



Quantity Surveying Division
Sr Raymond Kong QSD Council Chairman

Engagement with MiC

(a) Seminar on the Guidelines on Statutory Requirements and Procurement Issues for MiC Projects, 17 September 2019

HKIS Honorary Treasurer and Past QSD Chairman, Sr Paul Wong, and I attended a seminar on the Guidelines on Statutory Requirements and Procurement Issues organised by the Construction Industry Council (CIC). During this seminar, representatives from industry stakeholder organisations shared their experiences with and views on the procurement issues that MiC projects face. Representatives from four government departments (Buildings, Electrical & Mechanical Services, Fire Services, and Water Services) introduced their own regulatory requirements and streamlined procedures.



(b) CIC Meeting with the HKIS MiC Task Force, 15 October 2019

Further to the seminar on 17 September, I, as HKIS MiC Task Force Co-Chairman, invited CIC General Manager (Innovation and Technology Development), Mr Thomas Tong, to meet with the HKIS MiC Task Force on 15 October. The

Task Force comprised members from the QSD and BSD and its mission is to explore ways for the HKIS and CIC to collaborate on MiC and other innovative methods of construction. Both parties have agreed to maintain mutual dialogue on anything related to MiC in the future.

(c) Publication of Article, 17 October 2019

An article Sr Paul Wong and I co-wrote concerning the views of quantity surveyors was published in Sing Tao on 17 October. It is reproduced below for members' perusal.

香港測量師學會《星島日報》地產版專欄「高深可測」

題目：工料測量師看「組裝合成」建築法

撰文者：香港測量師學會工料測量組

江就明測量師 黃國良測量師

配合香港發展和人口增長，新建樓宇的需求殷切。香港近期仿效新加坡和英國等國家，採用「組裝合成」建築法 (Modular Integrated Construction; MiC)。這新建築概念是將建築物設計成以多個獨立「組裝合成」組件，並將工地現場建築工序轉移至較易控制及不受天氣影響的廠房進行，組件包含裝飾工程、固定裝置及屋宇設施，大量減省工地現場施工工序。現時將軍澳百勝角消防處紀律部隊宿舍、香港大學黃竹坑宿舍及科學園「創新斗室」的3個宿舍項目都由 MiC 建成，單位面積較細及款式不多，方便運輸、吊運和重覆生產。

新加坡在當地政府的大力支持下，早於 2001 年便採用的「組裝合成」建築法現已普及。香港測量師學會工料測量組於今年初往新加坡考察，按當地經驗，MiC 能減低施工對毗鄰居民的滋擾、提升生產力和減少勞動人口需求，同時可改善施工質量和安全性。

MiC 在香港仍處於初步發展階段。對比新加坡，香港推行 MiC 較多制肘，如工地小、道路窄、斜路多，組件現時限於一個貨櫃大小的尺寸，而要解決暫存、運輸及吊運等問題也極具挑戰。此外，MiC 項目亦需政府法規配合支持，如建築物結構及防火等相關法例需作出適應調整和完善。工料測量師亦會在制定合同方面作出修訂配合，當中包括「組裝合成」組件的設計責任和付款方式。

由於仍未普及，MiC 建築成本中短期可能仍會稍高於傳統施工方法。屋宇署最近發出指引，「組裝合成」建成的 6%

樓面面積可無須計入發展項目的總樓面面積，有助推動相關建築法的使用。如 MiC 能夠普及，相信長遠建築成本也可相應下調。

(d) CPD on the Challenges of Procuring and Costs of Modular Integrated Construction in Hong Kong, 30 September 2019

On 30 September, Sr Mandy Ng, Deputy Director of Beria Consultants Limited, came to share her experiences with recent MiC projects, which she illustrated with practical examples that highlighted certain aspects of budgeting, tender assessment, contractual considerations, contract periods, payment arrangements, and off-site works quality assurance. The seminar drew a full house.



Meeting with the Principal of University College of Estate Management (UCEM), 22 October 2019

The Principal of UCEM, Mr Ashley Wheaton, visited the Institute on 22 October. He was accompanied by two UCEM representatives: Director of Commercial and Business Development, Mr Stephen Bartle, and Hong Kong Ambassador, Sr Gabriel Lee. HKIS President Sr Dr Tony Leung and Sr Paul Wong hosted them for the day.

During the meeting, Mr Wheaton, Mr Bartle, and Sr Lee briefly updated their hosts on UCEM's recent developments in distance learning for surveying courses in the UK and around the world with special remarks on Hong Kong. In return, Sr Wong updated them on surveying education in Hong Kong. After exchanging other views, Sr Wong requested that UCEM explore the possibility of conducting face-to-face extra sessions for UCEM students in Hong Kong.

