

# RESULTS OF BUILDING SURVEYOR AWARDS 2023



TECHNOLOGY



BUILDING  
SURVEYOR  
AWARDS 2023

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# Building Surveyor Awards 2023 Awardees List

## Grand Award

Modular Social Housing at 1 Cheong San  
• Freevision Limited

## Best Stage Presentation Award

Modular Social Housing at Nam Cheong 220  
• Freevision Limited

## Community Caring Award

Redevelopment of Khalsa Diwan Sikh Temple  
• Jones Lang LaSalle Limited

## Heritage Conservation Award

HBIM for Cultural Heritage Conservation  
at Tai Fu Tai Mansion  
• Architectural Services Department,  
HKSAR Government

## Inspiring Our Next Award

Modular Social Housing at Nam Cheong 220  
• Freevision Limited

## Sustainability Award

Electronic Submission Hub  
• Buildings Department, HKSAR Government

## Value Enhancement Award

Electronic Submission Hub  
• Buildings Department, HKSAR Government

## New Development

### Winner

Modular Social Housing at 1 Cheong San  
• Freevision Limited

### Merit

Modular Social Housing at Nam Cheong 220  
• Freevision Limited

Redevelopment of Khalsa Diwan Sikh Temple  
• Jones Lang LaSalle Limited

Residential Development at One Eighty  
• Freevision Limited

Sablier  
• Chevalier International Holdings Limited

### Finalist

Construction of Lai Chi Kok Park Community  
Vaccination Station  
• Architectural Services Department,  
HKSAR Government

Design and Construction of Community  
Green Station, Green@Wan Chai  
• Cheung Hing Construction Co., Ltd.

Rejuvenation of Shek O Blue Bridge and  
the Surrounding Landscape  
• Architectural Services Department,  
HKSAR Government

The Bryn  
• Great Mega Design & Build Limited

## A&A and Conversion

### Winner

Alteration and Addition Works for Tak Tin Market

- Lemon Design & Build Limited

### Merit

Alteration and Addition Works at Hong Kong Seeing Eye Dog Training School

- KC Surveyors Ltd.

MARS Manufacturing Centre at Tai Po Innopark

- David S.K. Au & Associates Ltd.

### Finalist

Addition of Disinfection Facilities in Lam Tin Ambulance Depot

- Architectural Services Department, HKSAR Government

Fitting Out, Alterations and Additions for Inno Secondary School

- Jones Lang LaSalle Limited

Kai Yip Shopping Centre

- Raymond Chan Surveyors Limited

Setting up of Common Living Space and Multi-purpose Youth Centre in Tsuen Wan Market

- Architectural Services Department, HKSAR Government

## Maintenance and Rehabilitation

### Winner

Major Renovation for Woodland Heights

- David S.K. Au & Associates Ltd.

Pok Hong Market Improvement Works

- Hong Kong Housing Authority, HKSAR Government

### Merit

Refurbishment of Pound Lane Public Toilet and Bathroom

- Architectural Services Department, HKSAR Government

### Finalist

Conservation of Chapel, Hong Kong Cemetery

- Architectural Services Department, HKSAR Government

Rehabilitation of External Facade of 1 Duddell Street

- Hang Lung Properties

## Research and Innovation

### Winner

Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK

- Urban Renewal Authority

### Merit

Application of Robotics and AI Analytics in External Wall Inspection

- Architectural Services Department, HKSAR Government

Electronic Submission Hub

- Buildings Department, HKSAR Government

HBIM for Cultural Heritage Conservation at Tai Fu Tai Mansion

- Architectural Services Department, HKSAR Government

Sports Flooring Inspection Robot for Quality Check of Ball Court Resurfacing Works

- Architectural Services Department, HKSAR Government

To Improve the Hygiene of Vent Pipe by Developing a Smart Vent Protector

- Samson Wong & Associates Property Consultancy Ltd.

### Finalist

Feasibility Study of Licensed Food Business in Lai Chi Wo Village

- KC Surveyors Ltd.

