

SURVEYORS

測量師時代
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THE HONG KONG
SURVEYORS
香港測量師學會

THE HONG KONG INSTITUTE OF
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2010-11 HKIS President Mr Wong Bay



HKIS 2010-2011 General Council

香港測量師學會2010-2011年度理事會

Office Bearers 執行理事

President 會長	Wong Bay 黃比
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Vice President 副會長	Stephen Lai 賴旭輝
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Chairman 主席	Koo Tak Ming 古德明
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Council Member 理事	Chan Yue Chun 陳宇俊

Planning & Development Division 規劃及發展組

Chairman 主席	Raymond Chan 陳旭明
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Chairman 主席	Gary Yeung 楊文佳
Vice Chairman 副主席	Edmond Cheng 鄭錦華
Honorary Treasurer 義務司庫	Alan Wong 黃盛

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Chairman 主席	Antony Man 文志泉
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Chairman 主席	Arthur Cheung 張文滔
Vice Chairman 副主席	Kenny Chan 陳志雄

Technical Grade 技術會員級

Representative 代表	Chan Kit Ying 陳傑英
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The Hong Kong Institute of Surveyors

香港測量師學會

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Call for articles on professional surveying practices

Do you have something about professional surveying practice which can be shared with our members? The Editorial Board would welcome such contributions for publication in *Surveyors Times*.

Articles can be in English or Chinese and should be submitted in Word format and include the title of the paper and author's details. For articles in Chinese, a summary in English will be required. Submissions must not have been published previously. Publication of article will be at the discretion of the Editorial Board whose decision shall be final. Please email articles to editor@hkis.org.hk.

Surveying and Built Environment -Call for Papers

Surveying and Built Environment is an international peer reviewed journal that aims to develop, elucidate, and explore the knowledge of surveying and the built environment; to keep practitioners and researchers informed on current issues and best practices, as well as serving as a platform for the exchange of ideas, knowledge, and opinions among surveyors and related disciplines.

Surveying and Built Environment publishes original contributions in English on all aspects of surveying and surveying related disciplines. Original articles are considered for publication on the condition that they have not been published, accepted or submitted for publication elsewhere. The Editor reserves the right to edit manuscripts to fit articles within the space available and to ensure conciseness, clarity and stylistic consistency. All articles submitted for publication are subject to a double-blind review procedure.

For Submission Guidelines or enquiries, please contact the Editor of the **Surveying and Built Environment** Editorial Board at Suite 801, 8/F Jardine House, One Connaught Place, Central, Hong Kong; email: editor@hkis.org.hk, telephone (852) 2526 3679 or fax (852) 2868 4612.



Wong Bay

Presidential Address

Honorable Professor Chau and fellow members,

The President's jewel is of mass and it must have appreciated in value. The tasks and responsibilities for me ahead are also heavy but challenging. First of all I would like to thank President Chau and Serena Lau for their support and nomination. Without their nomination and encouragement, I will not have the opportunity to continue serving the Institute.

Few days ago, I was quite worried that as we don't have the excitement of voting this year, we may not have sufficient quorum for this AGM. I was proved wrong. Dear fellow members, I am most grateful for your presence that we have saved the need and effort to re-organize another AGM. Thank you so much for your support

A year ago when I retired from the Housing Department, many colleagues advised me not to stop working. "The

Institute needs you and you now have more time to serve the Institute."- a statement which is always in my mind.

Dear friends, many thanks for your encouragement and motivation which has ignited my passion in life. It has injected much energy for my new job ahead.

Three Objectives

As a matter of fact I have done volunteer committee work for the Institute for quite a long period of time. I was so lucky that I had the opportunity to work with so many past presidents and councils since its inauguration in 1984. To refocus our direction, I revisited what was written in the Constitution. Briefly, there are three key objectives:

1. Secure the advancement of the knowledge and expertise of the surveying profession;
2. Promote, support and protect the status and image of surveyors in Hong Kong;
3. Maintain and promote the usefulness of the profession for the public advantage.

These objectives are very embracing but crystal clear.



We are indebted to our predecessors who had the wisdom, foresight, and commitment towards these objectives. They had focused their energy and time laying a solid foundation for us. My gratitude to Professor Chau and the outgoing council for their valuable contribution! With the support of the new council I am confident that the Institute will continue to grow, our knowledge and expertise to develop and the status of HKIS to enhance.

With the input from the team of divisional leaders, we will soon have a retreat session to map out the medium and long term strategies for the Institute and I look forward to pooling your brains together. Should you have any ideas or proposals for the Institute please do not hesitate to call me or contact the Divisional representatives. The general council and office bearers will be more than delighted to listen.

Social Responsibility

As a learning society, our main task is to further develop

our knowledge and expertise. We need to expand our services to meet the demand in various markets including China. We need to ensure our knowledge is updated and Institute will provide good quality CPD. We must, however, not forget, as a professional institute we always have a social responsibility. We have to do more for the advantage of the public. In the year ahead, we will continue to be sensitive to public and social affairs and our spokespersons will respond timely to issues concerning our profession and the public: land, buildings, development, construction, property prices and housing policies etc Through more exposure in public affairs, I hope the image of surveyors will continue to enhance. May I call upon your support and participation in the activities organized by us.

May I wish you all a healthy and prosperous new year. Thank you very much.



會長就職演辭

鄒教授、各位會員：

會長之位彌足珍貴，任重而道遠。首先我要向支持及提名我的鄒會長及劉詩韻女士致謝，沒有他們的提名及鼓勵，我沒有繼續服務學會的機會。

由於今年缺乏投票的激情，幾天前我還擔心與會人數不足，現在證明這是過慮了，多謝各位的參與，讓我們毋須再辦一次周年大會，謝謝大家的支持。

一年前當我從房屋署的崗位退休時，不少同僚勸我不要停下來，說：「學會需要你，現在你有多點時間服務學會」，這些說話縈繞我心。各位朋友，多謝你的激勵和支持，使我重燃生命的熱情，為我未來的任務注入動力。

三個宗旨

我為學會義務工作已有一段長時間。自學會於 1984 年成立後，我有幸曾與不少前會長及理事會共事。為聚焦工作方向，我重申會章上的三個主要宗旨：

1. 確保測量專業知識及專長不斷提升；
2. 推廣、支持及保護測量師在香港的地位及形象；
3. 維持及推廣測量專業，以促進公眾利益。

這些宗旨概括而清晰。

十分感謝測量界的前輩，他們展示了智慧、遠見及達至這些宗旨之承擔，專心致志，為我們奠下鞏固的基礎。在此我向鄒教授及其理事會的寶貴貢獻致謝。在新一屆理事會的支持下，我深信學會會繼續成長、我們的知識及專長會繼續增長，而學會的地位亦會繼續提升。

為收集各組別理事的意見，我們將舉辦一個退修集思活動，釐訂學會中長期發展策略。若各位對學會有任何構思或建議，歡迎聯絡我或組別代表，理事會及執行理事都樂意聆聽。

社會責任

作為持續學習的團體，學會的主要工作是深化會員的知識和專長，包括中國市場方面的服務，以應需求。我們會提供優質的進修課程，以確保會員知識與時俱進；與此同時，作為專業學會，我們也須兼顧社會責任，為社會大眾謀求福祉。未來一年，我們會繼續關注公共事務，學會發言人會就牽涉測量及社會的話題，如土地、樓宇、發展、建築、樓價及房屋政策等作適時回應，以增加曝光率，從而提升測量師的形象。希望各位支持及參與我們的活動。

最後，謹祝大家新年進步，身體健康。多謝。 ■

The HKIS Annual General Meeting 2010



The Annual General Meeting (AGM) of the HKIS was held on 10 December. Wong Bay becomes the 2010-11 President of the HKIS, taking over from Prof Chau Kwong Wing, who would retire as Immediate Past President.

The AGM also announced that Lau Sze Wan, Serena, and Lai Yuk Fai, Stephen, were elected as Senior Vice President and Vice President respectively, while Tang Hoi Kwan, Edwin and Kwok Chi Wo, Simon, were elected as Honorary Secretary and Honorary Treasurer.

The following Office Bearers and Councillors were declared elected:



Members of the HKIS General Council (2010-2011)

Office Bearers

WONG Bay 黃比	President
LAU Sze Wan, Serena 劉詩韻	Senior Vice President
LAI Yuk Fai, Stephen 賴旭輝	Vice President
TANG Hoi Kwan, Edwin 鄧海坤	Honorary Secretary
KWOK Chi Wo, Simon 郭志和	Honorary Treasurer

Councillors

Building Surveying Division

HO Kui Yip, Vincent 何鉅業	Chairman
LEUNG Chi Tim, Robin 梁志添	Vice Chairman
KUNG Sui Lun, Andrew 龔瑞麟	Vice Chairman

General Practice Division

NG Hang Kwong, Francis 吳恒廣	Chairman
CHIU Kam Kuen 趙錦權	Vice Chairman
POON Wing Cheung, Lawrence 潘永祥博士	Immediate Past Chairman

Land Surveying Division

KOO Tak Ming 古德明	Chairman
LAM Lik Shan, Lesly 林力山	Vice Chairman
CHAN Yue Chun 陳宇俊	Council Member

Planning and Development Division

CHAN Yuk Ming, Raymond 陳旭明	Chairman
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Property and Facility Management Division

YEUNG Man Kai, Gary 楊文佳	Chairman
CHENG Kam Wah, Edmond 鄭錦華博士	Vice Chairman
WONG Shing, Alan 黃盛	Honorary Treasurer

Quantity Surveying Division

MAN Chi Chuen, Antony 文志泉	Chairman
HO Kwok Kwan, Thomas 何國鈞	Vice Chairman
YIM Siu Chung, Keith 嚴少忠	Honorary Secretary

Young Surveyors Group

CHEUNG Man To, Arthur 張文滔	Chairman
CHAN Chi Hung, Kenny 陳志雄	Vice Chairman

Technical Grade Representative

CHAN Yit Ying 陳傑英	
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Profiles of HKIS Office Bearers 2010-11



President
Wong Bay

Division:

Building Surveying, Property & Facility Management

Current Employer:

Department of Real Estate & Construction, the University of Hong Kong

Academic /Professional Qualification:

MBA, DMS, MCI Arb

Fellow, The Hong Kong Institute of Surveyors

Fellow, The Royal Institution of Chartered Surveyors

Registered Professional Surveyor (BS)

Institutional / Public / Voluntary Services

2009 – 2010 Senior Vice President, HKIS

2009 – 2010 Chairman, Surveyors Registration Board

2004 – 2008 Chairman, Board of Education, HKIS

From 1988 APC Assessor, Building Surveying Division, HKIS

1999 – 2007 Member, Surveyors Registration Board

1998 – 2010 Disciplinary Panel, HKIS

1985 – 1987, 1994 – 1999 Council Member, Building Surveying Division, HKIS

1995 – 1997 Chairman, Building Surveying Division

1984 – 1985 Honorary Treasurer, HKIS

1983 – 1984 Member, Formation Committee, HKIS



Senior Vice President
Lau Sze Wan, Serena

Division:

General Practice Surveying, Property & Facility Management

Current Employer:

RHL International Group Limited

Academic /Professional Qualification:

Master of Business Administration, The University of Hong Kong

Qualification Bachelor of Applied Sciences (Land Economics), University of Technology, Sydney, Australia

Fellow, The Hong Kong Institute of Surveyors

Member, The Royal Institution of Chartered Surveyors Associate, Australian Property Institute

Registered Professional Surveyor (General Practice)

Registered PRC Real Estate Appraiser, PRC

Institutional / Public / Voluntary Services

HKIS related major services:

2009 - 2010 Vice President, HKIS

2004 - 2009 Council Member, HKIS General Council

2007 - 2009 Chairman, HKIS Guangdong Forum

2003 - 2009 Member, HKIS Disciplinary Panel

2002 - 2009 Ex-officio Member, HKIS General Practice

Divisional Council Chairman, HKIS General Practice

Divisional Council (2006-2007)

Vice Chairman, HKIS General Practice Divisional Council (2004-2005)

Honorary Secretary, HKIS General Practice Divisional Council (2002-2003)

Other major services:

2009 - 2010 Vice Chairman, Surveyors Registration Board

2008 - 2012 Member, Estate Agents Authority

2010 - 2012 Member, Advisory Committee on Admission of Quality Migrants and Professionals

2007 - 2011 Member, Infrastructure Development Advisory Committee, Trade Development Council

2008 - 2011 Member, Audit Committee, Hong Kong Housing Society

2006 - 2011 External Member, Divisional Advisory Committee, City University of Hong Kong -Division of Building Science & Technology

Since 2001 Mentor, Mentorship Scheme for Student, Hong Kong Polytechnic University, Department of Building & Real Estate

2006 - 2011 Member, Architectural, Surveying & Planning Sub-sector, Election Committee



Vice President

Lai Yuk Fai, Stephen

Division:

Quantity Surveying

Current Employer:

Rider Levett Bucknall Limited

Academic /Professional Qualification:

Bachelor of Science (Hons) in Building Economics and Measurement, University of Aston in Birmingham
 Master of Science in E-Commerce for Executives, Hong Kong Polytechnic University
 Honorary Doctor of Management, Lincoln University
 Senior Fellow, Asian College of Knowledge Management
 Fellow, The Royal Institution of Chartered Surveyors
 Fellow, The Hong Kong Institute of Surveyors
 Registered Professional Surveyor (QS)
 Member of the China Registered Cost Engineer
 Honorary Fellow, Shenzhen Cost Engineer Association
 Member of The Association for Project Management
 Honorary Fellow, The Hong Kong Institute of Project Management

Institutional / Public / Voluntary Services

HKIS related services
 From 2010 Council Member, HKIS Quantity Surveying Division
 From 2009 Member, HKIS Disciplinary Panel
 2008 - 2009 Chairman, HKIS Quantity Surveying Division
 2007- 2008 Vice President, HKIS Quantity Surveying Division
 From 2007 Chairman, HKIS CEPA Committee
 From 2007 Chairman, HKIS QSD Mainland Affairs Committee
 2006 - 2007 Honorary Secretary, HKIS Quantity Surveying Division
 2004 - 2007 Member, HKIS Board of Education
 1994 - 1995 Chairman, HKIS / RICS (HK Branch) Junior Organisation



Honorary Secretary

Tang Hoi Kwan, Edwin

Division:

Building Surveying

Current Employer:

Buildings Department, HKSAR Government

Academic /Professional Qualification:

Professional Diploma in Building Surveying
 Fellow, The Hong Kong Institute of Surveyors
 Fellow, The Royal Institution of Chartered Surveyors
 Registered Professional Surveyor (BS)
 Chartered Project Management Surveyors

Institutional / Public / Voluntary Services

2009 – 2010 Honorary Secretary, HKIS
 From 2007 Member, Board of Professional Development, HKIS
 From 2007 Member, Public and Social Affairs Committee, HKIS
 2000 – 2007 Member, General Council, HKIS
 2004 – 2006 Chairman, Building Surveying Division, HKIS
 2001 – 2004 Vice-Chairman, Building Surveying Division, HKIS
 2002 – 2004 Member, Board of Membership, HKIS
 1992 – 2001 Council Member, Building Surveying Division, HKIS
 1999 – 2000 Honorary Treasurer, HKIS
 1994 – 1999 Executive Committee Member, Buildings Department Local Building Surveyors' Association
 From 1995 APC Assessor, HKIS



Honorary Treasurer
Kwok Chi Wo, Simon

Division:
Land Surveying

Current Employer:
Lands Department, HKSAR Government

Academic:
Master of Public Administration, University of Hong Kong.
Professional Executive Certificate in Management, Henley Management College, UK
Post graduate Diploma in Production Photogrammetry with Distinction, The International Institute for Aerospace Survey and Earth Science (ITC), The Netherlands
B.Sc. in Surveying and Mapping Sciences with First Class Honours, University of East London, UK
Fellow, The Hong Kong Institute of Surveyors
Member, The Royal Institution of Chartered Surveyors

Institutional / Public / Voluntary Services
HKIS related services:
From 2008 Member, Mainland-Hong Kong Closer Economic Partnership Arrangement (CEPA) Committee
From 2007 Member, Dispute Resolution Committee
2004 - 2005, 2006 - 2009 Vice Chairman, Land Surveying Division
2009 - 2010 Chairman, Land Surveying Division
2001 - 2004 Continuing Professional Development Convener, Land Surveying Division
2001 - 2004 Member, Education Committee, Land Surveying Division
2001 - 2004 Chairman (2003-2004), Member (2001-2003) Mainland Committee, Land Surveying Division

Other public / voluntary services:
From 2009 Council Member, Chinese Society of Photogrammetry, Geodesy and Cartography
2003 - 2008 Chairman, Association of Government Local Land Surveyors
2001 - 2004 & 2008 - present Member, Advisory Committee for the Department of Land Surveying and Geo-Informatics of the Hong Kong Polytechnic University
2005 - 2009 Chair, Geomatics Professional Group Committee, RICS Hong Kong
2006 - present Member, RICS International Geomatics Professional Group Board

Mr Wong Bay , HKIS President 2010-11

Mr Wong Bay is a Fellow of the Hong Kong Institute of Surveyors and was elected the President of the Institute 2010-2011 on 10 December 2010.



37 Years of Civil Service

After graduated from the Hong Kong Technical College in 1972, Mr Wong joined the civil service as a Student Maintenance Surveyor in the Public Works Department (PWD). He qualified as a Building Surveyor and was elected as a Professional Associate of the Royal Institution of Chartered Surveyors in 1974. Apart from gaining working experience in the Architectural Office of the PWD, he was trained in the Buildings Ordinance Office and the Crown Lands and Survey Office, where he learnt building law administration, landed property development processes and land surveying techniques. He also acquired extensive practical experience as a Building Surveyor when he was attached to "Martin, Staveley and Partners, Architects and Surveyors" in UK from 1975 to 1976.

Mr Wong was promoted to Maintenance Surveyor in the Maintenance Branch, Architectural Office in 1976 and a year later he joined the Housing Department (HD) where he took good care of the homes of 1/2 million people living in public rental housing and home ownership schemes. He was tasked as an Area Maintenance Surveyor supervising a team of technical staff and clerks of works. Here he developed his expertise in maintenance technology, project management and strategic maintenance management. In 1981, he became the youngest Senior Maintenance Surveyor in the office (at the age of 29). Identified as a

surveyor with management potential, he received intensive training in Public Organization and Public Management at University of California, Berkeley, USA. Through part-time study, he also obtained a Diploma in Management Studies at the Chinese University of Hong Kong.

In 1989, Mr Wong was appointed as Chief Maintenance Surveyor/General in the Maintenance Division of HD, overseeing the planning and implementation of all maintenance and improvement programs with an annual budget of over \$2 billion. As part of his continuing professional development, he carried out research studies in construction quality management and advanced his self-initiated part-time studies in leadership development and business administration. He was awarded a Master of Business Administration degree by the Hong Kong Polytechnic University in 1994. He was tasked to supervise and co-ordinate the input of a number of multi-disciplinary teams of professionals comprising Architects, Maintenance Surveyors, Quantity Surveyors and Engineers (Building Services, Geotechnical and Civil) in various maintenance and improvement projects. He acquired considerable inter-disciplinary design and management skills and experiences through this posting.

In 1998 he was awarded the “Distinguished Building Surveyor 1998” by the HKIS. He was in 2001 promoted to Assistant Director of Housing in the Estate Management Division of HD. Apart from overseeing the day-to-day property management of over 90 estates housing over 1.5 million of residents, he was also responsible for the maintenance policies and planning and control of all maintenance programs. During this period, he gained much insight extensive experience in property and facilities management as well as new maintenance strategies. In 2002 he participated in the China Study Program at Tsinghua University, Beijing. Continuing with his life-long learning objective, in 2006 he pursued a study in the Oxford Advanced Management Program with the Said Business School of the University of Oxford.

In 2008 he was posted as Assistant Director/Housing Subsidies. He was responsible for the development of policies in housing subsidies and sale of the surplus flats under the Home Ownership Scheme. He led and supervised the work of several teams of Estate Surveyors and Housing Managers and substantially reinforced his knowledge in housing administration, general practice surveying, property sales and marketing management.

After over 37 years of civil service, he retired in 2010. Last month he took up a new role in education. He

was appointed by the Department of Real Estate and Construction of the University of Hong Kong as Associate Professor and he will continue to contribute to the surveying profession.

27 Years of HKIS Service

Mr Wong has made dedicated contributions to the surveying profession. He was a council member of the Building Surveying Division (BSD) of the Royal Institution of Chartered Surveyors in the 70’s and early 80’s. He served as a member of the Formation Committee of the HKIS in 1983 and witnessed the inauguration of the HKIS in 1984. He was the first Honorary Treasurer of the Institute.

He served as a council member of the BSD in the 80’s and 90’s and was Chairman of the BSD from 1995 to 1997. He was Assessor of the BSD Assessment of Professional Competence since 1988.

Mr WONG has provided a non-stop service to the HKIS. He was a member of the Disciplinary Panel from 1998 to 2010 and Chairman of the Board of Education from 2004 to 2008. He served as a member of the General Council since 2004 and is currently the Chairman of the Surveyors Registration Board. He was the Vice President of the Institute in 2008-2009 and Senior Vice President of the Institute in 2009-2010. He has also served as member of various working groups and committees of the SAR Government.

5 Major Tasks

Mr Wong said after the HKIS AGM, “It is a great honor to have the opportunity to serve the Institute and the community. Our predecessors have done a lot of work to develop the Institute. They have laid a solid foundation for the Institute. With the input from the team of divisional leaders, we will have a retreat session to map out the medium and long term strategies for the Institute.”

“The work ahead includes :

- strengthening internal communication with members
- broadening and developing the knowledge and skills for the profession through training and continuing professional development,
- exploring more development opportunities in Mainland China,
- raising the ethical standards of members as well as the status and profile of surveyors, and
- encouraging members to participate in public and social affairs to the advantage of the general public.”

HKIS Outstanding Final Year Dissertation Awards 2010 HKIS Dissertation/Thesis Awards for Postgraduate Students

The Research Committee of the Hong Kong Institute of Surveyors (HKIS) has organized the "Outstanding Final Year Dissertation Awards" for final year students of our accredited first degree courses. The purpose of the Awards is to promote research amongst our future surveyors and reward the efforts of the students.

The Awards are based on merits in research as well as the applicability of the research output to the Surveying profession. Having assessed the papers nominated by universities, the panel of assessors has awarded prizes to the following winners:-

PDD	LEUNG Pui Shan	The University of HK	An Empirical Study of the Announcement Effects of Redevelopment Projects on the Residential Prices in the Immediate Vicinity in Hong Kong
PFMD	LIU Wing Fai	The City University of Hong Kong	Enhancing Quality of Life of Elderly in Residential Care Home through Facilities Management Model
QSD	MAK Tsz Mei	The University of HK	Organizational Culture, Conflict Management and Organizational Commitment In Hong Kong Construction Industry

Second Award Winners

Division	Awardees	University	Project Title
BSD	LAM Pui Sai, Crystal	The HK Polytechnic University	Towards a Quality and Sustainable Built Environment - A New Guideline to the Lighting and Ventilation Regulation in Hong Kong
GPD	CHAN Distinction	The University of HK	An Empirical Study of the Impacts on Residential Property Prices at the Connection Points Upon Bridge Construction in Hong Kong
LSD	HO On-ki	The HK Polytechnic University	3D GIS and Spatial Analysis for Urban Utilities Studies
PDD	CHIU On Ki, Olivia	The HK Polytechnic University	The Impacts of Redevelopment on Neighbourhood Housing Price Gradient in Hong Kong

Top Award Winners

Division	Awardees	University	Project Title
BSD	HO Wai Ching	The City University of HK	Sustainable Performance of Building Envelope: Curtain Wall System
GPD	ZHU Zhengben	The University of HK	Price Discovery in the China Real Estate Market
LSD	CHAN Wing-fai	The HK Polytechnic University	A Structural Analysis of Public Transport Routes for Optimal Route Computation
PDD	LEE Yan Sin	The University of HK	A Study of the Planning Policy of Provision of Public Open Space in Private Residential Developments
PFMD	LEUNG Cho Chiu	The University of HK	The Effect of Ownership Forms on Office Leasing Behaviour - An Empirical Study of Hong Kong CBD Market

QSD	TAM So Yan	The City University of HK	How Do Identifications Influence Leave Propensity of Quantity Surveyors
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Grand Prize Winner

Division	Awardee	University	Project Title
LSD	CHAN Wing-fai	The HK Poly-technic University	A Structural Analysis of Public Transport Routes for Optimal Route Computation

The Research Committee has also organized the “Dissertation/Thesis Awards” for postgraduate students. The purpose of the Awards is to promote research amongst our industry.

The Awards are based on merits in the research contribution to the industry, innovation and application to the Surveying profession. Having assessed the papers nominated by universities, the panel of judges has awarded prizes to the following winners:-

PhD Category

Awardee	University	Project Title
Martin Morgan Tuuli	The University of HK	Empowerment and Control Dynamics in Project Teams: A Multilevel Examination of the Job Performance Consequences

MSc Category

Awardee	University	Project Title
KO Shun Wei	The HK Poly-technic University	An Empirical Study of the Pay for Safety Scheme (PFSS) for New Public Housing Projects in Hong Kong

Joint Mediation Helpline Office (聯合調解專線辦事處) Pilot Mediation Scheme Service for Owners in Prospective Compulsory Sale Cases under the Land (Compulsory Sale for Redevelopment) Ordinance (Cap.545)

Antony MAN

Director, Joint Mediation Helpline Office Limited

The Joint Mediation Helpline Office Limited (JMHO) has recently been appointed by the Development Bureau for providing turnkey service in setting up and operating the Pilot Mediation Scheme for a 12-month period. The JMHO will draw up details of the scheme, write the necessary documentation, arrange the requisite training of mediators on Cap 545 by the Hong Kong Institute of Surveyors, set up referral/interface arrangements with the Lands Tribunal and the Hong Kong Housing Society and arrange the necessary publicity and public education materials and programme. The JMHO shall involve in all publicity and promotion of the Pilot Mediation Scheme to encourage minority and majority owners who are applying or eligible to apply to the Lands Tribunal for compulsory sale under Cap 545 to apply for mediation under the Mediation Pilot Scheme.