That evening, over 200 guests assembled at the Grand Assembly Hall of the YMCA Salisbury for a UCEM Centenary Dinner Reception. HKIS Past President and QSD Past Chairman Sr Thomas Ho and Sr Wong joined this event and saluted UCEM's first 100 years, during which it provided surveying courses in Hong Kong through distance learning. In a speech, Mr Wheaton remarked that Hong Kong held a unique place in UCEM's history.



Hong Kong Institute of Construction Programme Advisory Board Meeting, 25 October 2019

On 25 October, I chaired a Programme Advisory Panel meeting on the Hong Kong Institute of Construction's (HKIC) Advanced Diploma in Quantity Surveying. Other panel members included representatives from the Hong Kong Construction Association, Housing Department, and Hong Kong Construction Industry Employees General Union. During the meeting, panel members shared their views on the direction the industry was headed and how the programme could enhance industry development and engagement in the future.



Upcoming Workshop on Project Cost-Benefit Analysis, 9 November 2019

The QSD is honoured to invite Professor Dr Alexia Nalewaik to conduct a workshop on Project Cost-Benefit Analysis on 9 November 2019. The workshop will be jointly organised by the QSD and PolyU SPEED. Dr Nalewaik is a Fellow of RICS Americas, AACE International,

the Guild of Project Controls, and ICEC. She is a Past President of AACE International and Past Chair of ICEC.

The workshop will cover the criteria for selecting and financing successful projects, the perspectives affecting decisions and cost-benefit analyses used to influence agencies, and policymaking. Workshop materials will be presented in an easily understood format with straightforward maths and should be useful for project owners, project team members, and management professionals.

Upcoming Consultation Forum on the Proposed BIM Contract Conditions, 28 November 2019

The Government actively promoted the use of Building Information Modelling (BIM) in major capital projects in its 2017 Policy Address. While BIM appears to be a worldwide and irreversible trend, local employers, consultants, contractors, and subcontractors are concerned with the potential risks and liabilities associated with its application. Therefore, proper contract conditions that set out the obligations, responsibilities, and liabilities of the contracting parties are essential for its successful implementation.

In response to this industrial need, the QSD has drafted a set of standard conditions of contract for BIM and will arrange a consultation forum to discuss it on 28 November 2019. It seeks stakeholders' views on BIM, so as to sharpen the proposed contract conditions. During this forum, Sr Dr Paul Ho, Past Chairman of the QSD, will outline the proposed BIM contract conditions, which will include the following:

- General Provisions
- Priority of Contract Documents
- Obligations of Each Project Participant
- Digital Data and BIM Management
- BIM Execution Planning
- Risk Allocation in Respect of the Model
- Intellectual Property Rights of the Mode
- Indemnity and Insurance
- Termination, Recession, or Expiration of an Agreement

While explaining the rationale behind each contract condition, Sr Dr Paul Ho will also briefly compare the proposed BIM contract conditions with some overseas BIM contracts such as the CIC BIM Protocol (UK), AIA BIM and Digital Data Exhibit (USA), and BIM Particular Conditions (Singapore).

HKIS QSD Annual General Meeting 2019, 22 November 2019

A notice on the QSD's Annual General Meeting 2019 has been issued to its corporate members. The details are as follows:

Date: 22 November 2019 (Friday)

Time: 6:30 PM

Venue: Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan

I look forward to seeing all corporate members at this event.

Members Corner Needs Contributions from You!

Editorial Board invites articles for the Members Corner, a regular column in *Surveyors Times* for members to share their views on current topics and future trends, implications of new technologies and recent court decisions, the sharing of lessons learnt in members' professional practices, the highlights of new practice notes, the introduction of practical apps and ideas gained during members' recent gatherings with fellow professionals, good-natured and industry-related humour, etc.

An article need not be restricted to the professional practice of a surveyor, but neither is it intended to express a member's views on everything. It should connect or have implications for fellow members, be they serious thoughts on the constitution or future of the profession or simply as a gadget or trick that can benefit the day-to-day practices of surveyors. Articles should not be political or directly related to one's personal benefit for fear of litigation from individuals or organisations. The sensitivity and security of information presented also need to be borne in mind.

House rules:

- Articles should not be academic.
- Articles from the same author(s) will not be published consecutively for more than two issues within a six-month period.
- The final decision on publication or otherwise rests with the *Surveyors Times* Editorial Board.
- Page limit: 2 printed pages (maximum)
- Format: Word file via email to steditor@hkis.org.hk
- Credential: Author's name, designation (FHKIS/MHKIS, not any other*), division affiliation(s)

**For HKIS corporate members' submission only*