# Grand Award

## Modular Social Housing at 1 Cheong San

### Building Address

No. 1A Yen Chow Street, Sham Shui Po, Kowloon

### Category

New Development



### Jury Panel's Citations

*This project demonstrated itself to be the Grand Award winner of the BSA 2023 in many aspects. The complexity of the Modular Social Housing project calls for an elevated level of expertise in the building surveyor team. During the design and construction process, the team faced many challenges and yet was able to offer practical and satisfactory solutions. These challenges include building 205 individual housing units within a tight site space, constant development disturbance and restrictions from the peripheral areas, construction details which enable housing units to be dismantled, relocated, and reused in the future, and many more. The project adopts the Modular Integrated Construction (MiC) method and is a pioneer in adopting concrete as a form of modular housing which requires meticulous planning and execution. Through the project, the team demonstrates their multi-disciplinary skills, delivers a state-of-the-art design, and completes the project within the time, quality, and budget limits set upon them. It sets an exemplary precedent for applying pioneer construction methods for other housing projects.*

By Jury Panel Chairmen

## Best Stage Presentation Award

### Modular Social Housing at Nam Cheong 220

**Building Address**

Nos. 202-220 Nam Cheong Street, Sham Shui Po, Kowloon

**Category**

New Development



#### Jury Panel's Citations



The Best Stage Presentation Award is newly created. The presenting team of this project was well prepared and delivered the project brief, progress, limitations, and results clearly and succinctly. The presentation slides are concise yet full of attractive illustrations and graphics. The presenters were confident and impressed the audience and jurors with their in-depth knowledge as building surveyors of the project. In the questions and answers session, the team responded well to jurors' questions and was successful in using the available time to demonstrate their achievements in the project.

By Jury Panel Chairmen



## Community Caring Award

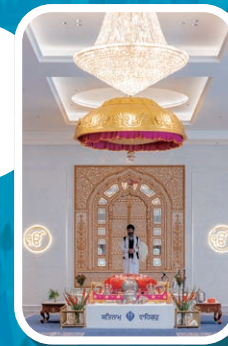
### Redevelopment of Khalsa Diwan Sikh Temple

**Building Address**

371 Queen's Road East, Wan Chai, Hong Kong

**Category**

New Development



#### Jury Panel's Citations



The assessment criteria of this award focuses on the fulfilment of social responsibility, community benefits, and public gains, as well as being considerate of the neighbourhood. This project deserves to win recognition as it has achieved all the community caring aspects required. The Sikh Temple not only serves 15,000 Sikhs in Hong Kong but has extended its hospitality to a wider population regardless of race and ethnicity. The community kitchen in the Temple serves up to 5,000 meals per week to those in need in Hong Kong. Racial harmony and cultural diversity are widely showcased in this new building. We compliment the project team for the smooth and on-time completion of the project. Both the Sikh community and the public can benefit much from the Temple facilities.

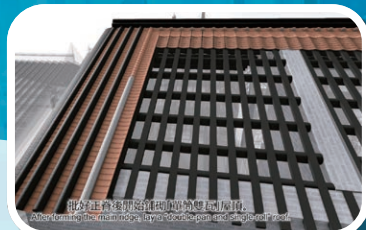
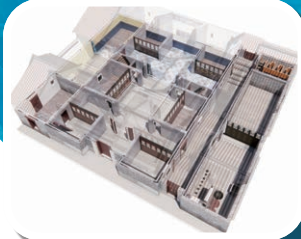
By Jury Panel Chairmen



## Heritage Conservation Award

### HBIM for Cultural Heritage Conservation at Tai Fu Tai Mansion

Category  
Research and Innovation



#### Jury Panel's Citations



The award is newly created to compliment a project team which demonstrates outstanding techniques in managing heritage conservation projects. The heritage conservation approach used by the building surveyor team is comprehensive and outstanding. The project team applies Heritage Building Information Model (HBIM) to facilitate the retention, restoration, and upkeep of archival records of a Chinese-style declared monument. Animations of traditional Chinese construction sequences and craftsmanship are produced to illustrate and share the techniques with the public. We salute the endless efforts of the project team in applying the right methodology and technology to preserve the cultural significance of the heritage mansion.