To encourage use of the Scheme, venue support will be provided by the Hong Kong Housing Society for mediation and the DEVB will fund the mediator fees for eligible elderly minority owners. Free-of-charge mediation sessions to elderly minority owners, who meet eligibility criteria, will be provided by the JMHO. A standard rate of mediator fee will be charged for all cases and mediators will be from the list of trained mediators by the JMHO.

The Pilot Mediation Scheme is independently administered by the JMHO. Its purpose is for mediating dispute or difference between owners arising out of or in relation to applications for compulsory sale of lot that has been made or is intended to be submitted to the Land Tribunal, where the majority owner has acquired 80% or 90% or more,

as the type of lot for which the compulsory sale threshold may be, of the undivided shares of a lot. The process under the Scheme affords owners the opportunities to come to agreement and reach settlement of their difference during the information gathering stage and, when necessary, adopts voluntary mediation to resolve such disputes and differences.

On appointment of mediators, the spirit of the JMHO referral system will be kept for individual Participating Service Provider (PSP) to nominate a mediator (of that PSP) from the list of mediators kept by the JMHO for the Scheme.

Mediation is a voluntary process, either party may choose to terminate the mediation at any time, in which a trained and neutral mediator helps parties in dispute to reach a final settlement that is responsive to their needs and accepted by both parties or narrowing their differences. Parties must understand that each of the party is at full liberty to decide whether to use mediation and whether to agree on a settlement agreement in mediation. A settlement agreement has the forces of laws and is binding on the parties.

Under the Scheme, it is anticipated that mediation session, including pre-mediation session of no more that 3 hours, should not last longer than a total of 15 hours. The application fee and the mediator fees are paid in equal shares by the parties.

In the event that there is no overall settlement agreement reached, the parties and the mediator may still endeavour to agree on common facts, full and partial, that may be of assistance in the future determination of the dispute by subsequent litigation, if any.

A press briefing cum signing ceremony for the above will be held on 27 January 2011.

For the aforementioned training of the mediators in respect of Cap 545, thank you for the support from the General Practice Division of the Institute, who has nominated Mr Lawrence Pang and Dr Lawrence Poon as the official speakers to the JMHO. In order to speed up the training of the mediators under the JMHO, the mediators of the eight PSP have been given the priority for attending the training rather than the members of these PSP. Actually, Mr Lawrence Pang delivered the following training sessions for JMHO:

1.	18 Nov 2010; 19:00	Roles and Function of Surveyors in Mediation - Land (Compulsory Sale for Redevelopment) Ordinance (Cap.545)	Hong Kong Mediation Centre
2.	27 Nov 2010; 14:30	Mediation for Owners in Prospective Compulsory Sale Cases under the Land (Compulsory Sale for Redevelopment) Ordinance	Surveyors Learning Centre

JMHO website: <http://www.jointmediationhelpline.org.hk>

Opening Ceremony for the Joint Mediation Helpline Office on 9 July 2010, which located at Room LG102, LG1/F, High Court Building, 38 Queensway, Admiralty, Hong Kong:



Ribbon cutting by the officiating guests.



Front row from the left: Mr Chan Bing Woon SBS JP (Chairman of JMHO), The Hon Chief Justice Andrew Li, Mr Wong Yan Lung SC JP (Secretary for Justice), Mrs Carrie Lam JP (Secretary for Development); second row from the left: Mr Russell Coleman SC (Director of JMHO), Mr Edward Shen (Director of JMHO), Mr Antony Man (Director of JMHO), Mr Gary Soo (Secretary of JMHO) and Mr Winston Siu (Director of JMHO).



From the left Mr Huen Wong (Director of JMHO), Mr Justice Johnson Lam (Judge of the Court of First Instance of the High Court) and officiating guests of the opening ceremony.



From the left Ms Winnie So (Principle Assistant Secretary), Mr Tommy Yuen JP (Deputy Secretary for Development), Mr Thomas Chow JP (Permanent Secretary for Development (Planning and Lands)), Mr Chan Bing Woon SBS JP (Chairman of JMHO), Ms April Lam, (Senior Mediation Affairs Officer of the Judiciary) and Mr Arthur Ng JP (Deputy Judiciary Administrator (Operations) of the Judiciary).

MIPIM ASIA 2010

Mr Yu Kam Hung
 HKIS Past President;
 Event Organizer for HKIS in MIPIM Asia 2010

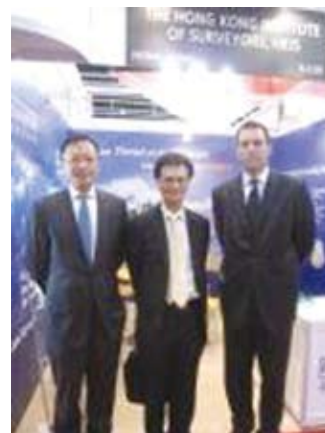
The MIPIM Asia 2010 was held in Hong Kong from 10 to 12 November 2010. It was the second time that the HKIS being a supporting organization for the event. A HKIS booth was set up to introduce the services offered by professional surveyors.

The MIPIM Asia 2010 gathered the world's key real estate players from the Asia Pacific region and beyond. The



▲ HKIS booth at MIPIM Asia 2010

► Mr Ren Rong, Chief Executive Officer of Harvest Capital Partners Limited (left), Mr Chris Brooke, President and CEO of CB Richard Ellis Asia (right)



unique combination of high-level projects and high-level investors makes MIPIM Asia the one key date in the Asian real estate calendar. Furthermore, the event features an exclusive conference and networking programme, with renowned keynote speakers sharing their points of view on insightful topics.

A special HKIS discussion panel session was held on 11 November, with the theme "New Trend of Real Estate Investment in China". The HKIS President Professor KW Chau acted as the session moderator. Other panelist included Mr Chris Brooke, President and CEO of CB Richard Ellis Asia, Mr Charles Lam, Managing Director - Greater China of Pramerica Real Estate Investors, and Mr Ren Rong, Chief Executive Officer of Harvest Capital Partners Limited.



The panel session attracted over 100 attendees from different countries.

The Sixth Cross-Strait-Four-Places Land Conference



The Hong Kong Institute of Surveyors, in collaboration with the Department of Land Administration of the Renmin University of China, the Department of Land Economics of the National Chengchi University and the Macao Cartography and Cadastre Bureau, organized the Sixth Cross-Strait-Four-Places Land Conference from 29 to 31 October in Hong Kong, with the theme "Land and landed properties: putting theory into practice".

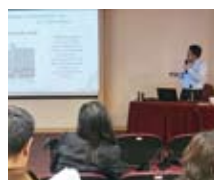
The aim of the conference is to provide a platform for exchange of information and ideas from practitioners, academics and government officials with the aim of bridging the gap between theory and practice on issues related to different aspects of land and landed properties, in particular, policies related to the land and housing markets.

On 29 October, a welcome reception was arranged at the Surveyors Learning Centre. Delegates met each other and enjoyed a leisure evening.

A whole day Conference was held on 30 October. The HKIS President Prof KW Chau delivered a welcome remarks and presented souvenirs to Professor Ye Jianping of the Renmin University of China, Professor Yang Song-Ling of the National Chengchi University and Ms Finna Chim of the Macao Cartography and Cadastre Bureau. In exchange, other organizers also presented souvenirs to each other.



After the souvenir presentation, the Conference was broken out into two parallel sessions. 32 academic papers were then presented. Full papers of the presentations are published in CD format.



The Institute also hosted a dinner reception on 30 October for the paper presenters and delegates from the four organizers. Other HKIS attendees included the Senior Vice President Mr Wong Bay and LSD Chairman Mr Simon Kwok.



An optional technical tour was arranged on 31 October. Delegates from the Renmin University of China visited The University of Hong Kong and had a discussion and sharing session with a group of post-graduate research students at the Department of Real Estate and Construction.

The Macao Cartography and Cadastre Bureau has tentatively agreed to host the 7th Cross-Strait-Four-Places Land Conference, which will be held Macau in 2012. We will keep members updated of the details of conference when more information is available in the future.

“中國·上海 2010 工程項目管理國際論壇”的體會和感悟

黃山 FHKIS, FRICS, RPS(BS), AP

項目管理委員會主席、前香港測量師學會會長

項目管理是一門既精深又廣泛的複合型專業，涵蓋了建設工程的各個領域，需要從業人員具備高專業素質。項目管理者在工程中應該做到事事嚴謹、依足規範，並不因工程規模的大小、經濟效益的高低有區別。什麼是真正的項目管理？縱觀中國工程項目發展歷史，從萬里長城、大運河、故宮等古代工程項目到最近期的北京奧運場館及上海世博場館建設都可以看到中國人對項目管理的實踐。11月4日至5日，由上海市建設工程諮詢行業協會、同濟大學和現代設計集團聯合香港測量師學會及英國皇家特許測量師學會共同主辦的“中國·上海 2010 工程項目管理國際論壇”在上海召開。香港測量師學會由高級副會長黃比先生率領代表團參加了這次大型論壇，大會會議主題是建設管理與城市發展的未來，內容非常豐富，別具啟發性。筆者借此契機，談一談對項目管理的體會和感悟。

首先，我要提出的是近年來上海有部分企業和業內人士不斷探索、實踐建設工程項目管理服務，在各種性質、多種類型的項目中做了積極的嘗試。特別在許多大型工程及世博場館建設中實踐工程項目管理的案例，他們得到當地政府的大力支持，已從單純的施工管理環節，提升覆蓋到項目建設全方位項目管理服務，這是難得的機遇，很值得推廣。我想假如類似的大型工程在香港展開，從事項目管理的本地專業人士能否充分發揮，又能否促進這行業的進一步發展呢？

正如主要講者上海世博會事務協調局副局長黃建之所言，世博是一個十分複雜的巨型項目管理系統。場館類型非常多樣化，有場館類建築、市政類建築，有外國自建館、租賃館和聯合館，各項目的投資主體、管理組織和技術要求等也多有不同。在工程管理方面存在項目構成、組織管理、進度控制和信息溝通的複雜性，以及項目管理的社會屬性等困難。傳統的建設管理理論、模式和方法都已經無法適應需求，即使是國外現成理論和經驗，也體現出一定的局限性。世博會提

出了項目、目標和組織的三維視角理論，有效地對項目的組織和協同工作實現了總調控成功。這些創新技術，無疑已在世博建設中得到驗證，具有很好的借鑒意義。

第二位主要講者美國匹茲堡市前市長湯馬士梅菲以“項目管理理念再造城市新生命”為題的報告中，介紹了一度被描述為“蓋子敞開的地域”的匹茲堡市變身為今日美國最佳宜居城市的歷程。現代城市改造面臨全球化、氣候變化、技術創新加速、基礎設施需求強烈、人口狀況嚴峻等五種壓力。在此背景下，匹茲堡從工業化城市向非工業化城市的轉變經歷了一個長期而痛苦的過程。他提出通過合理的項目規劃、籌集專項資金等措施，成功地完成再造，這些國外城市的再造建設經驗同樣值得香港借鑒。

在論壇上，另一方面同濟大學的丁士昭教授有個分析結論：一個工程項目如果管理信息化工作成功，帶來的價值可以達到總投資的 10% 以上。換句話說，可以節省十分之一的投資，這是一個非常可觀的數據。所以如何做好工程管理信息化，如何將信息資源開發好，將信息技術利用好，對現在乃至將來的工程建設有著重大的意義。他提出工程管理信息化是為可持續建設服務的：一是把信息作為一種資源開發利用，二是信息技術IT的開發和利用，比如說BIM建築信息管理系統的應用。信息化程度的加強打破了地域界限，可以和國際同步及時交流和溝通，這使工程項目管理的服務市場越來越廣闊。

最後，我想談的是國內的建設程序是分割的，與香港不同的是建築師(設計院)不須要參與整個建設過程，設計與施工的分流管理令各個專業相對獨立，再者因為不是所有監理企業都具備條件去負責執行項目管理，有利香港和外國項目經理在內地的發展。據了解目前國內監理亦傾向項目管理方向發展，隨著香港與國內建設監理的資格互認完成，我希望香港測量師能夠與國內監理攜手促進這行業的進一步發展。特別值得一提的是從這次項目管理國際論壇上看到，在上海前沿項目管理領域相當多項目管理工作都是由年輕人擔當。這對我很有觸動，希望香港測量師學會在項目管理領域多培養年輕的項目管理人才，使項目管理業界湧現更多年輕測量師，逐步建立優秀的香港品牌。

Council members reaching out

1 December

Woods Bagot Asia 25th Anniversary Cocktail Reception

Prof Chau Kwong Wing

2 December

The 35th Year of Establishment of the Hong Kong Institute of Engineers Ordinance Cocktail Reception

Ms Serena Lau

4 December

MTR Society Link Gathering organised by MTR Corporation Limited

Mr Kenneth Yun

6 December

香港特區政府駐粵經濟貿易辦事處深圳聯絡組成立典禮

何鉅業先生、李海達先生、李國華先生、賴旭輝先生

6 December

香港經貿代表深圳訪問團由商務及經濟發展局舉辦

劉詩韻女士

7 December

Agency for Volunteer Service 40th Anniversary Reception

Mr Kenny Chan

8 December

BSOMES - 10th Anniversary & Annual Dinner 2010 organised by Building Services Operation and Maintenance Executives Society

Mr Wong Bay

9 December

Monthly Thursday Luncheon organised by Executive Council Secretariat

Prof Chau Kwong Wing

15 December

Opening Ceremony of First International Conference on Sustainable Urbanization organised by International Conference on Sustainable Urbanization of the Hong Kong Polytechnic University

Mr Kenneth Yun

16 December

深圳市人大常委會前海立法調研座談由香港特別行政區政府工業貿易署主辦

劉詩韻女士

23 December

Building Departments Christmas Party

Mr Wong Bay

31 December

The Hong Kong Medical Association 90th Anniversary Ball

Mr Wong Bay

31 December

The Hong Kong Dental Association 57th Annual Ball

Mr Stephen Lai 

Obituary

It is with great sadness that our respectable member Mr Wu Man Fai, Matthew, passed away on 25 December 2010. We express our sincere condolences and deepest sympathy to his family and our gratitude for his continuous support to the Quantity Surveying profession.

