



Quantity Surveying Division  
Sr Sunny Choi QSD Council Chairman

## How can construction contracts protect tenants of MiC housings?

Modular Integrated Construction (MiC) and Light Public Housing (LPH) have been hot topics recently. Most of the discussions about them have focused on their abilities to reduce site construction activities and completion time, which would benefit the construction industry and society.

**讀者來稿**

### 建築合約 怎保障「組裝合成」屋住戶

近年，香港逐漸廣泛採用「組裝合成」建築法建屋，以達到縮短建築工期及加快房屋供應的目標。除了初期主要應用於公務員宿舍、學生宿舍、檢疫中心及一些過渡性房屋外，政府最近也打算在未來五年利用「組裝合成」建築法興建約3萬個「簡約公屋」，以加快安置有需要的市民。因為政府就此建築法給予發展商一些地積豁免優惠，一些私人地產發展商亦已開始研究採用「組裝合成」建築法興建房屋和酒店。可以預見將有更多市民會住進這些以創新方法興建的房屋。

「組裝合成」房屋的具體設計細節主要是由承建商負責。發展商聘請的工料測量師則負責預算及合約投標事宜，如在草擬建築合約中清楚列明締約雙方的權益等。由於每個單位的結構、粉飾及裝置主要在外地工廠完成，所以品質管理及流程監控等條款必須明確地列明於合約內，以保持模組質量穩定。工料測量師一般亦會建議加入條款，按工廠內已完成工序的進度付款給承建商，令其有足夠現金流支付製造模組的費用。

#### 流程監控 保持模組質量穩定

市場上的「組裝合成」房屋主要分為兩大類：一類為鋼結構，而另一類則為混凝土結構。兩種結構的房屋均符合香港的建築規例。而它們的結構及防水等的保修期亦跟一般樓宇無異，有約十至十五年，所以居住在這種房屋的住戶都能得到與一般樓宇同樣的建築質量保障。為了迎合住戶更長遠的裝修及維修要求，工料測量師在草擬建築合約時會跟建築師及工程師作好好的溝通，以將適當條款加入建築合約內，保障住戶之需要。

例如，一般鋼結構「組裝合成」房屋均用上石膏板或其他防火板為牆身，吊掛重物處必須在龍骨位置。而另一方面，「組裝合成」房屋的某些地方不可以鑿坑藏喉，若住戶要更改或增加電線插座或水喉位置，可能要走明線及明喉。所以在建築合約中會要求承建商列明房屋中可掛重物的位置及其所限之重量等資料，以及結構的用料及裝修時需注意的事項等。這些資料都會羅列在住戶手冊上。

此外，由於「組裝合成」房屋的結構及粉飾都在外地工廠完成，住戶未必能在香港找到完全一樣的材料以修補飾面。故此，建築合約也要列明承建商應配備足夠的備用材料，以應付入伙後一段時間內的應急修補之用。

工料測量師以其在合約管理及成本控制等領域的專業知識，在草擬應用嶄新建築技術的建築合約時，既能平衡各項目團隊的利益，也能令住戶安心享受新建築技術的成果。故工料測量師在推動「組裝合成」建築法的廣泛應用上擔當不可或缺的角色。

■香港測量師學會工料測量組義務司庫  
吳茵茵測量師

The adoption of MiC for a project demands many specific requirements such as assembly connections, delivery schedules, logistical arrangements, and quality assurance and control. Quantity surveyors have to prepare contracts that incorporate all appropriate requirements and stipulate the rights and liabilities of all contracting parties including any special payment terms to contractors. Other stipulations affect the occupants of MiC units.

Sr Mandy Ng, QSD Honorary Treasurer, wrote an article, 「建築合約怎保障『組裝合成』屋住戶」, which was published in the Hong Kong Economic Times (《香港經濟日報》) on 14 March. Members can read it in detail by scanning the QR code below.



<https://tinyurl.com/2ly7lk4o>

## New Members' Welcoming Party (30 June 2023)

The QSD New Members' Welcoming Party will be held on 30 June 2023 (Friday). It is a highly-anticipated event after each year's diploma presentation ceremony for newly-qualified quantity surveyors. The QSD Council takes this opportunity to welcome the QSD's newest members, congratulate them on their successes, establish contacts and dialogue, exchange views on the profession and industry, and nurture their interests in the activities of the QSD and HKIS.

Date: 30 June 2023, Friday

Time: 7:00-9:30 pm

Venue: Helena May, 35 Garden Road, Central  
Activities: Mingling, Sharing, & Relaxing

Fee: **Free** for newly-qualified QS members

Refreshments will be served.

QSD members remember had a great time at the Helena May last year. It is a beautiful colonial-era heritage building at 35 Garden Road that stands out as a superb example of Hong Kong's architectural heritage. Invitations will be sent to all newly-qualified members. The QSD looks forward to meeting all of you at the party.

## A Guest Lecture for HKU BSc (Surveying) Students

QSD Chairman Sr Sunny Choi delivered a guest lecture to Year 2 BSc (Surveying) students at HKU on 23 March. The title of his lecture was, "The Latest Development of Quantity Surveying and BIM". He delivered good news to the students on the prosperity enjoyed by Hong Kong's construction industry, which included full employment for quantity surveying graduates.

Digitalisation is the current trend of technological development in the industry for boosting productivity and improving site safety. BIM has been actively adopted in construction contracts. Beyond that, smart construction and site safety systems have drawn much attention. Sunny also briefed students on the enhancements incorporated into the drafting of the new HKSM5 and the BIM Measurement Information Requirements.