By Jury Panel Chairmen

## Inspiring Our Next Award

### Modular Social Housing at Nam Cheong 220

Building Address  
Nos. 202-220 Nam Cheong Street,  
Sham Shui Po, Kowloon

Category  
New Development



#### Jury Panel's Citations



"Inspiring Our Next" is the theme of this year's BSA 2023 and an award is created to honour the theme. Nam Cheong 220 has inspired and influenced the construction industry and community in several ways. It sets a remarkable precedent for developers to offer idle land for short-term transitional housing. It helps promote cooperation between developers, government, and NGOs in developing transitional housing projects in the future. The project integrates the latest government policy initiatives in promoting the use of the Modular Integrated Construction (MiC) method for construction and in particular for transitional social housing. MiC modules of Nam Cheong 220 are set to be dismantled, relocated, and reused in an upcoming project in Tai Po. It sets a new case for MiC upcycling and a new paradigm for future projects to follow. The building surveyors team managing the project definitely lives up to the accolade.

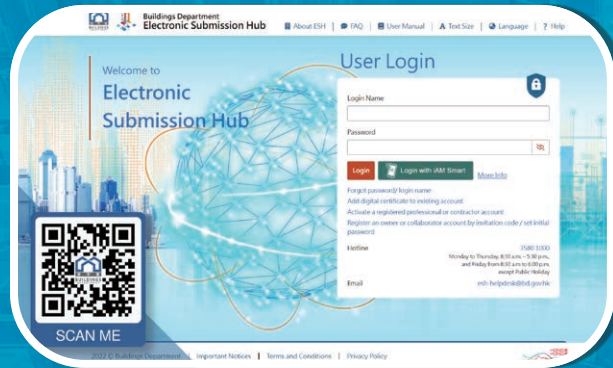


By Jury Panel Chairmen

# Sustainability Award

## Electronic Submission Hub

Category  
Research and Innovation



### Jury Panel's Citations

The assessment criteria of this award focuses on the design and sustainability strategy of projects. The award-winner - Electronic Submission Hub (ESH) revolutionises the development submission process into a paperless and low carbon footprint experience. With ESH, the industry is given a convenient option to submit plans and documents of their development projects in electronic format to the Buildings Department round the clock with no locational boundary. It enables instant referral of electronic submissions to the relevant departments/organisations for vetting under the Centralised Processing System. ESH helps to save paper, reduce physical transportation and storage space, enhance indoor air quality, and streamline administrative procedures. Overall, the jurors compliment the project team on creating an environmentally friendly submission hub for the industry.

By Jury Panel Chairmen

# Value Enhancement Award

## Electronic Submission Hub

Category  
Research and Innovation



### Jury Panel's Citations

The assessment criteria of this award calls for value enhancement and recognition from stakeholders. The project that has gained the highest scores is the Electronic Submission Hub (ESH) which provides a common collaborative platform for various disciplines of stakeholders to submit electronic plans and documents beyond geographical boundaries without the restriction of time. It has enabled more efficient and effective project information sharing among users who can make use of the platform to review the submission online simultaneously. Through the built-in application progress tracking and alert system, users can closely keep track of the progress of their submissions online. The automatic referral system in ESH enables instant transmission of the submission to the relevant case officers and departments for processing, thereby streamlining the processing and approval processes. ESH saves man-hours in handling paper-based submissions/documents, reduces administrative efforts, and creates value in qualitative and quantitative terms. It has gained positive and supportive feedbacks industry-wide and is highly appreciated by industry users and government users alike.

By Jury Panel Chairmen

# New Development

# New Development

Winner

## Modular Social Housing at 1 Cheong San



**Building Address**  
 No. 1A Yen Chow Street, Sham Shui Po, Kowloon

**Applicant**  
 Freevision Limited



# New Development

## Jury Panel's Citations



**Modular Social Housing at 1 Cheong San** - The winning project is transitional basis with a prerequisite that the building design can be dismantled and relocated to another site after expiry of the short-term tenancy. Therefore, all building elements have been designed with nuts-and-bolts connection which allows future dismantling and re-use for relocation to another site. The project team were able to meet the tight budget set upon them and achieve timely completion of the project through cost-effective design and problem-solving capabilities. The pioneer in adopting concrete as a form of modular units has exemplified the feasibility of using concrete in future modular social housing construction, as concrete can achieve better performance in thermal and acoustic insulation. Our jury panel members compliment their success in overcoming so many challenges. Thanks to the team's efforts, tenants' living quality and maintenance accessibility have been greatly enhanced.