Summary of HKIS CPD / PQSL Events

27 Jan 2011 - 14 Apr 2011

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY
27 Jan	2011014	The Proposed Regulatory Framework for Property Management	2.5	David Leung	PFMD
29 Jan	2011010	Construction Contract – Nomination and Variation	2	Stephen Lam	PQSL/QSD
19 Feb	2011013	One Day Seminar on Contract Management 2011 - From Scratch to End	8	Betsy Lai, K C Tang, Philco Wong, S K Ho, Paul Barrett, Damon So, Man Sing Yeung	YSG
22 Feb	2011007	Hong Kong Trams	1.5	Alan Cheung	QSD
23 Feb	2011003	Latest Shopping Mall Developments in Hong Kong and China and Prospects for Growth	1.5	Maureen Fung	GPD
25 Feb	2011016	Benchmarking of Management Fees for Office Building in Hong Kong	1	Dr. K K Lo, William K H Wong	PFMD
09 Mar	2011018	Establishing GPS Control Stations for Land Boundary Survey and Topographic Mapping	1.5	Simon C W Kwok	LSD
01 Mar	2011011	Construction Contract – Contractual claims/EOT/Loss & Expenses	2	Cheryl Je	PQSL/QSD
14 Mar	2011019	The QS and Construction Site Safety	1.5	Peter Berry	QSD
17 Mar	2011001	How Surveyors can use Simple Financial Models in Asset Valuation and Analyze the Property and Stock Markets like an Investment Bank Analyst?	1.5	Phemey Pon	GPD
26 Mar	2011015	Tendering Process	2	Ronnie Tong	PQSL/QSD
28 Mar	2011017	The Role of Birds in Planning and Development of Housing and Infrastructure in Hong Kong	1.5	Mike Kiburn	QSD
14 Apr	2011002	Valuation Practice in the PRC	1.5	Gary Man	GPD

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website www.hkis.org.hk. Please use the STANDARD REGISTRATION FORM overleaf for registration. For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679.

The Hong Kong Institute of Surveyors
Suite 801, Jardine House
One Connaught Place
Central, Hong Kong

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____
Event Name : _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS No. : _____

Division* : BS GP LS PD PFM QS

Postal address (only to be completed if the address is different from your membership record details):

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

- I enclose a cheque payable to "**Surveyors Services Ltd**". Cheque no. _____ Amount HK\$ _____
- Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)
- Please charge my American Express card

Ref.: []

To: Credit Card Service Department

I would like to pay the reservation fee HK\$ _____ to Surveyors Services Limited by charging my Credit Card account as follows:

Cardholder Name : _____ HKIS No. : _____

Card Number : _____ Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event / application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque or by Credit Card (Shanghai Commercial Bank Ltd./American Express)
- 4 A **separate** cheque or Credit Card payment instruction form is required for each event / application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.



CPD/PFMD/2011014

The Proposed Regulatory Framework for Property Management Industry



Speaker Mr David Leung, JP, Deputy Director of Home Affairs

Convener Professor Eddie Hui, Dept of Building and Real Estate, PolyU

Date & Venue 6:30 pm - 9:00 pm Thursday 27 January 2011 SLC, HKIS

Details Recently, the Government has issued a consultation document which sets out its views on the regulation of the property management industry in Hong Kong. It is its intention to put in place a mechanism to regulate the industry; on the other hand it would like to know if mandatory licensing through legislation is the appropriate way forward. Hence, before taking forward the proposed licensing regime, the Home Affairs Department wishes to solicit the public's views on its key parameters, in an attempt to ensure its smooth and successful implementation. They involve certain implementation issues such as possible impacts on management fees, compliance costs, loss of business or job, and time-frame for implementing changes.

Language Cantonese & English **Fee** HK\$100 per person

Priority First-come-first-served

PQSL/QSD/2011010

Construction Contract – Nomination and Variation

Speaker Mr Stephen Lam

Date & Venue 2:30 pm - 4:30 pm Saturday 29 Jan 2011 SLC, HKIS

Details This seminar is part of the HKIS QSD PQSL Series 2010 - 2011 and aims to enable candidates to:

- Interpret contractual procedure, rights and obligation in relation to the nomination /variation clauses stipulated in the construction contract.
- Analyse contractual issues arising from the nomination/variation clauses.

Language English **Fee** HK\$100 for member, HK\$150 for non member (HK\$20 walk-in surcharge for all pricings listed)

Priority QSD Probationers and Students

CPD/YSG/2011013

One Day Seminar on Contract Management 2011 - From Scratch to End

Speakers Ms Betsy Lai, Mr K.C. Tang, Mr Philco Wong, Mr S.K. Ho, Mr Paul Barrett, Mr Damon So, Mr Man-Sing Yeung

Date & Venue 9:00am – 5:00pm Saturday 19 February 2011

Chiang Chen Studio Theatre The Hong Kong Polytechnic University, Hunghom, Kowloon

Details Engineering contracts are often complex and multidisciplinary. The acquisition of contractual, engineering and management knowledge becomes indispensable for young arbitrators, engineers, solicitors and surveyors. Having inherited the success of the past few years, this year, we are honoured to have invited seven esteemed speakers from different disciplines to share their experiences and insights on contract management, from business skills required, formation, execution and termination of contract as well as arbitration and litigation. Topics include Business Executive Communication, A Walkthrough from Tender Documentation to Binding of Contract, Supplier Relation – One of the Key Success Factors in Contract Execution, Challenges in Contract Management with Life Examples, Termination of Construction Contracts, Litigation and Arbitration: A Comparison and The New Arbitration Ordinance.

Language	English	Fee	HHK\$150 (Members of organizing institutions); HK\$300 (Non-members) The Fee includes a copy of the seminar proceeding and coffee break refreshments. Lunch is not included.
Priority	First-come-first-served basis, with priority given to HKIS members.		

CPD/QSD/2011007

Hong Kong Trams

Speaker	Alan Cheung, Council member of QSD, HKIS; VC and Moderator (CM) of Chartered ICES; Vice-President of Hong Kong Collectors Society		
Date & Venue	7:00 pm – 8:30 pm Tuesday 22 February 2011 SLC, HKIS		
Details	<p>Alan is well known of his tram Collection of Hong Kong as well as historic Collector of old HK stuffs. He has been invited by publishers to publish 3 books in relation of HK historical postcards and HK trams that these books all awarded with many prizes.</p> <p>Alan always popular with media about his Collection - TVs, magazines, radios and newspaper. Parts of his Collection are used in Website of HKTL and Star Ferry. Materials from his Collections are always been requested from Museums, Universities, Colleges, Government Authority and Private sectors."</p> <p>History of Hong Kong Trams which is the ICON of Hong Kong and is collective memory of HK people. We are proud to get the world's only fleet of tram system whilst there is no tram running as daily transport in the rest of the world. We, Hong Kong people should protect and upkeep such treasure.</p>		
Language	Cantonese	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	8 February 2011	Priority	QSD Member; First-come-first-served

CPD/GPD/2011003

Latest Shopping Mall Developments in Hong Kong and China and Prospects for Growth

Speaker	Ms. Maureen Fung, BSc, MSc, MBA, MHKIS, MRICS, MHIREA, FISCMA, General Manager (Leasing), Sun Hung Kai Real Estate Agency Limited		
Date & Venue	7:00 pm – 8:30 pm Wednesday 23 February 2011 SLC, HKIS		
Details	<p>Ms Fung is the founding chairman of the Institute of Shopping Centre Management in Hong Kong and is also a member of several professional organizations, namely, the Hong Kong Institute of Surveyors, the Royal Institution of Chartered Surveyors, the International Institute of Management and the Hong Kong Institute of Real Estate Administration. She is an active contributor to the society by serving charitable organizations and has earned a Hong Kong outstanding women volunteer award.</p> <p>With more than 20 years of shopping mall industry experience under her belt, Maureen Fung is an acknowledged expert in her profession. She is currently general manager (Leasing) of Sun Hung Kai Properties Group and is responsible for the strategic planning, development and implementation of leasing, marketing and renovation for more than 5 million square feet of shopping malls in Hong Kong and mainland China.</p> <p>Benefit from the robust growth of China's economy and well-traveled, well-off Chinese Tourists, both China and Hong Kong's Shopping Centers rebounded from the weary global economy and outperformed other countries in Asia. To stay competitive and sustain the Mainland big spenders, shopping mall developers inevitably must meet their demands and needs.</p> <p>In this seminar, Ms. Fung will share her views on the latest shopping mall developments in Hong Kong and China as well as its challenges ahead.</p>		

Language	Cantonese supplemented with English	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
Deadline	9 February 2011	Priority	First-come-first-served

CPD/PFMD/2011016

Benchmarking of Management Fees for Office Building in Hong Kong



Speakers Dr. K.K. Lo & Mr. William K.H. Wong
Hong Kong Polytechnic University

Date & Venue 6:30 pm – 7:30 pm Friday 25 February 2011 SLC, HKIS

Details Hong Kong is one of the renowned finance centres in the Far East, with large number of commercial properties catered for its active business activities. These commercial properties including those of office premises not only produce income to its owners, but also bring a prestigious image to Hong Kong as a whole. Therefore, property and facility managers have to play an important role of managing and maintaining these properties, with a view to providing a good asset investment in the long run.

The management fees of these properties depend largely on the standard of the management and maintenance services corresponding to its grading, efficiency, customer expectations, materials durability, building size, age and any special features, etc. The research has focused on the essential components which greatly affect the management fees for the offices of different grading (i.e., Grade A, B, and C as defined by the Rating and Valuation Department, Hong Kong SAR Government) and the study of its close associated relationships. It is hoped that the result will serve as useful database for the practitioners in the Industry.

The talk shall cover the findings of the research study for PFMD in 2008-2009.

Language	Cantonese supplement with English	Fee	HK\$100 per person
Deadline	18 February 2011	Priority	First-come-first-served

PQSL/QSD/2011011

Construction Contract – Contractual claims/EOT/Loss & Expenses

Speaker Ms Cheryl Je, Associate Director, Charlton Martin Consultants Limited

Date & Venue 7:00 pm - 9:00 pm Tuesday 1 March 2011 SLC, HKIS

Details This seminar is part of the HKIS QSD PQSL Series 2010 - 2011 and aims to enable candidates to:
Interpret contractual procedure, rights and obligation in relation to the EOT /Loss & Expenses clauses stipulated in the construction contract.
Analyse contractual issues arising from the EOT/Loss & Expenses clauses.
Identify, prepare and assess the contractual claims.

Language	English	Fee	HK\$100 for member, HK\$150 for non member (HK\$20 walk-in surcharge for all pricings listed)
Deadline	15 February 2011	Priority	QSD Probationers and Students

CPD/LSD/2011018

Establishing GPS Control Stations for Land Boundary Survey and Topographic Mapping



Speaker Mr Simon C W Kwok, Chief Land Surveyor, Lands Department

Mr. Kwok is an expert in GPS survey. He is a major contributor to the development of the "Specifications and practice guide for establishing GPS control stations for land boundary survey" of the Code of Practice of the Land Survey Ordinance. He is the leader of the projects for establishing the Hong Kong 2000 GPS Control Network, the Hong Kong Satellite Positioning Reference Station Data Service, the connection of the Hong Kong GPS control network to the International Terrestrial Reference Frame (ITRF) and the development of transformation parameters between ITRF96 and the Hong Kong 1980 Geodetic Datum. Mr. Kwok was the Chairman of the Land Surveying Division, Hong Kong Institute of Surveyors (2009-2010) and the Chair of the Geomatics Professional Group, Royal Institution of Chartered Surveyors Hong Kong (2005-2009). He is currently the Chief Land Surveyor of the Lands Department.

