



Sr K K CHIU

Most Institute activities this month took place virtually to keep COVID-19 safe, and while it has been slow going elsewhere, I spoke on different topical issues relating to surveying via various media channels. I am also pleased to report that our working group is reviewing the Land (Compulsory Sale for Redevelopment) Ordinance, and I attended an online forum on land, housing and construction hosted by the Chief Executive election candidate, Mr John Lee Ka-chiu. While the first phase of relaxing social distancing measures is in place, we all must stay vigilant. We look forward to gradually resuming face-to-face activities, and to meeting you in person very soon.

## Land Premium Rates and Housing Supply

The Institute welcomes and supports the Government's recently announced extension of the use of standard rates in land premium assessments and lease modification/land exchange applications in New Development Areas (NDAs), particularly in Kwu Tung North (KTN) and Fanling North (FLN). The HKIS believes standard land premium rates are an effective way to boost the housing supply in these two areas by speeding up land release.

In our press statements, the Institute commended the Government for its swift implementation of the policy, saving time and increasing transparency between developers and the Lands Department in negotiations. This policy will also likely quicken

the conversion of idle farmlands and brownfields into residential sites.

There are brownfields throughout Hong Kong used in many ways, such as car parks and open-air storage. We advised the Government that it must stay ahead of events and be able to relocate displaced industries as soon as their brownfields have been converted, by conducting site evaluations and effective land use planning in the New Territories.

Last but not least, we urge the Government to step up the study on extending the standard-rates mechanism to Hung Shui Kiu and other farmlands to speed up land development in the New Territories.

## RTHK: Letter to Hong Kong

On 5 April, I was invited to deliver my views on RTHK's "Letter to Hong Kong" programme, which invites politicians and public figures from diverse backgrounds to shed light on important matters in the city. My letter was intended for a young friend of mine, Johnny, an overseas graduate who worked as a surveyor in Hong Kong last summer. I talked about the challenges the city is facing, such as the severe land shortage for development, escalating property prices, and "three-nil" buildings. The problems became more apparent with the outbreak of COVID-19, such as delays in construction projects, a shortage of labour and a lack of adequate anti-epidemic equipment provisions within the property management sector, as well as the financial fragility of SMEs.

On a separate note, I addressed the issue of vertical floor-to-floor transmissions of COVID-19 infections within buildings and how the HKIS spared no effort to help the public combat COVID-19 from the outset. I also took this opportunity to introduce the Institute's complimentary booklet that offers professional advice to the general public on curbing the virus through domestic drainage maintenance.

As a veteran of the industry, it has always been one of my priorities to facilitate the collaboration between the Government and industry stakeholders for the well-being of Hong Kong. I hope that my sharing will give Johnny insight into our profession, and guide him to use opportunities presented to him to his best advantage, all the while contributing to society. I trust he will look back on listening to my letter as time well spent!

### Calling for More Housing and Land Supply

In a column published recently in the *Hong Kong Economic Times*, I addressed the acute housing shortage, while expressing appreciation to the Government for starting the multi-pronged approach to speed up land supply that it announced in the Budget in February. However, the progress in developing transitional housing is still far from satisfactory, as only 2,300 units have been built and occupied, despite the Government's identification of sufficient land to accommodate more than 17,000 units. The HKIS thus proposed various measures to raise housing supply, such as accelerating planning and land approvals, enhancing communication with regional stakeholders, and greater technical support for main contractors. I suggested some innovative approaches, including a greater adoption of MiC (modular integrated construction)—for which the Government has announced incentives, and which the HKIS applauds; and allowing transitional housing to be built to eight storeys.

While the incentives are to promote the use of MiC, the HKIS hopes the Government will go a step further and provide clear guidelines for the establishment of local MiC manufacturing and assembly.

While on the subject of buildings, we continue to urge the Government in its fight against COVID-19 to disburse more subsidies to property management companies to improve

public hygiene. Public vigilance remains critical and it is important to have a system of regular pipeline inspections and maintenance in place, in a similar vein to our continuing call for the government to fund a scheme to subsidise better practices for companies managing buildings over 40 years old.

### Pay at Your Fingertips

We are moving with the times and have implemented an online system on which members can settle their annual subscription fee for 2022–2023. Starting from April, members can now enjoy a quicker, easier, more secure and eco-friendly payment platform. I am pleased to embed digitisation in our operations, which remains one of my key missions!