**Mr TSE Cheong-wo, Edward, JP**

Director of Architectural Services,  
Architectural Services Department, HKSAR Government

**Modular Social Housing at 1 Cheong San** - The team members brought in many bold and innovative ideas to the project with confidence that they could be managed and executed to the benefits of the tenants. Modular Integrated Construction method (MiC) was used to improve productivity and quality of the construction. The building structure designed by the team has a service life of 50 years which can withstand transportation and installation. The core competencies of the team members as building surveyors are totally demonstrated in this project.

**Dr CHEUNG Tin-cheung, SBS**

Chairman,  
Hong Kong Green Building Council

**Modular Social Housing at 1 Cheong San** - The project is extremely challenging and complex. As the project manager, the team appraised the site orientation and limitation and proposed the most appropriate building design proposal to the client. They coordinated effectively with other team members and completed the project to the satisfaction of the client.

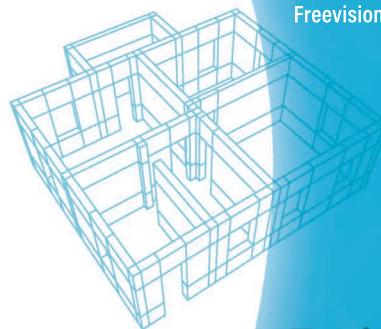
**Ir C S HO**

Chairman,  
Hong Kong Quality Assurance Agency

**Modular Social Housing at 1 Cheong San** - The project team were able to demonstrate the breadth of knowledge and experience as building surveyors to meet the project objectives. From design, project management, maintenance technology used, to statutory requirements, the team had used their multidisciplinary approaches to resolve many of the challenges and completed the project with high appreciation from the client.

**Mr LEUNG Kin-man, Stephen, JP**

Deputy Director (Development & Construction),  
Housing Department



# New Development

Merit

## Modular Social Housing at Nam Cheong 220

### Building Address

Nos. 202-220 Nam Cheong Street,  
Sham Shui Po, Kowloon

### Applicant

Freevision Limited



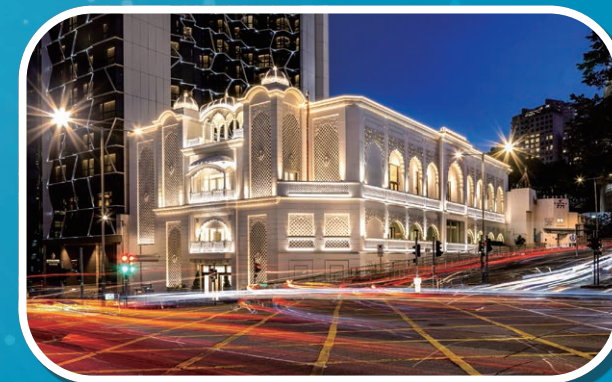
## Redevelopment of Khalsa Diwan Sikh Temple