Date & Venue 6:30 pm – 8:00 pm Wednesday 9 March 2011 SLC, HKIS

Details The speaker will explain an effective approach to establishing GPS control stations. Such method is the best practice standard for land boundary survey as well as topographic mapping. He will describe the key quality checking criteria based on the "Specifications and practice guide for establishing GPS control stations for land boundary survey" of the Code of Practice of the Land Survey Ordinance (Cap. 473). The talk will include a case study showing (1) how to carry out GPS control survey and (2) how to demonstrate compliance of the requirements of the Code of Practice.

Language	English	Fee	HK\$100 for member
Deadline	7 March 2011	Priority	First-come-first-served

CPD/QSD/2011019

The QS and Construction Site Safety



Speaker Mr Peter Berry

Date & Venue 7:00 pm – 8:30 pm Monday 14 March 2011 SLC, HKIS

Details Peter Berry is a qualified Quantity Surveyor for near 50 years. He is a Fellow of the Chartered Institute of Arbitrators and a Mediator accredited by the Hong Kong International Arbitration Centre. He joined Hong Kong Government Architectural Office, Q.S. Branch in 1966 and became Architectural Office's Contract Adviser for ten years, when promoted to look after claims and eventually to advise on the review of Hong Kong Government's standard forms of contract and various technical circulars including the arbitration and mediation "rules" for Government construction contracts. Mr. Berry was the Principal Assistant Secretary in the Works Branch (now Bureau) chairing the Conditions of Contract Committee and was involved in the drafting of the domestic sub-contract form used in conjunction with Architectural Services Department contracts.

After retirement, he assisted with various contractual disputes in the both Government and non-Government environments, he has helped Hong Kong Construction Association as their consultant on construction and contractual policy matters including the new Standard Form of Building Contract 2005 (in conjunction with the HKIA, HKIS and HKICM) and in preparing the accompanying Guidance Note.

We QS's are often given the job of putting together the specification and the other contract documents. We should know better than other professions that if it can't be measured, it can't be truly enforced. A vaguely worded wish list included in the tender documents is no answer to a specific need.

Apart from the obvious distress caused to family and friends when someone is severely injured or killed on a construction site, there almost certainly will be major direct time and money implications for the contractor and to the job which may not always fall onto the contractor. The down time to investigate what happened and sort out the mess before restarting work can also be substantial.

In considering the kind of BQ items to include for site safety, the QS must assess the risks and make sure that the contractor has a clear obligation to ensure the sub-contractors are to follow the same safety regime.

Language	English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	28 February 2011	Priority	QSD Member; First-come-first-served

CPD/GPD/2011001

How Surveyors can use Simple Financial Models in Asset Valuation and Analyze the Property and Stock Markets like an Investment Bank Analyst?

Speaker Mr Phemey Pon

CPD/PQSL EVENTS

He is the founder and managing director of Centaway Property Asset Management Limited. He is a qualified general practice surveyor and has a master degree in finance from Chinese University of Hong Kong. He is an experienced stock investor well-versed in fundamental and technical analysis. He has been a speaker of CPD events for the past 4 years.

Date & Venue 7:00 pm – 8:30 pm Thursday 17 March 2011 SLC, HKIS

Details Based on the speaker's experiences and researches, he will speak on the following areas:

1. How to do fundamental and technical analysis on the property market and stock market?
2. How to select the right economic indicators to predict the property and stock market?
3. How to use a simple and yet powerful valuation methods to predict the stock price of listed major property developers?

Language Cantonese supplement with English **Fee** HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)

Deadline 3 March 2011 **Priority** First-come-first-served

PQSL/QSD/2011015

Tendering Process



Speaker Mr Ronnie Tong, Assistant Director, Davis Langdon & Seah Hong Kong Ltd.

Date & Venue 2:30 pm - 4:30 pm Saturday 26 March 2011 SLC, HKIS

Details This seminar is part of the HKIS QSD PQSL Series 2010 - 2011 and aims to enable candidates to:

- Apply the principles, practices and procedures of tendering process;
- Prepare the appropriate tender documentation;
- Co-ordinate the tendering process (including pre-qualification of tenderers, tender invitation, issuing of tender documents, etc.); and
- Evaluate the received tenders and award of contract.

Language Cantonese supplement with English **Fee** HK\$100 for member, HK\$150 for non member (HK\$20 walk-in surcharge for all pricings listed)

Deadline 11 March 2011 **Priority** QSD Probationers and Students

CPD/QSD/2011017

The Role of Birds in Planning and Development of Housing and Infrastructure in Hong Kong



Speaker Mr Mike Kilburn

Date & Venue 7:00 pm – 8:30 pm Monday 28 March 2011 SLC, HKIS

Details Mike Kilburn is the Environmental Programme Manager of Civic Exchange and Vice Chairman of the Hong Kong Bird Watching Society. A lifelong birdwatcher, he has worked as a consultant bird surveyor for numerous projects and commented on and influenced many other private and public sector development studies. Notable successes include significant contributions to the realignment of the Lok Ma Chau Spur Line, revisions to private development plans at Fung Lok Wai, the establishment of Robin's Nest Country Park, tighter regulation of rural development and illegal dumping under the Town Planning Ordinance, and preventing the incursion of SENT Landfill into Clearwater Bay Country Park.

In his work for Civic Exchange he manages research and stakeholder engagement on a wide range of environmental policy issues, including nature conservation, air pollution, urban planning, energy, climate change and water supply.

Mike will explain the role that birds have played in the planning and approval process of key projects such as the Lok Ma Chau Spur Line, private developments in the Northwest NT including Nam Sang Wai and Fung Lok Wai, the proposed wind farms, and wider development studies such as the NENT, FCA and Lok Ma Chau Loop studies. He will also show how birds are increasingly influencing cross border planning under the Hong Kong Guangdong Framework Agreement.

Language English **Fee** HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)

Deadline 14 March 2011 **Priority** QSD Member; First-come-first-served

CPD/GPD/2011002

Valuation Practice in the PRC

Speaker Mr Gary Man, FHKIoD, FRICS, MHKIS, RPS(GP), MCIREA

Gary is the Managing Director of Censere Group and has more than 20 years of experience in valuation and consultancy field. He has been engaged in numerous assignments covering the Asia-Pacific region, in particular countries such as China, Taiwan and Hong Kong, Korea, Malaysia, Singapore, Vietnam, Thailand and further west to India, Kazakhstan and Republic of Maldives.

Currently, he is the board member of the RICS Hong Kong Board and the Chairman of the Professional Valuation Committee of RICS (HK). In the academic field, he has been the visiting lecturer of the Hong Kong Polytechnic University (PolyU) on the subject of Business and Intangible Assets Valuation and others. Apart from lecturing, he was also invited to be the External Examiner for the MSc programme in International Real Estate (ZheJiang) for the PolyU.

Date & Venue 7:00 pm – 8:30 pm Thursday 14 April 2011 SLC, HKIS

Details The seminar will mainly cover the following areas :

- 1) History of the PRC valuation practice development
- 2) Property titles issues
- 3) Common valuation methods adopted in The PRC
- 4) The difficulties that valuers are facing in working in The PRC market
- 5) Challenges and Opportunities coming in the future

Language Cantonese

Fee HK\$120 for member; HK\$150 for non-member
(HK\$30 walk in surcharge for all pricings listed)

Deadline 31 March 2011

Priority First-come-first-served

YSG Social Event - Oyster Shucking Master Class (YSG/S/201101)

Date : 5 March 2011

Time : 1600 - 1730

Venue : G/F 53 Caine Road, Mi Levels, Hong Kong

Quota : 16 seats

Fee : HK\$430 [including 3 Oysters & 3 wines (during the class), 1 oyster knife and 1 dozen oysters (take away)]

Class description:

In this hands-on class you will learn how to open oysters with skill and finesse - it's just a matter of finding the sweet spot. You will also learn how to select, store and serve oysters. In this class with wine tasting, we will try 3 quality wines which complement the oysters.

Registration:

Please complete the CPD Reservation Form and return together with the payment to the HKIS office. For more details, please contact our Ms Donna Yu on 2526 3679 or email to cpd@hkis.org.hk / williamlai@hkis.org.hk

CONGRATULATIONS TO THE FOLLOWING WHO WERE ELECTED AS

HKIS MEMBERS ON 25 NOVEMBER 2010

FELLOW (3)

GP PFM DIVISION

YU SIU YEUNG ANDREW

LS DIVISION

CHING SIU TONG

QS DIVISION

MAN CHI CHUEN

MEMBERS (23)

BS DIVISION

ANG SUSAN

CHEUNG KWOK LEUNG

LAI KA YIU

LAM KA LAI

LAU KA YAN CONNIE

LAU TUNG HOI

SHEK KA YAN

WONG CHUNG KIN CAN KAN

GP DIVISION

CHEUNG YUEN KEI

LI CHEUK YING

LUI TIK HONG

TAM KA YI

LS DIVISION

CHEUNG KWAN MING

CHOI BUN

LEUNG NGA YEE

NG TSZ KIN

QS DIVISION

CHAN CHI KIN GARETH

LAM KONG

LAM PANG

LEUNG CHEE WAI

LEUNG WAI KEUNG

NG SAI CHUNG

OR WING KIU

TECHNICAL ASSOCIATE (1)

QS DIVISION

CHAN PUI KEUNG

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (3)

PFM DIVISION

CHEUNG SAU CHING ROSANNA

KWOK CHUN MAN

TANG HING CHEUNG

RESIGNATION (3)

CHAN CHEUK KEI

HO KA YUE JOSEPH RALPH

SIU MAN WAI

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

BSD Council 2010 - 2011

The Building Surveying Divisional Council 2010 - 2011 was successfully elected in our Annual General Meeting held on 3 December. I am delighted to be elected as the new Chairman taking over this important role from our immediate past Chairman, Mr Kenneth Yun.



It is my great honour and pleasure to have the support of Mr Robin Leung and Mr Andrew Kung to take up the Vice Chairmen post. I would also like to tender my gratitude to Ms Rebecca Lo and Mr Kenny Tse for their commitment to act as our Honorary Secretary and Honorary Treasurer respectively. I believe that with the collaborated effort and commitments of our office bearers and all council members we will strive for greater success and achievement for the benefit of our fellow building surveyors and the society as well in the coming year.

The elected members of the new BSD Council are as follows :-

Chairman	Ho Kui Yip, Vincent
Vice Chairman	Leung Chi Tim, Robin
Vice Chairman	Kung Sui Lun, Andrew
Honorary Secretary	Lo Mei Tak, Rebecca
Honorary Treasurer	Tse Chi Kin, Kenny
Council Members	Cheung Tin Cheung
	Sin Kwok Leung, Alan
	Wong Se King, Peter
	Tse Chi Ming, Philip
	Chang Wai Ip, Daniel
	Wong Kam Wah
	Pong Yiu Po, Daniel
	Lam Wai Keung, Andrew
	Dy Wai Fung, Peter
	Lee Hoi Tat, Nathan
	Chan Ka Man, Margaret
	Wong Kin Yee, Billy
	Law Chin Keung, Jason
	Hung Kam Cing, Caskie
	Yue Wai Chu, Jessie



BSD Annual Dinner

Following the AGM we also held the annual dinner with the participation of our BSD members and guests taking up all eight tables. The annual dinner not only provided a good opportunity for our colleagues and friends to chat with others but also gave us a platform to exchange ideas on how to strengthen and broaden the professional development of building surveyors.

The participants shared the joy and fun in the games tailor-made for us as well as the excitement in the lucky draw. Big hands shall be given to our event organizing team for making us such a wonderful and enjoyable evening.



Outlook

I have taken the opportunity to introduce the main focus of the BSD Council in the coming year in the AGM as follows :-

- Education and Training
- Promotion and Public Recognition
- Enhancement of Practice Standards
- Broadening of Practice Regime
- Communications and Collaborations

In line with the above direction, we would work out an action list and a working plan to gauge the work of our council in the coming year. In this connection, I would also like to have your valuable suggestions of any essential works and tasks that you would like us to take up that may benefit the development of our profession.

It is our shared understanding that sustainable development of our building surveying profession should be founded on a balanced and progressive advancement of our professional skill and knowledge, strengthening of manpower and enhancement of recognition by public and society. We should therefore target to secure parallel achievement on all of these footings.

However, as a matter of immediate response to the move and change in the circumstances, I wish more research and publication on the practice and skill set of building surveyors could be done so that we could equip ourselves better to stand up to the challenge ahead. I would also work with our two other spokesmen, Mr David Chan and Mr Andrew Kung to continue our effort in voicing comments and opinions on the related professional issues and social issues and let the public know our role and expertise in the building and surveying industry.

I will report to you the work plan of the BSD council after the same is discussed and endorsed by the new council.

Guide to Prepare An Expert Report for Application under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545

The problem of urban decay and redevelopment is one of the hot topics which prompts much discussion in the public over the last decades. Good maintenance planning

and proper upkeep of the building stock would be a way to arrest building deterioration in the territories. For poorly maintained buildings which are bound to become physically obsolescence, demolition for redevelopment in generating new urban fabric may be a pragmatic way to tackle the problem.