Sr KK Chiu  
President

**為** 對抗疫情，學會本月大部分的活動都以網上形式舉行。疫情期間，聚會不太方便，所以我選擇在不同的媒體上談及關於測量的熱門話題。另外，很高興向大家報告早前成立的工作小組正在審視《土地（為重新發展而強制售賣）條例》，而我亦出席了由行政長官候選人李家超先生主持的網上論壇，討論關於土地、房屋及建設的議題。適逢社交距離措施首階段已放寬，我樂見面議活動逐漸恢復，雖然很期待與各位會面，但防疫措施仍不能鬆懈。

### 補地價金額及土地供應

政府於近日宣布把標準金額補地價模式擴展至新界新發展區的契約修訂或換地申請，率先為古洞北及粉嶺北新發展區試行，學會對此計劃表示歡迎和支持，並認為可加快釋放兩個新發展區的土地發展潛力，增加房屋供應。

在早前發佈的新聞稿中，學會欣喜政府在制定是次政策表現迅速。此計劃將減省以往發展商與地政總署的商討時間，並大幅提升補地價金額的透明度，從而加快棕地和農地轉化為住宅用地。

不少棕地會轉化為發展用地，然而該等棕地均有不同的現行用途（如露天倉、停車場等），需要另找地方安置。政府宜未雨綢繆，檢討新界區的用地規劃。

學會亦促請政府加快研究將補地價標準機制擴展至洪水橋新發展區及其他新界農地的工作，以推動新界區的土地發展。

## 香港電台《香港家書》

四月五日，我獲邀參加香港電台《香港家書》。該節目定期邀請政客及不同背景的公眾人物針對香港的重要議題分享看法。我的信件寫給一位海外畢業的年青朋友 Johnny。去年暑假，他選擇回港發展，加入測量師行業。信中，我提及到香港正面對的難題，如發展建設用地嚴重不足、房價上漲及三無大廈的管理問題等。隨著新冠疫情爆發，這些問題變得更嚴峻，例如工程延誤、勞工短缺、物業管理業缺乏防疫措施，以及中小企營運困難等。

另外，我亦有指出大廈結構出現垂直傳播的問題，及學會如何一直不遺餘力協助對抗病毒。有見及此，我們印製了渠管保養小冊子供市民免費參考，減低病毒在大廈渠管內傳播的危機，協助公眾對抗疫情。

加入測量業多年，我一直十分重視香港的整體發展，促進政府與行業持份者合作是我的首要任務。我希望信中的分享能夠讓 Johnny 了解測量業的專業知識外，還可以找到自己的定位，引導他抓緊眼前每個機會，為社會作出貢獻。當他回想起我這封信時，相信他會覺得所花的時間很值得！

## 增加房屋及土地供應

近日的經濟日報專欄中，我指出了嚴重的房屋短缺問題的同時，亦樂見政府於二月公佈的財政預算案中採取多管齊下的策略，積極加快造地建屋的步伐。不過，興建過渡性房屋的進度未如理想。政府已覓得足夠土地提供 1.7 萬個過渡性房屋，卻只有 2,300 個單位正在營運。學會提出多個建議，如加快部門審批文件的進度，加強與地區人士之間的溝通，以及為承建商提供更多技術支援。我有建議幾項創新的措施，其中包括更廣泛應用「組裝合成」建築法（MiC）—學會樂見政府已公佈寬免措施；以及容許過渡性房屋樓高增至八層。

有關的寬免措施鼓勵業界使用「組裝合成」建築法之外，學會期望政府為業界提供清晰的指引，設立「組裝合成」建築法的製造及組裝工場。

除了建築的議題之外，學會繼續敦促政府加強防疫工作，為物業管理公司增撥資源，以加強公眾地方的消毒。對抗疫情，大家必須時刻保持警覺，定期檢查及維修樓宇渠管尤其重要。另外，學會亦希望政府能夠撥款資助樓齡 40 年以上的舊樓維修渠管計劃。

## 線上支付會員年費服務啟用

時移世易，學會已推出線上系統繳交年度會費（2022-2023）。由本月開始，會員可以透過網上付款平台繳交會費，過程將會更快捷、簡單，安全及更環保。將學會日常營運數碼化，這仍會是我任期內的重要任務。

會長  
趙錦權測量師