### Building Address

371 Queen's Road East,  
Wan Chai, Hong Kong

### Applicant

Jones Lang LaSalle Limited



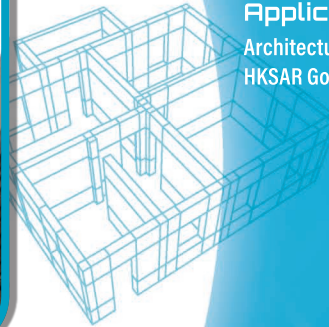
# New Development

Merit

## Residential Development at One Eighty

**Building Address**  
No. 180 Shau Kei Wan Road  
Hong Kong

**Applicant**  
Freevision Limited



## Sablier

**Building Address**  
8 Fuk Chak Street,  
Tai Kok Tsui, Kowloon

**Applicant**  
Chevalier International  
Holdings Limited



# New Development

Finalist

## Construction of Lai Chi Kok Park Community Vaccination Station

**Building Address**  
Lai Chi Kok Park, 1 Lai Wan Road,  
Lai Chi Kok, Kowloon

**Applicant**  
Architectural Services Department,  
HKSAR Government



## Design and Construction of Community Green Station, Green@Wan Chai

**Building Address**  
6 Wan Shing Street, Wan Chai

**Applicant**  
Cheung Hing Construction Co., Ltd.



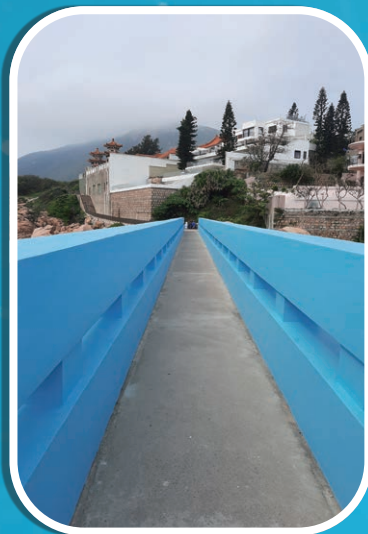
# New Development

Finalist

## Rejuvenation of Shek O Blue Bridge and the Surrounding Landscape

**Building Address**  
Shek O Headland Road, Shek O

**Applicant**  
Architectural Services Department,  
HKSAR Government



## The Bryn

**Building Address**  
48 Sha Tseng Road,  
Yuen Long, New Territories

**Applicant**  
Great Mega Design & Build Limited



# A&A and Conversion



# A&A and Conversion

Winner

## Alteration and Addition Works for Tak Tin Market



### Building Address

Tak Tin Market, 223 Pik Wan Road,  
Lam Tin, Kwun Tong, Kowloon

### Applicant

Lemon Design & Build Limited

# A&A and Conversion

## Jury Panel's Citations



**Alteration and Addition Works for Tak Tin Market** - The Tak Tin Market was successfully revitalised into a modernised indoor wet market with retail stores through the multifarious skills of the building surveyor team. Considering the daily needs of market tenants and users, the market revitalisation was required to be completed within 4 months including all the structural modification, finishes and decoration, underground drainage works, E&M works, etc. With such a tight schedule, the team was able to complete the project on time, within budget and successfully handed over the revamped market complex to the end users.

**Ms YU Po-mei, Clarice, JP**

Director of Buildings,  
Buildings Department, HKSAR Government

**Alteration and Addition Works for Tak Tin Market** - The winning team had converted the Tak Tin Market from an outdated market into a destination to shop for fresh meats, fresh fish and produce. The winning team had made use of their fully-fledged disciplines as building surveyors to maximise the commercial opportunities and furnish a dynamic image to the market. The result is a safe, bright, clean, and refreshing environment for shoppers and tenants.

**Mr CHUA Hoi-wai, JP**

Chief Executive,  
The Hong Kong Council of Social Service

**Alteration and Addition Works for Tak Tin Market** - Conducting A&A and conversion works in the Tak Tin Market complex requires comprehensive consideration on phasing arrangement, proper noise and dust control, site separation and protection to mitigate nuisance to tenants and the public. Under the pivotal role of the winning project team, the project was completed within the targeted quality, time, and budget.

**Ir Thomas HO On-sing, JP**

Chairman,  
Construction Industry Council

**Alteration and Addition Works for Tak Tin Market** - The winning team was voted as the award winner by the jury panel. The team understood fully what designs and integrated approach best suited the project to deliver the best outcomes to meet expectations. They presented their project materials well and gave very knowledgeable answers to the jurors.

**Mr Barry SIN**

Immediate Past Vice-President (Building),  
Hong Kong Construction Association

# A&A and Conversion

# A&A and Conversion

Merit

Finalist

## Alteration and Addition Works at Hong Kong Seeing Eye Dog Training School

**Building Address**  
300 Lin Ma Hang Road,  
Ta Kwu Ling, New Territories,  
Hong Kong

**Applicant**  
KC Surveyors Ltd.



## MARS Manufacturing Centre at Tai Po Innopark

**Building Address**  
2 Dai Wang Street,  
Tai Po INNOPARK, Tai Po,  
New Territories

**Applicant**  
David S.K. Au & Associates Ltd.



**Building Address**  
30 Lei Yue Mun Road, Kowloon

**Applicant**  
Architectural Services Department,  
HKSAR Government

## Addition of Disinfection Facilities in Lam Tin Ambulance Depot



## Fitting Out, Alterations and Additions for Inno Secondary School

**Building Address**  
G/F-1/F, Maya, 8 Shung Shan Street,  
Yau Tong, Kowloon

**Applicant**  
Jones Lang LaSalle Limited



# A&A and Conversion

Finalist

## Kai Yip Shopping Centre

**Building Address**  
18 Kai Yip Road, Kowloon Bay

**Applicant**  
Raymond Chan Surveyors Limited



## Setting up of Common Living Space and Multi-purpose Youth Centre in Tsuen Wan Market

**Building Address**  
3/F and 4/F of Tsuen Wan Market,  
25 Chung On Street, Tsuen Wan,  
New Territories

**Applicant**  
Architectural Services Department,  
HKSAR Government



# Maintenance and Rehabilitation



# Maintenance and Rehabilitation

Winner

## Major Renovation for Woodland Heights

### Building Address

No.2A-2F Wong Nai Chung Gap Road,  
Hong Kong

### Applicant

David S.K. Au & Associates Ltd.