The enactment of the Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO) (Cap. 545) in 1998 has played a key role in facilitating private sector's redevelopment efforts. However, since the LCSRO came into effect in 1999, there have been calls from the industry and individual owners urging the Government to amend the Ordinance, including lowering the compulsory sale threshold in order to overcome the difficulties in acquiring sufficient interests in properties. The Government thus embarked on public consultation several years ago to explore options to facilitate redevelopment projects initiated by the private sector.


After years of consultation and discussion in the society, the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice was introduced early this year as subsidiary legislation and came into effect on 1 April, which specified a lower threshold for the compulsory sale application. Professional surveyors, especially members of the Hong Kong Institute of Surveyors (HKIS), play key roles in the mechanism under the LCSRO in offering professional advice to facilitate the redevelopment process.

One of the criteria before the Lands Tribunal granting the compulsory order for sale is that 'the redevelopment is justified on the ground of age or state of repair of the existing buildings on the lot'. Persons who own a specified majority of the undivided shares in a lot have to submit an expert report to substantiate their application. Members of Building Surveying Division (BSD) are well qualified and competent to offer professional advice and services in this aspect.

In order to facilitate our members to prepare such expert report, I am delighted to announce that the BSD is

preparing a guide named "A Guide to Prepare An Expert Report for Application under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545" to provide a framework for the preparation of the expert report for complying with the LCSRO. The drafting of this guide is approaching the final stage and will be published in or around mid-January 2011.

Vote of thanks

I wish to tender my sincere thanks and appreciation to the out-going chairman, office bearers and council members for their unfailing effort and hard work to accomplish all the tasks as reported in Kenneth's chairman's report presented in the AGM bearing in mind the hurdle and challenge we faced in the beginning of this year. A copy of the Chairman's Report is posted in our BSD web page for members' information. 

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General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

Progress on applications (CIREA)

In 2009, members' interests on the above issue were gauged. The response was moderate with only 50 plus members indicated their intention. Another round of 'Expression of Interests' exercise was conducted in March 2010 and in order to facilitate participation, it was proposed that for applicants without the one-year aggregate mainland experience in the past three years, attendance of a special CPD would satisfy this requirement. Despite the 'relaxation', the result was appalling. Only eight wished to attend.

The situation was discussed with the CIREA in April. It was nevertheless agreed to hold the event in the first quarter of 2011. In this connection, a Supplementary Agreement was signed by both institutes. It inter alia provides that each side will have about 50 participants. In any event, the number will not exceed 100.

With the above understanding, invitations were sent to members asking for submission of applications by 20 November 2010. Surprisingly, 174 applications were received. A 'Vetting Panel' was formed and scrutinized these applications. Late applications and those who failed to meet the entry requirement were rejected. There are 136 eligible applicants. 63 of them would have to attend the special CPD to be held on 8 January 2011.

As we have to adhere to restriction on the maximum number (100), the WG having duly noted the following:

- (i) Applicants with adequate experience and those who can fulfil the special CPD requirement will be treated on the same basis.
- (ii) There was no priority status set when applications were invited.

It was decided to select the 100 candidates by way of an open ballot. On 16 December, a ballot was conducted in the HKIS Office. The President, Mr Wong Bay, and Senior Vice President, Ms Serena Lau, and some applicants turned up and witnessed the process.

100 successful candidates were selected. The remaining 36 applicants were placed in the reserve list.

Special CPD for the CIREA training session and test

The event will be organized as follows:

CPD Topic	Seminar on the Basis of valuation in Mainland and Reciprocity of Valuers. 中國估價概要及內地房地產估價師資格互認考核研討會
Speakers	: Professor Liao Junping (廖俊平教授), Mr Charles Chan and Mr KK Chiu
Date	: 8 Jan 2011 (Sat)
Time	: 9 am to 4 pm
Venue	: Surveyor Learning Centre
Language	: Mandarin and Cantonese only
Outline of Contents (課程大綱)	: - 國內房地產法律制度政府架構 - 權屬登記, 土地制度, 城市規劃 - 房地產估價技術標準, 估價制度 - 香港估價師在國內執業注意事項 - 外資企業於國內資產評估

Round Table discussions on International Valuation Standards

In response to the draft International Valuation Standards (IVS) proposed by the International Valuation Standards Council (IVSC) of which the HKIS is a member, the GPD Council on 1 September 2010 submitted comments and recommendations for their consideration. Representatives from the HKIS and some valuation firms were also invited to attend a round table forum in Hong Kong on 12

November 2010. It is expected that the new edition of the IVS will be released in 2011.

Working Group on Special Stamp Duty

On 26 November, the GPD Council invited representatives of valuation firms contained in the HKIS company list to attend a discussion forum related to impact of levying Special Stamp Duty (SSD) to property valuation for lending purpose. 32 members attended. The participants opined that:

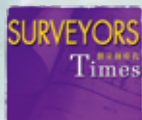
- a. A valuer should make a general assumption (not a special assumption) in the valuation report to let the end-user understand how he arrived at his opinion. A statement or a remark is not adequate.
- b. The valuer should seek agreement from the instructing party on who is going to pay.
- c. The valuer should use appropriate comparables to arrive at his opinion. Additional effort on analysing the comparables is required. Scenario

study or a range of value is not preferred as the end-user normally expects a single concluded value. Transactions after 20 Nov 2010 are good comparables for they would have factored in effect of the SSD, but due care is required to study details of the Sales and Purchase Agreements.

For details of the proposed bill and related Q&A, please visit the web link at http://www.legco.gov.hk/yr10-11/english/bills/brief/b17_brf.pdf and <http://www.ird.gov.hk/eng/faq/ssd.htm>, respectively. A working group led by Mr Joseph Ho will follow up the issue and recommend appropriate action to the GPD Council Accordingly.

Property Valuations Consultation by the SFC and SEHK

A joint consultation paper on property valuations proposed by the SFC and SEHK came to the attention of the GPD Council recently. Mr Joseph Ho is leading a working group which comprises representatives from some valuation firms. They will study the paper and recommend appropriate action to the GPD Council by February 2011.



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Thank you very much!

Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

New LSD Division Council

I would like to thank Simon for leading the Land Surveying Division Council to serve the Institute as well as the Community in Year 2009 - 2010. I am also delighted to work with the new Council harmonized with young and experienced LSs to continue our plan in contributing our professional expertise in serving the community, promoting our profession and building up international as well as mainland networks. We will also focus on the education and membership issue for young members. We are obliged to provide high quality Continuous Professional Development (CPD) sessions for all surveyors for up-keeping their knowledge and sharing our knowledge with counter-parts.



In 2010, the Land Surveying Division Council had been working hard to complete all the tasks planned at the beginning of the year. I would like to highlight some of the major events and you may refer to the Chairman's Report in the LSD AGM 2010.

- LSD had been actively offering professional views through different channels such as Policy Address, Legco and discussions with Bureaux/Departments for the benefit of the public on different topics, e.g. spatial data infrastructure and legal framework for land boundary survey.
- Much effort had been made in the past year in strengthening the bonding among international land

surveying professionals through conference, meetings, discussions and visits. Such platforms provided experience sharing opportunities and inspirations on how land surveyors could meet challenges ahead.

- LSD is particularly active in strengthening our relationship with the Mainland surveyors through various discussions, meetings and conferences at:
 - (i) The 9th National Congress and 50th Anniversary of the Chinese Society of Photogrammetry, Geodesy and Cartography (中國測繪學會第九次全國代表大會暨學會成立 50 周年紀念大會).
 - (ii) The 2010 Mainland and Hong Kong Construction Industry Forum – Sustainable Urban Form: Green Building and Low Carbon City (2010 年內地與香港建築業論壇 - 可持續城市形態：綠色建築與低碳城市).
 - (iii) The Guangdong-Hong Kong-Macau Surveyors Conference (粵港澳測量師學術交流聯誼活動).
 - (iv) The 6th Cross-strait Geomatics Conference (第六屆海峽兩岸測繪發展研討會).
 - (v) The 6th Cross-strait Four Places Land Conference (第六屆兩岸四地土地學術研討會).
 - (vi) The 2010 Annual Conference and Executive Committee Meeting of the Chinese Society of Photogrammetry, Geodesy and Cartography (中國測繪學會 2010 年學術年會暨理事會).
 - (vii) Various meetings with our mainland counter-parts in Beijing and Guangdong surveyors to put forward the Mainland / Hong Kong Closer Economic Partnership Arrangement (CEPA) for land surveying professional qualifications.
- LSD treasures young surveyors and will make every attempt to offer better continuous education and professional development. We have been proactively participating in the discussions preparing the APC reform and exploring appropriate CPDs from core competencies to latest technologies. To create more

opportunities to develop our next generation surveyors preparing for leading the profession, we passed a resolution in an EGM this year creating additional one more Vice Chairman. This not only offers a succession ladder, it strengthens the capacity of the LSD council to serve the profession and the institute.

The new LSD Council held a brain-storming session on 14 Dec to review our work in 2010 as well as our way forward in 2011. We have explored ways to enhance the efficiency of the council work. We are also determined to further promote professional services and best practices in land and engineering survey aspects. We are enhancing



our knowledge and skills to respond to the fast changing needs of the community. We shall keep you in close contact with the Council and like to seek your views and your support for a better LSD. ■

EDUCATION 增值空間



New Railway Projects in Hong Kong

Ryan Lee, GPD

The CDP event on “New Railway Projects in Hong Kong” was successfully held on 9 December. Two speakers from MTR Corporation Limited were invited to present this topic. Mr Jason Wong, Design Manager of various railway projects in Hong Kong, gave a brief introduction to the planning of new railway lines including South Island line (East), Shatin to Central Link as well as Kwun Tong Line Extension and explained the function of railway protection area whilst Mr Steve Yiu, Head of Town Planning, critically discussed the implementation and successful experiences of “Railway + Property development model” in the modern railway development in Hong Kong when compared to railway projects in other countries. Through this seminar, the attendants have a better understanding on the future railway development and its latest design. ■



Planning & Development Division Chairman's Message



Raymond Chan PDD Council Chairman

Just wish to report a few things done in the past month:

(I) Meeting with Development Opportunities Office of Development Bureau

On 9 December, I, Mr Vincent Ho (BSD Council Chairman) and Mr Kenny Tse (BSD Council Member) met with officers from the Development Opportunities Office of the Development Bureau including Head of the Office, Mr Laurie Lo. This is an exercise to reflect our insights to the policy on revitalization of industrial buildings implemented by the government since April 2010 and help the Bureau's interim review of the policy.

We discussed on matters relating to difficulties encountered in the process of waiver application for wholesale conversion of industrial building. In the meeting, we discussed on the followings:-

- (1) The limitation of building conversion due to building bulk restriction.
- (2) The possibility of giving exemption to increased building bulk resulting from compensation of accountable floor area loss from car parking space, loading/unloading area, provision of buffer floors and associated facilities, etc.
- (3) More flexibility in considering the loading/unloading and car parking space provision requirement due to site constraints of individual building.

(II) Comment on Restoring Green Central – The New Landscape of the Central Government Offices

Based on comments / discussion among members of the Executive Committee, I have drafted a letter containing HKIS's viewpoints on the proposed development scheme. The letter was signed by the President and submitted to the Planning Department on 23 December.

The followings are main points conveyed in this letter:-

- (1) Our general support to the proposed preservation of the Main and East Wing.
- (2) Our concerns on the traffic impact of the proposed new commercial building at the previous West Wing site;
- (3) Our concerns on the possible management implication of the new open spaces to be provided.

(III) Seminar on Water Seepage Problem organized by the Office of the Ombudsman

On 15 December, I attended a seminar organized by the Office of the Ombudsman. In this seminar, I gave a talk to

about 100 Justices of the Peace (JP) interested in the topic.

(IV) Appearance on TVB Jade Programme – “Scoop”

After the occurrence of a fire incidence on hawker stalls at Fa Yuen Street, the safety problem of these stalls became a hot topic. I appeared in a TVB Jade Programme – “Scoop” at 7:30 pm on 13 December and offered comment on potential fire risk of these stalls.

