



Quantity Surveying Division  
Sr Tim Ngai QSD Council Chairman

## QSD Committees/Sub-Committees/Organising Committees/Task Forces

The QSD has formed the following committees/sub-committees/organising committees/task forces to promote its interests on various issues that are relevant to the quantity surveying profession or to its members, who are encouraged to join these groups and participate in their activities.

QSD Committees/Sub-Committees/Organising Committees/Task Forces	Chairperson
CPD Sub-Committee	Sr Dr Betty LO
Contract Sub-Committee	Sr Eric TING
Digitalisation Sub-Committee	Sr Sunny CHOI
Division Education Sub-Committee	Sr Steven TANG
International Sub-Committee	Sr Prof TT Cheung
Initial Task Force for the ICEC/PAQS Conference 2028	Sr Prof TT Cheung
Liaison Sub-Committee	Sr Tim NGAI
Mainland and Macau Sub-Committee	Sr Joseph CHONG
New Members Welcoming Party Organising Committee	Sr Aaron CHENG
Professional Practice/Practice Notes Sub-Committee	Sr HY WAN
Promotion Sub-Committee	Sr Mandy NG
QS Awards 2024 cum QSD Annual Dinner Organising Committee	Sr Sunny CHOI & Sr Eric TING
Social Welfare Sub-Committee	Sr Karen WONG
Sustainability Sub-Committee	Sr Anderson CHAN
Training Sub-Committee	Sr Jim CHARK
Presentation Competition (Universities' QS Students) Organising Committee	Sr Winnie WONG

## News Column

QSD Vice Chairman Sr Eric Ting wrote an article, 「工料測量師 加強建造業付款保障角色」, which was published in the *Hong Kong Economic Times* (Property Section: 讀者來論) on 4 January. The article briefly covers the key provisions of the construction industry's Security of Payment bill, including the unenforceable conditional payment provisions, and introduces adjudication to handle payment disputes. It also explains the role of QSs in establishing clear payment terms to enhance project financial management and adjudicating payments during the construction stage because they have expertise in resolving payment disputes.

Members can read the article at the HKIS's Facebook page:

<http://tinyurl.com/yux2jhdw>



讀者來稿

### 工料測量師 加強付款保障角色

建造業的付款情況一向備受關注，多年來政府、不同專業團體和業界一直致力改善付款安排。於 2023 年 11 月 28 日諮詢立法會的《建造業付款保障條例》草案，正希望以立法的方式進一步優化業界的付款情況，並為可能出現的付款爭議提供一套能迅速解決的機制。

《條例》計劃涵蓋所有政府及指定公共機構的相關建造合約，並包括指定金額和類型的私營界別建造合約。考慮到《條例》具有嚴格執行的時間及要求，一般市民或小型企業的維修工程將不在其涵蓋範圍內。

概括而言，《條例》禁止相關公私營建造合約採用「先收款、後付款」和「有條件支付」做法。《條例》要求付款方在收到申索方的付款申索後在不多於 30 日內作出回應，並於收到付款申索後 60 日或以內支付款項。合約各方可以在此框架下自行約定具體的付款安排，包括申索付款期限、付款估值方法等。

#### 規範付款安排 財務管理事半功倍

工料測量師為合約和成本的管理人，一向支持業界規範付款安排。在草擬合約時，工料測量師會要求合約各方約定清晰的付款安排。其中，香港測量師學會與友會共同編製的《工程標準合約》對付款申索、付款估值證書、付款期限等都有詳細要求。由於口頭或草擬不當的付款合約條款往往會演變為合約爭議，廢時失事，工料測量師參與制定建造合約便能協助確立清晰的付款安排，令項目財務管理事半功倍。

此外，在工程項目進行時，工料測量師還會擔當付款估值的角色。付款估值的金額會直接影響承建商、分包商、供應商的現金流。工料測量師可以專業方法評估和釐定應支付的金額，並按合約作出付款建議，促進支付安排。另一方面，合約及付款管理工作繁重，由工料測量師專責處理，能讓工程團隊各司其職，同時確保付款安排的專業和效率。正因為工料測量師對付款安排有專業認識，工料測量師或會獲邀處理付款相關的爭議，例如在仲裁 (Arbitration) 或訴訟等過程中擔任計量計價方面的專家證人。

《條例》針對有可能發生的付款爭議，亦引入審裁機制 (Adjudication)。如申索方和付款方對付款內容意見不一，或付款方未在限期內回應付款申索，或付款方沒有在限期內支付已承諾的金額，申索方可以在付款爭議發生後的 28 日內啟動審裁程序。一般而言，審裁員須在獲得委任後的 55 個工作天內對相關爭議作出裁決。如付款方不遵從，申索方可以向法庭申請強制執行，在特定的情況下及滿足指定的程序後，申索方亦有權減慢工作進度或暫時停工。