## Pok Hong Market Improvement Works

### Building Address

6 Sha Kok Street, Sha Tin,  
New Territories

### Applicant

Hong Kong Housing Authority,  
HKSAR Government



# Maintenance and Rehabilitation

## Jury Panel's Citations

**Major Renovation for Woodland Heights** - The project is a repair and renovation work to a fully occupied luxurious residential development which is over 30 years old. In the project, the building surveyor team took diligent care of the diversified needs of all stakeholders by enhancing work transparency, diagnosing the building defects, and offering various proposals and options. The project was completed to the client's satisfaction, and the living conditions of the residents have been greatly improved. Furthermore, through adoption of advanced and eco-friendly building materials which eases future maintenance, the longevity of the buildings is greatly enhanced. We applaud the project team for using their multi-facet disciplines to manage the project with success.

**Ir WAI Chi-sing, GBS, JP, FHKEng**

Managing Director,  
Urban Renewal Authority

**Pok Hong Market Improvement Works** - The Building Surveyors have demonstrated their wide spectrum of knowledge which has contributed to the success of this complicated project. During the renovation, the team had faced many challenges. Some of the challenges included identifying suitable space for construction of the transformer room, providing temporary stalls for all existing stall operators to continue their business during the works periods, utilising the estate communal areas for conducting the works, and renovating the poultry stall to fulfil the licensing requirements. Through close liaison with relevant parties, they had overcome all challenges and handed over the new stalls to tenants as scheduled. The renovated market now provides a pleasant and hygienic environment for residents to shop and for operators to run their business.

**Sr CHOI Shing-lam, Sunny**

Chairman,  
Quantity Surveying Division,  
The Hong Kong Institute of Surveyors

The two winning teams made a good presentation in explaining the complexity of their projects. Jury panel members were impressed by their firm knowledge of the built environment. They had a strong understanding of the needs of their stakeholders. Through their expertise and professional recommendations, project objectives and quality results were highly achieved.

**Mr. LAM Sair-ling**

HKIA CIOH HKICON Reg. Architect RPHM AP,  
Head of Property,  
Caritas Hong Kong

Both winning teams have successfully demonstrated their core competences as building surveyors in their projects. During the building rehabilitation, they had faced many unforeseen challenges and had overcome them with creative solutions to the satisfaction of their clients and stakeholders. The living and business environments and building conditions have been significantly improved and up to clients' expectations.

**Sr Prof. WONG Bay**

Founding Member and Past President,  
The Hong Kong Institute of Surveyors

# Maintenance and Rehabilitation

Merit

## Refurbishment of Pound Lane Public Toilet and Bathroom

### Building Address

Junction of Pound Lane and Tai Ping Shan Street, Sheung Wan

### Applicant

Architectural Services Department, HKSAR Government



# Maintenance and Rehabilitation

Finalist

## Conservation of Chapel, Hong Kong Cemetery

### Building Address

1J Wong Nai Chung Road, Happy Valley, Hong Kong

### Applicant

Architectural Services Department, HKSAR Government



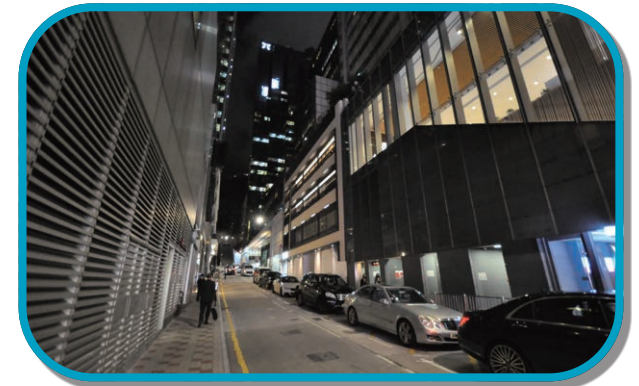
## Rehabilitation of External Facade of 1 Duddell Street

