently commissioned a local BS consultant for PM services to perform the necessary repair and alteration work and complete this project by end of 2018 so that low income families could start to move in. It was really exciting to witness the outcome of this meaningful project. Special thanks go to all of its respectful volunteers!

The BSD is preparing to organise a CPD on this topic for members and a debriefing to all volunteers. Please note its CPD schedule.



Luncheon with the Financial Secretary

On behalf of the BSD, I and other HKIS representatives attended a luncheon with Financial Secretary Paul Chan Mo-po, JP, on 25 March to hear him discuss how the government's budget would affect the surveying profession and the opportunities for surveyors in the Greater Bay Area.



針對二手住宅物業的買賣，我們於去年去信政府，建議買方務必聘請相關專業人士為物業進行銷售前的勘察。我們於 3 月 4 日有機會與屋宇署署長、副署長及其他屋宇署高層會晤，談及如何實踐此項提案，及如何借助新科技得到更準確可靠的樓宇諮詢，我們非常慶幸得到署方大力支持。下一步，我們將聯絡地產代理監管局（EAA）進行推廣，目標使到同類勘察成為大家將來的「開門第八件事」。

建築測量組為應考「副會員」及「專業會員」資格的考生重新編寫兩套獨立的考試藍本，分別命名為《技能評核試規則及指引》及《專業評核試規則及指引》，

並已由 3 月 1 日起生效。本年度報名應考專業試的反應熱烈，建築測量組決定再次加推 5 月的非常規考期，各位準考生敬請留意有關報名日期。

隨著時代更替，建築測量組亦意識到與時並進的重要。故此決定改變考試的形式，更真切反映今日商業社會的運作。除了電子投影之外，我們歡迎考生嘗試使用其他形式的匯報。準考生亦應有心理準備，要為「你的客戶」準備簡報講義。除了方便「客戶」跟上你的節奏，更有助他們於匯報後重溫有關內容，再作出一系列決定。我們將於考試題目中列明對講義的詳細要求，期待 5 月的一番新景象！

建築測量組代表於 3 月 16 日與香港社會服務聯會及救世軍代表一同出席記者招待會，向傳媒宣布「社會房屋共享計劃」圓滿結束的好消息。計劃始於 2018 年 1 月，建築測量組義工到訪下鄉道物業進行樓宇勘察。除了檢查單位內的狀況，勘察更包括了樓宇公用部分，並簡單確認樓宇沒有違規建築。及後，社聯聘請了本地建築測量顧問公司作為維修及改建的項目經理，於去年年底竣工。可以參與見證整個項目完成實在令人十分鼓舞！再次感謝我們可敬的義工團隊！我們計劃以 CPD 的形式與大家分享過程中的學習，請密切留意。

一眾學會代表於 3 月 25 日與財政司司長陳茂波共進午餐，由司長現身說法，分享政府為相關建築專業於大灣區發展撥款的理念。

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