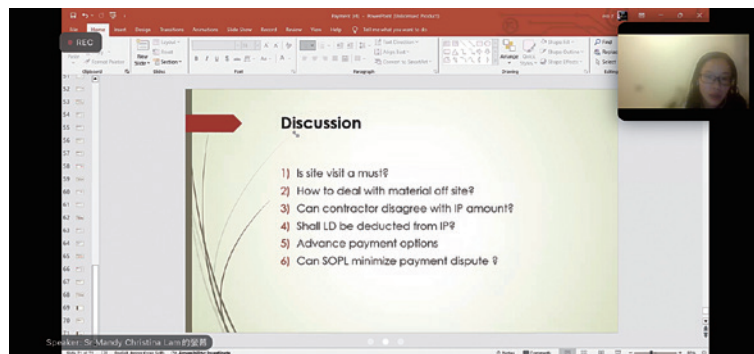
工程項目有良好的財務狀況，對項目發展及各持份者均有好處，工料測量師會在其中出一分力，持續加強建造業付款保障。

■ 香港測量師學會工料測量組副主席 丁遠進測量師

### QSD PQSL Contract Administration Series 2024 (1): Payment Application and Valuation (9 January 2024)

The QSD successfully organised the year's first PQSL talk, which was delivered by Sr Mandy Christina Lam, an industry insider with experience in various professional roles including QS, arbitrator, adjudicator, and mediator.

During this talk, Christina illustrated related clauses in various contracts. She shared, with examples extracted from past APC papers, how elaborate payment valuation techniques applied to the APC and surveyors' daily work. To see what the audience had learned, she tested its members towards the end of her talk.



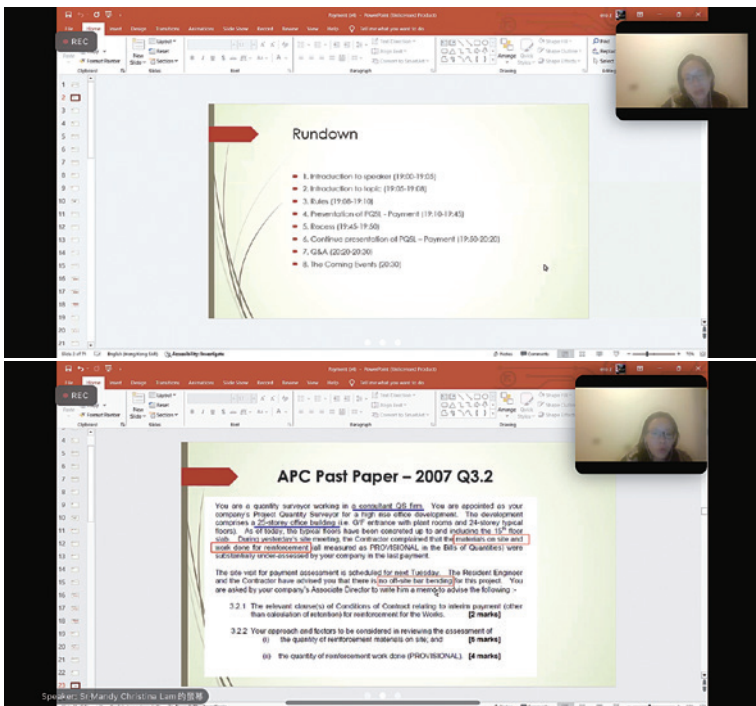
### QSD APC Professional Interviews and Results

The QSD APC Final Assessment Professional Interviews were held on 13 January at the Henrietta Secondary School. About 86 QSD Corporate Members served on the panel of interviewers. Before the interviews began, QSD Divisional Education Committee Chairman Sr Steven Tang briefed the interviewers on the key assessment points.

The results of the QSD APC Part II Assessment 2023 are as follows:

Part II Written Assessment		Pass Rate	Professional Interview		Pass Rate
Number of Candidates	Passed		Number of Candidates	Passed	
394	115	29%	114	74	65%

The results of the APC Professional Interviews were announced on 18 January. Some candidates needed additional verification of their diaries and PQSL records before being elected Corporate Members. In addition, 43 candidates successfully passed their referral interviews, which took place at the Surveyors Learning Centre in July and December 2023. Congratulations to all candidates on their achievements.



The QSD Council expresses its gratitude to Sr Steven Tang and all interviewers for volunteering their time and dedicated efforts to this important event. The HKIS Secretariat also deserves thanks for its excellent preparation and logistical arrangements, which contributed to the event's success.

我代表工料測量組，連同學會會長林家輝測量師、學會上任會長黃國良測量師、學會前會長並內地事務委員會主席賴旭輝博士測量師 JP 以及學會其他組別的代表出席本次交流會議。交流會議上，會長林家輝測量師利用了學會製作的視頻，向徐匯區代表進一步介紹了學會及各組別的主要工作及角色。雙方同時為未來就學會再次到訪上海的安排，包括專題討論，參觀項目等主題進行了深入的交流，為雙方未來的合作發展機會奠定了良好基礎。



## 上海市徐匯區代表到訪香港測量師學會 (2024年1月17日)

應上海市徐匯區海外聯誼會的邀請，學會在上海設立了聯絡點，而學會代表已在 2023 年 12 月 21 日出席了於徐匯滬港創新創業交流中心舉行的授牌儀式。於 2024 年 1 月 17 日，上海市徐匯區代表包括上海市徐匯區區委統戰部部長秦麗萍女士、上海市徐匯區委統戰部副部長、區僑辦主任、區海聯會副會長張雪梅女士及上海市徐匯區委統戰部僑務科科長王藝靈女士(下稱「徐匯區代表」)到訪了學會。