## VTC's Secondary School Students BIM Competition

On 1 March, QSD Past Chairman Sr Dr Paul Ho served as a member of the judging panel of a BIM competition for secondary school students. The event was organised by the Vocational Training Council's (VTC) Building, Civil Engineering and Built Environment Training Board (BCETB). The competition attracted over 100 competitors who were given four two-hour sessions to learn BIM modelling techniques and practice them at home. Teams consisting of 3-4 students were required to design the internal layout and interior finish of a given structural model within a three-hour timeframe.

Despite the short training period, the shortlisted teams were able to produce 3D models of a balcony, living room, dining room, kitchen, two bathrooms, and three bedrooms along with interior designs presented from a 3D perspective and/or rendered drawings. All models were considered to be of high quality and demonstrated that BIM is an easily-learned skill even for secondary students without construction knowledge.

## QSD Social Event: Tufting Workshop (18 March 2023)

The first QSD social event of 2023, a tufting workshop, received an overwhelming response and successfully conducted on 18 March. All members had fun tufting their own designed works.

Thanks go to the QSD Social and Welfare Sub-Committee Chairperson, Sr Karen Wong, and her team for organising this event. The QSD looks forward to seeing its members in all upcoming social events.



### HKIS Boards/Committees/ Organising Committees/ Panels/Working Groups/ Task Forces

The following is a list of the QSD's representatives approved by the HKIS General Council to serve on the various HKIS boards/committees/policy panels/working groups/task forces/organising committees.

HKIS Boards	QSD Representative(s)
Board of Education	Sr Steven TANG (Chairman) Sr Tiffany CHAN Sr Dr Sandy TANG
Board of Membership	Sr Amelia FOK Sr Joseph CHONG
Board of Professional Development	Sr Dr Betty LO Sr Rex YING
HKIS Committees/ Organising Committees/ Panels/Working Groups/ Task Forces	QSD Representative(s)
Administration Committee	Sr Sunny CHOI Sr Rex YING
Community and Charity Services Committee	Sr Christina WONG Sr Dr Ken HUI
Dispute Resolution Committee	Sr HY WAN (Chairman) Sr Daniel HO Sr Eric TING

Editorial Board	Sr Raymond KAM (Chairman) Sr Dr Joseph CHAN (Honorary Editor) Sr Dr Ken HUI Sr Eric TING
Finance Committee	Sr Mandy NG
Mainland Affairs Committee	Sr Dr Stephen LAI (Chairman) Sr Keith YIM Sr Tim NGAI
Members' Welfare Committee	Sr Amelia FOK (Chairman) Sr Christina WONG Sr Tony CHOY
Promotion Committee	Sr Thomas HO (Chairman) Sr Mandy NG Sr Sammuel YUNG
Research Committee	Sr Dr Mei-Yung LEUNG (Chairperson) Sr Dr Ken HUI Sr Dr Joseph CHAN
Senior Members' Committee	Sr Thomas HO (Chairman) Sr CF WONG
Sports & Recreation Committee	Sr Tony CHOY Sr Angela AU YEUNG
Standard Method of Measurement Committee	Sr Dr Paul HO (Chairman) Sr Sunny CHOI Sr Felix CHENG
Strategic Planning Committee	Sr Sunny CHOI Sr Tim NGAI
Building Policy Panel	Sr Rex YING Sr Christina WONG
Housing Policy Panel	Sr Paul WONG Sr Staw WONG
Land Policy Panel	Sr Amelia FOK Sr Christina WONG

# DIVISIONAL NEWS & ACTIVITIES

## 組別簡訊

Working Group on BIM	Sr Sunny CHOI Sr Dr Paul HO
Working Group on Heritage	Sr Tzena WONG Sr Jim CHARK
Working Group on Modular Integrated Construction (MiC)	Sr Sunny CHOI (Co-chairman) Sr Amelia FOK Sr Mandy NG Sr Felix CHENG
Working Group on Project Management	Sr Tzena WONG
Working Group on Sustainability	Sr Emily LI Sr Jason CHAN
Working Group on Unmanned Aircraft Systems (UAS)	Sr Karen WONG
Task Force on Amendments Relating to Disciplinary Procedures	Sr Rex YING Sr Raymond KAM
Task Force on Contract for the Procurement of Leak Investigation Services – Underground Water Mains	Sr Raymond KAM
Task Force on Drafting the New Standard Form of Building Contracts	Sr Thomas HO (Chairman)
Task Force on Long Term HKIS Office Accommodation	Sr Staw WONG Sr Joseph CHONG
Task Force on Manpower Supply in the Surveying Industry	Sr Raymond KAM
Task Force on Security of Payment	Sr Raymond KAM (Chairman) Sr Dr Paul HO

Task Force on the Standard Form of Contract for Minor Works, Renovation, Fitting-out, Additions, and Alteration Works	Sr Raymond KAM (Chairman) Sr Eric TING
HKIS Annual Conference 2023 Organising Committee	Sr Tzena WONG Sr Pesire LAU
HKIS Annual Dinner 2023 Organising Committee	Sr Christina WONG Sr Tzena WONG
HKIS Create Your District Competition 2023 Organising Committee	Sr Dr Ken HUI Sr Johnson CHEUNG
HKIS Awards 2024 (previously the “HKIS Best Development and Conservation Award”) Organising Committee	Sr Mandy NG Sr Pesire LAU
HKIS 40 <sup>th</sup> Anniversary Celebration Organising Committee	Sr Thomas HO Sr Angela AU YEUNG
HKIS Charitable Foundation Operation Committee	Sr Karen WONG