### Building Address

1 Duddell Street, Central, Hong Kong

### Applicant

Hang Lung Properties



# Research and Innovation

# Research and Innovation

Winner

### Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK



Applicant  
Urban Renewal Authority



# Research and Innovation

## Jury Panel's Citations



**Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK** - The winning team is outstanding in terms of research and innovation. I am delighted to see building surveyors who have successfully led the team to develop an information system which is powerful and versatile to tackle various urban decay problems in Hong Kong. The system developed is capable of analysing and displaying multiple layers of building dilapidation-related big data gathered from a variety of sources. The projection of future scenarios for aging buildings is fascinating and is critical in formulating district-wise building rehabilitation strategy and programmes. The project highlighted the expertise of building surveyors in applying research and innovative technologies to tackle building rehabilitation issues. The project will have great potential and certainly will contribute much to the urban renewal strategy in Hong Kong.

**Sr Prof HO Chi-wing, Daniel**

Professor and Associate Dean,  
Faculty of Design and Environment,  
Technological and Higher Education Institute of Hong Kong (THEi)

**Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK** - The team members had made a very impressive presentation in explaining the sophistication of the newly developed application software (BRD-10 and BRD-11), and how they had assisted the Urban Renewal Authority in planning rehabilitation of buildings with greater accuracy and efficiency.

**Sr TANG Hoi-kwan, Edwin**

Past President,  
The Hong Kong Institute of Surveyors

**Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK** - The winning team has successfully demonstrated a data-driven approach to monitoring the deterioration rate and rehabilitation viability of old buildings across the entire territory. They have also developed apps that utilise map data to visualise and identify problematic areas. These tools enable building surveyors to make better rehabilitation decisions regarding resource allocation and project planning.

**Prof WONG, Kelvin S K**

Department of Real Estate and Construction,  
Faculty of Architecture,  
The University of Hong Kong

**Building Rehabilitation Strategy: Innovative Idea & Big Data to Arrest the Urban Decay of HK** - The building surveyors in the team had demonstrated how the self-developed innovative tools with big data had aimed in identifying buildings which required preventive maintenance and rehabilitation. With the tools, they were able to explore, within a short period, various options for management decisions such as the boundary of the focus area and the estimated cost of various combinations of financial subsidies to be provided to building owners.

**Ir Prof. Michael C. H. YAM**

Head of Department of Building and Real Estate,  
The Hong Kong Polytechnic University

# Research and Innovation

Merit

## Application of Robotics and AI Analytics in External Wall Inspection

### Applicant

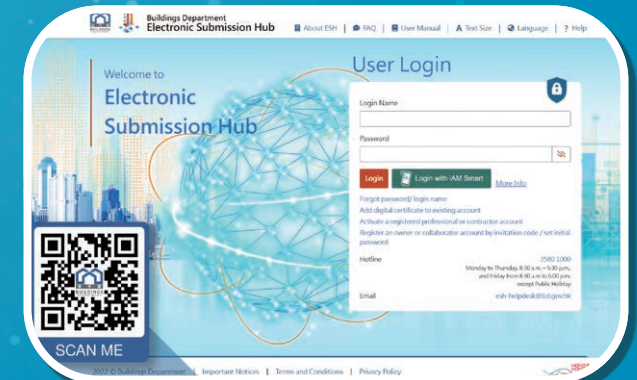
Architectural Services Department,  
HKSAR Government



## Electronic Submission Hub

### Applicant

Buildings Department,  
HKSAR Government



# Research and Innovation

Merit

## HBIM for Cultural Heritage Conservation at Tai Fu Tai Mansion

**Applicant**  
Architectural Services Department,  
HKSAR Government



## Sports Flooring Inspection Robot for Quality Check of Ball Court Resurfacing Works

**Applicant**  
Architectural Services Department,  
HKSAR Government



# Research and Innovation

Merit

## To Improve the Hygiene of Vent Pipe by Developing a Smart Vent Protector

**Applicant**  
Samson Wong & Associates  
Property Consultancy Ltd.



# Research and Innovation

Finalist

## Feasibility Study of Licensed Food Business in Lai Chi Wo Village

Applicant  
KC Surveyors Ltd.





 THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會

建築測量組 Building Surveying Division