我謹此匯報過去一個月的事務：

(I) 與發展局發展機遇辦事處會面

在 2010 年 12 月 9 日，我與何鉅業先生(建築測量組主席)及謝志堅先生(建築測量組理事)與發展局發展機遇辦事處會面(包括該處主任羅志康先生)。是次會面目的是反映我們對從 2010 年 4 月起實施的活化工業大廈政策的看法，以協助有關當局就有關政策作出中期檢討。

我們於會中討論有關工業大廈申請活化改裝所遇到的困難，包括以下要點：

- (1) 就政策中樓宇體積限制所帶來的掣肘；
- (2) 補償因提供車位、上/落客位、隔火層及有關設施等而損失的樓面面積及樓宇體積的可行性；及
- (3) 就個別大廈的地盤限制，更有彈性地考慮車位及上/落客位的要求。

(II) 就「中區政府合署新貌 - 回復綠色中環」發表意見

我依照學會執行委員成員的討論及意見，草擬了香港測量師學會對有關發展計劃的意見。會長已簽署有關信函以及於 2010 年 12 月 23 日寄予規劃署。信中提出的要點如下：

- (1) 我們對保留中座和東座的建議表示支持；
- (2) 我們關注於前西座用地興建商業大廈對該區交通的影響；
- (3) 我們關注新公共空間的管理問題。

(III) 由申訴專員公署舉辦的有關滲水問題的講座

於 2010 年 12 月 15 日，我出席了由申訴專員公署舉辦的講座。於講座中，我為約 100 名對該題目有興趣的太平紳士發表演講。

(IV) 無線電視翡翠台「東張西望」訪問

花園街排檔發生火警過後，排檔的安全問題成為城中熱話。我於無線電視翡翠台節目 - 2010 年 12 月 13 日 7 時半播放的「東張西望」中發表對排檔火警風險的意見。 ■

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

Quality Property and Facility Management Award

Nomination submission for the Quality Property and Facility Management Award 2010 has come to an end. An overwhelming response with more than 150 nominations was received across seven categories. Major property and facility management organizations in Hong Kong have submitted their projects for the Award. Competition is expected to be vigorous with only those demonstrating the utmost quality service to be short-listed by our professional panel of Assessors and Jurors in the running towards Grand Awards and Merit Awards within their respective categories.

Assessment of nominations is now being carried out, whilst site visits to the short-listed projects will be arranged in late January 2011. Following the site visits, representatives of selected nominations will present their projects as finalists in front of the esteemed Jury Panel led by Mr C. K. Au, Director of Buildings, at the CPD Conference scheduled to be held on 26 February 2011. The CPD Conference will be open to all members and enrolment details will be announced very soon.



Assessment of Professional Competence

The Practical Task of our Division was held on 27 November. There were four candidates attending the assessment this year and three of them gained a pass after the one hour presentation/interview. The passing rate was 75%. I must take this opportunity to thank for the effort of our Council Member, Kenny Chan, for arranging the whole assessment process; and Rebecca Lee, Alan Wong, Charles Hung, Chris Cheung and Kenny Chan for sparing their time as assessors.

Meeting Surveying Students of the University of Hong Kong

The Institute was invited by the HKU to meet surveying students on 30 November. Me and Dick Kwok attended the meeting and shared with students our working experience in property and facility management areas. Students were quite interested in the career prospect and development of the profession and some are also keen to know the procedures of our APC and way to becoming a PFM Surveyor. Fortunately, I brought with me sufficient copies of our Division Brochure which already set out the route to membership and other training requirements.



Research - Facility Management for Elders in Public/Subsidized Housing

If members have read my Chairman Report of the AGM held on 26 November, which was also reproduced in last issue of Surveyors Times, you will notice that the Council collaborates with the City University of Hong Kong to conduct the captioned research. With the arrangement of CityU, a Focus Group Discussion in connection with data gathering for the research was held on 1 December. Me and Daniel Hui joined the discussion with other participants coming from the Hong Kong Housing Authority, the Hong Kong Housing Society and consultant designer aiming at brainstorming any improved facility design and provisions for the Elders in public/subsidized housing estate for the coming future. The discussion was moderated by Dr Leung Mei Yung of CityU and the outcome was constructive.

Proposed Regulatory Framework for Property Management Industry

The Home Affairs Department announced the publication of a consultation document namely “Safe Home – Comfortable Living, Enhancing Quality of Property Management Services; Putting in Place a Regulatory Framework for Property Management Industry” on 3 December. The paper sets out pros and cons of different possible regulatory models for the property management industry, and an analysis of the benefits and concerns of the proposed statutory licensing system. I have reported this in several issues of Surveyors Times hoping to draw member’s attention in this respect. The paper now invites public views on the following key issues:

- (1) whether the property management industry should be regulated at the company level or the individual level or both;
- (2) whether there should be a single universal set of requirements for all or there should be different tiers of requirements for companies and/or individuals with different qualifications and background;
- (3) what should be the scope of the proposed statutory licensing regime;
- (4) apart from being a regulator, should the proposed body assume other functions such as a disciplinary body, an industry promoter or both; and
- (5) is a transitional period necessary and, if so, how long should it be.

It is our honour to have invited the Deputy Director of Home Affairs, Mr David Leung, to a Discussion Forum which will be held on 27 January 2011. Mr Leung will introduce the consultation paper in more details to members. As the proposed licensing system will have a significant impact on our profession, I would like to urge all members practicing in property and facility management that they should not miss this important event. Besides, I would also like to take this opportunity to gather members’ opinions so as to let the Council to formulate a more representative view to the government. The consultation paper can be downloaded from the HAD website and public consultation which ends on 15 March 2011.

On 16 December, the newly elected President, Mr Wong Bay, our Vice Chairman Dick Kwok and me had a lunch

gathering with the President of the HKAPMC and HKIH, and Chairmen of the CIH(HK) and HMRB. We also shared our views on this proposed licensing system.



CPD Event

On 16 December, we have our honour to have invited Mr Lawrence Tse, Head of Building Management Task Force of the ICAC and Mr Chung Pui Lam, a renowned lawyer in building management to conduct a seminar for our members in Surveyors Learning Centre. The seminar was named as “Integrity and Quality Building Management 優質管理、誠信專業”. The talk was very informative and was able to attract more than 70 members attending the event. Mr Chung also enlightened us the essence of some important legal cases in building management.



Quality Building Management Competition

Our Council Member Kenny Chan served as Judge for the Kowloon City Quality Building Management Competition organized by the Kowloon City District Council/Home Affairs Department/HKSAR in late November. 25 participating properties (categorized in three age groups) were inspected in five afternoons. Some aged buildings demonstrated also quality management among other newer buildings. Through this community engagement, the PFMD/HKIS would pose wider exposure/influence in the spectrum of property and facility management. ■

Quantity Surveying Division Chairman's Message



Antony Man QSD Council Chairman

The Quantity Surveying Division Annual General Meeting was held on 3 December at 38/F, World Trade Centre, Causeway Bay, Hong Kong. The New Quantity Surveying Division Council was elected as follows:

Chairman	MAN	Chi Chuen, Antony
Vice Chairman	HO	Kwok Kwan, Thomas
	CHAN	Siu Hong, Honby
Hon. Secretary	YIM	Siu Chung, Keith
Hon. Treasurer	CHAN	Chi Ho, Sunny
Imm. Past Chairman	HO	Chi Wai, Daniel
Council Member	CHAN	Chi Lung, Poleon
	CHAN	Dut Yin, Ricky
	CHEUNG	Ka Ki, Kathy
	CHONG	Hok Ching, Joseph
	KAM	Ka Fai, Raymond
	KONG	Chau Ming, Raymond
	KWOK	Kim Sang, Evenlyn
	LEUNG	Kam Wing, Raymond
	TANG	Ki Cheung
	TANG	Lai Yee, Sandy
	WONG	Kwok Leung, Paul
	WONG	Yuan Chin, Tzena
	YAM	Kwan Sum
YEUNG	Kai Yu, Franki	
YEUNG	Kam Lan, Daisy	
YUEN	Hon Fun, Peter	
Council Member (YSG Representative)	LAM	Mandy
	YING	Rex



I would like to take this opportunity, on behalf of the Council, to express our sincere thanks to the immediate past Chairman, Mr Daniel Ho, for his hard work during the chairmanship for the past two years. We can continue his work for the development of the Quantity Surveying Division this year. The Council has two Vice Chairmen under the new Regulations in order that more effort can be made use for dealing with the increasing workload of the Council.

The immediate Past President, Professor Chau, was invited for presenting the certificate and stamp to the third batch of QSD members becoming PRC Registered Cost Engineer at the AGM. We shall arrange another batch of application for the QSD members possessing the qualification early next year. Details will be announced upon the completion of the second batch of training and assessment of the QSD members for the qualification of the Registered Cost Engineer.

The first QSD Council Meeting in 2011 will be held on 6 January, 18:30 at Suite 810, Jardine House. You are cordially invited to the QSD Council Meetings which will be held at the first Thursday of every month at the same venue. This probably can enhance the communication with members. The date for QSD Council Meetings are listed as follows:

- 6 Jan 2011
- 10 Feb 2011
- 3 Mar 2011
- 7 Apr 2011

5 May 2011
2 June 2011
7 July 2011
4 Aug 2011
1 Sept 2011
6 Oct 2011
3 Nov 2011
2 Dec 2011 (AGM)

Please find the following summary of the Chairman Report 2009-10 prepared and presented at the AGM by the immediate Past Chairman, so you can know more about the work of the Council in the past year.

Wishing you a Prosperous 2011, Good Health.



Chairman Report 2009-10

The immediate past Chairman, Mr Daniel Ho, presented a summary of his report in the Annual General Meeting. He was glad to report that with the effort put forth by the members of the QSD Council, all the key tasks set out at the beginning of the year had been achieved.

The key achieved tasks included:

Mainland Affairs

- organized the training and assessment for a total of about 350 members of the HKIS and the China Engineering Cost Association (CECA) under the reciprocity agreement between the two institutes.
- enhanced the linkage between the CECA and HKIS.

International Affairs

- signed the reciprocity agreement between the Chartered Institute of Civil Engineering Surveyors (ICES) and the HKIS.
- enhanced the linkage between the overseas quantity surveying institutes and the HKIS and explored possibility of exchanging knowledge and skills in quantity surveying and related matters for the benefits of members.

Linkage with members

- organized two events for building up the networks between members, viz. New Members Welcoming Party and QSD Annual Dinner.

Publications

- implemented the drafting of two new publications, viz. guidance notes for QS practice and new QS fee scale.
- reviewed the Standard Form of Building Contract 2005.
- reviewed the draft standard form of contract for large scale maintenance works.

Promotion

- arranged visits to universities and secondary schools for promotion of quantity surveying.
- published two promotion materials for introducing quantity surveying, viz. video and promotion pamphlet, to the public.
- implemented a QSD scholarship scheme for four quantity surveying courses in three local universities for purpose of promoting quantity surveying.

Training

- organized structured trainings for probationers for the purpose of enhancing their knowledge and skills in quantity surveying.
- organized continuous professional development events and structured training courses for members.

For further details of the Chairman's Report 2009-10,

you may visit the HKIS web site: www.hkis.org.hk/hkis/general/qsd/QSD-st11Report2010.pdf

HKIS Quantity Surveying Division Scholarship

The Quantity Surveying Division launched the first Scholarship Scheme for full time degree, associate degree and high diploma students studying quantity surveying in the City University of Hong Kong, the Hong Kong Polytechnic University and the University of Hong Kong. The Division would take the initiative to strengthen the link between the students in the universities and the profession. The objectives of the Scholarship are:

- (a) To award students aspiring to pursue the quantity surveying profession as evidenced by their electives and outstanding performance in key quantity surveying subjects, including measurement, contract law and quantity surveying practice; and
- (b) To promote Quantity Surveying as a highly valued profession in the construction industry.

13 enthusiastic sponsors confirmed to donate 30 awards (total) for Year 2010-11. Each awardee will receive a cash prize of HK\$3,000. The sponsor would contribute HK\$2,000 while QSD will contribute the remaining HK\$1,000 for each award. The Division would take this opportunity to thank all their support and generous donation.

A ballot was arranged after the Quantity Surveying Division Annual General Meeting held on 2 Dec in order to assign the name for the scholarships. The following are the results of the ballot and the names of the scholarships:

BSc(Hons) in Surveying of the City University of Hong Kong

- HKIS QSD - Davis Langdon & Seah Hong Kong Limited Scholarship (Year 2010-11)
- HKIS QSD - K C Tang Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - KCI Management Consultancy Limited Scholarship (Year 2010-11)
- HKIS QSD - Northcroft Hong Kong Ltd Scholarship (Year 2010-11)
- HKIS QSD - Rider Levett Bucknall Limited Scholarship (Year 2010-11)
- HKIS QSD - Widnell Sweett Limited Scholarship (Year 2010-11)

ASc (Surveying) of the City University of Hong Kong

- HKIS QSD - Beria Consultants Limited Scholarship (Year 2010-11)
- HKIS QSD - K C Tang Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - Northcroft Hong Kong Ltd Scholarship (Year 2010-11)
- HKIS QSD - Rider Levett Bucknall Limited Scholarship (Year 2010-11)
- HKIS QSD - RMC Surveyors Ltd Scholarship (Year 2010-11)
- HKIS QSD - Widnell Sweett Limited Scholarship (Year 2010-11)

BSc (Hons) in Surveying of the Hong Kong Polytechnic University

- HKIS QSD - Beria Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - Davis Langdon & Seah Hong Kong Limited Scholarship (Year 2010-11)
- HKIS QSD - K C Tang Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - Northcroft Hong Kong Ltd Scholarship (Year 2010-11)
- HKIS QSD - Rider Levett Bucknall Limited Scholarship (Year 2010-11)
- HKIS QSD - Widnell Sweett Limited Scholarship (Year 2010-11)

Higher Diploma in Building Technology and Management (Surveying) of the Hong Kong Polytechnic University

- HKIS QSD - Donald L Reader Scholarship (Year 2010-11)
- HKIS QSD - K C Tang Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - Northcroft Hong Kong Ltd Scholarship (Year 2010-11)
- HKIS QSD - NQS(BJ) Scholarship (Year 2010-11)
- HKIS QSD - Rick's Management Consultancy Ltd Scholarship (Year 2010-11)
- HKIS QSD - TLS & Associates Limited Scholarship (Year 2010-11)

BSc (Surveying) of the University of Hong Kong

- HKIS QSD - Beria Consultants Ltd Scholarship (Year 2010-11)
- HKIS QSD - KL Partnership Ltd. Scholarship (Year 2010-11)
- HKIS QSD - KPK Quantity Surveyors (HK) Ltd Scholarship (Year 2010-11)
- HKIS QSD - Northcroft Hong Kong Ltd Scholarship (Year 2010-11)
- HKIS QSD - Rider Levett Bucknall Limited Scholarship (Year 2010-11)
- HKIS QSD - TLS & Associates Limited Scholarship (Year 2010-11)

The organizing committee is in the course of liaising with the universities for wrapping up the final administration details. Nomination of outstanding students from universities is to be made early next year and follows by interviews conducted by the Selection Committee. Presentation ceremony will be held in May to June 2011.

Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman



AGM 2010

The AGM of Young Surveyors Group was held on 19 November. During the meeting, the Office Bearers and Committee Members of year 2010 / 2011 were elected. As the new chairman of the YSG, I would like to express my sincere thanks to all of you for the success of the AGM and your continuous support to the YSG. Below is the list of our new committee:

Chairman	Cheung Man To, Arthur
Vice-Chairman (1)	Chan Chi Hung, Kenny
Vice-Chairman (2)	Sinn Ting Pekk, Bette
Honorary Treasurer	Lam Man Yi, Mandy
Honorary Secretary (1)	Chung Man Wai, Michelle
Honorary Secretary (2)	Cheung Kason
Committee Members	Chan Tsung Fai, Jeff
	Chau Man Yi, Iris
	Ko Lok Man, Mandy
	Kwong Yuk Kuen, Janet
	Lai Chun Cheong, William
	Leung See Nga, Sylvia
	Li Chung Ho, Jerry
	Li Wing Shan, Joanmi
	Liu Bessie
	Lo Wing Kei, Alison
	Siu Ka Wai, Cyrus
	So David Tat Man
	So Wing Kwan, Angela
	Tang Chi Wang
	Tee Lee Wai, Hazel
	Wong Ka Wing, Simon
	Wong Kar Man, Carmen
	Wong Wing Kin, Alex
	Ying Chung Sau, Rex
	Yu Tsz Wai, Steve



New Year Plan

To kick off the plan of the coming year, we had held the 1st YSG meeting on 13 Dec 2010. We did not merely confirmed most of the board and committee representative nominations, we also discussed the goals and objectives and the year plan of YSG in 2011. Although we are still working on it at this moment, we can share with you some of the established areas that we planned to focus in the forth coming year:-

- Foster the connection with the Young Members.
- Organise more new social events, sport event and cultural functions, etc.
- Arrange more CPD events on the new technology, system and industry development, etc.

WE NEED YOU!

For the success of the YSG, we need your support, your advice, your participation in our coming events and joining our committee.

If you are interested in becoming part of us or you have any enquiry about the YSG, please feel free to email us at hkis.ysg@gmail.com. Or, you can attend our next YSG meeting on 10 January 2011, 7:00pm at the HKIS.

Finally, wish you all a Happy New Year and see you in 2011!! 🍷



A Statutory Signboards Registration System

Kenneth Yun, BSD Immediate Past Chairman

In June 2008 the fall of a large signboard killed one woman in Wanchai. In the death inquest held in August 2010, the Coroner recommended, among others, (a) SB owners should have their signboards¹ (SBs) regularly maintained; (b) the Buildings Department (BD) should set up an inspection programme for SB safety; and (c) BD should require the SB owners to regularly maintain their SBs and to obtain periodic safety certificates issued by professionals as the prerequisites for SB registration.

In the Policy Address 2010, the Chief Executive has announced the establishment of Signboard Control System. We hope this article could assist the Government in establishing the signboard control system.

This article is an extract of an Award Winning Group Project in a training course. I would like to take this opportunity to thank for the consent to publish from the following Group Members: Mr Cheung Kwok Chee, Mr Rosario Jaime, Lui Wai Lan, Doris, Mr Leung Wing Kee, Ricky and Mr Mok Hei Tat, Paul. We hope this article could assist the Government to ensure that SBs attached to or erected on buildings do not pose risks to public safety and that SB owners take up the responsibility for maintaining their SBs.

Over the years, some members of the Legislative Council and many in our community, particularly through District Councils, have called for tighter control of SBs, including measures to require owners to face up to their responsibilities for ensuring SB safety and for removing their SBs when appropriate. Suggestions have also been made that, as signboard owners derive financial benefit or income from their SBs, consideration should be given to charging them for occupying the public space by their SBs.

In 1999 the Government consulted District Councils, relevant professional bodies and business associations on a proposal to register SBs. Feedback from the consultation was generally in favour of statutory registration, with a control mechanism for easy identification of SB owners and recovery of any public expenditure incurred on their behalf. Public liability was one of the issues raised previously.

There was general consensus among the parties consulted in 1999 that SB owners should safeguard third parties against accidents related to the display of the SBs. Moreover, the parties also recognized that abandoned

SBs pose risk to public safety and that SB owners should be required to repair and, when appropriate, to remove the SBs. Nevertheless, the proposal of SB registration was not adopted.

Subsequently, the Buildings Department (BD) introduced some control measures on SBs. Control measures implemented by BD mainly focus on two types of SBs only, namely, (a) new SBs and (b) existing SBs with imminent danger to life or property. Under the new minor works control system, a person for whom a SB is erected or altered will be required to provide his/her personal particulars in the minor works submission to the BD upon completion of the works. Obviously, the control system carries no effect to the existing SBs. Besides, there are inadequate control measures to ensure proper maintenance and removal of existing SBs, except the mandatory requirement for inspection every 10 years under the Mandatory Buildings Inspection Scheme (MBIS) for buildings aged more than 30 years.

Despite BD's efforts and initiatives in controlling SB, accidents involving SBs endangering public safety continue to happen, and the number of SBs keeps growing. Regarding public safety arising from SBs, e.g. SB design, construction and maintenance, existing control measures are fragmented, incomprehensive and limited. There is thus a pressing need to address the issue by introducing a statutory SB registration system to exercise systematic and comprehensive controls. Furthermore, the registration system can also respond to the requests of requiring the SB owners to take up their responsibilities and public liability and charging the SB owners for occupying public space for commercial purposes.

The Statutory Registration System for SB

Major objectives

The proposed registration system is to:-

- a) ensure public safety;
- b) require SB owners to take up their responsibilities for the structural safety, maintenance and removal of their SBs;
- c) phase out all the existing SBs which do not meet statutory requirements;

¹ Section 2 of Buildings Ordinance provides that "signboard" (招牌) means a hoarding, framework, scaffolding or other structure erected solely for the purpose of displaying any advertisement, making any announcement or notification, or displaying any visual image or other information.

- d) remove existing abandoned SBs, which are time bombs in Hong Kong;
- e) require SB owners to safeguard third parties against accidents related to their SBs;
- f) charge SB owners for occupying public space; and
- g) exercise systematic and comprehensive control over both new SBs and existing SBs.

Other benefits

In addition to achieving the above-stated objectives, the proposed registration system will also enhance the city outlook through the removal of abandoned SBs and the recovery of SB removal cost from SB owners.

Major duty-holders

SB owners², being the primary duty-holder under the proposed registration system, shall be responsible for the safety, maintenance and removal of the signboards. Where SB owners cannot be located for whatever reasons, building owners will be held liable under the proposed registration system.

Overseas experience

Annex 1 shows that some overseas jurisdictions and neighbouring cities exercise some controls over SBs by introducing a licensing or registration system. In general, small SBs are exempted from the licensing or registration system. However, the exemption size varies from one country to another. In these licensing or registration systems, a licensing fee charged according to the SB display area is imposed on SB owners.

The Proposed Registration System

Registration and Provisional Registration

The proposed registration system is divided into registration and provisional registration. Registration is opened to New SBs³ and Existing SBs⁴ which have satisfied all prescribed statutory requirements as set out in Annex 2.

Provisional registration is a transitional arrangement designed for Existing SBs. The Existing SBs owners, after obtaining provisional registration, will be allowed a grace period to arrange their signboards to satisfy all the prescribed statutory requirements. After satisfying all such requirements, these Existing SBs will be accepted for registration automatically. The schematic diagram at Annex 3 illustrates the registration and provisional registration procedures.

Exemptions

SBs which pose low risk to public safety will be exempted from the registration system. SBs will be considered as “low risk” and therefore can be exempted if they satisfy the following criteria:

- a) the SB's display area is less than 1.0 m²; and
- b) the SB does not comprise any display system consisting of light emitting diodes; and
- c) the SB's projection is not more than 150 mm from the wall; and
- d) the distance between any part of the SB and the ground is not more than 3m.

System Details

Existing SBs

Owners of Existing SBs are required to submit applications to BD for provisional registration. BD will issue a Notification Letter to the owners of Existing SBs who have satisfied all prescribed statutory requirements and submitted all supporting documents. These application cases will be accepted and moved to registration automatically.

As soon as the SB registration system comes into operation, a grace period of 18 months will be given to owners of Existing SBs for applying provisional registration. Once an owner has submitted an application, another period of 18 months will be allowed for the owner to meet the statutory requirements.

New SBs

Owners of New SBs can apply for registration only. Neither provisional registration nor grace period is available to them.

General

On receipt of an application for registration or provisional

² A signboard owner will be defined as any person:-

- who causes or caused the signboard to be erected;
- who may gain financial benefit from the signboard or the signboard space;
- whose merchandise, trade or business is advertised by the signboard; or
- who owns the land or premises on which the signboard is erected.

³ New Signboards refer to signboards which are erected after the enactment of the proposed Registration System.

⁴ Existing Signboards refer to signboards which are erected before the enactment of the proposed Registration System.



registration, BD will assign a number to the SB owner. The registration or provisional registration number must be affixed to the SB concerned for identification.

A registration fee plus a levy for occupying public space, determined according to the size of the SB, is payable on registration.

The SB registration will be valid for five years and re-registration is necessary. An owner is required to submit updated documentation attesting to the compliance of his SB with all statutory requirements. BD will then issue a new Notification to the owner for re-registration, which will be valid for another five years.

Conditions for registration and re-registration are set out in Annex 2. BD will be empowered to revoke a Notification, refuse and remove registrations, if appropriate.

Starting from the 19th month from the commencement of the registration system, enforcement actions, including prosecution, will be taken against all unregistered SBs.

On the expiry of the 18th month after the issuance of a provisional registration number by BD, enforcement actions will be taken against SBs remaining on the register of provisional registration, which fail to comply with all statutory requirements.

Offences

SB owners shall commit an offence for:-

- a) erecting a signboard without a registration number issued by BD;
- b) failure to :-
 - i. register or re-register a registrable signboard;
 - ii. display registration number on the signboard;
 - iii. take out or maintain a third party risk insurance for a signboard; and
 - iv. comply with registration conditions, including abandoning a SB.

To ensure effective implementation of the registration system, SB owners who are convicted of the above-mentioned offences will be subject to a fine with sufficient deterring effect.

Enforcement

After the full implementation of registration system, BD will carry out regular inspections and investigations to SBs upon receipt of a complaint, especially after typhoons, to ensure public safety. Stringent enforcement

actions, including issuing warning letters and instigating prosecution, will follow.

Pros and Cons and Concern of Stakeholders

The registration system will enhance public safety by ensuring proper erection, maintenance and removal of SBs, and will minimize light nuisance caused by the light emission from SBs. This will benefit the community at large.

The requirements for erection, maintenance and removal of SBs by registered minor works contractors⁵, technical certification of SBs by qualified personnel and securing a third-party insurance of a SB will inevitably impose additional, but reasonable, costs to owners. Nonetheless, these requirements are essential for ensuring public safety and providing compensation to the victims of accidents involving SBs.

The registration and re-registration fees are set at a reasonable level to finance the administration of the registration system and in line with the "Let-the-users-pay" principle, whereas the levy is to charge the SB owners for occupation of public space.

Public revenue spent on removal of abandoned Existing SBs will in return, greatly be reduced and so do the hazards associated with SBs through proper erection, maintenance and removal. Moreover, victims of SB incidents would be compensated through the SB third party insurance.

To conclude, from the registration system, the community will benefit in the following ways:

- i. Public will be safeguarded from hazards associated with SBs by removal of Existing abandoned SBs and proper management of New SBs.
- ii. SB owners, who are responsible for their SBs, will be identified to facilitate enforcement actions.
- iii. Legal cost spending on lawsuits related to claims initiated by victims of SB accidents will be reduced.
- iv. Business activities of minor works contractors and insurance companies will be enhanced.
- v. Employment opportunities in the industries of construction and insurance will be enhanced.

⁵ Before the erection of a large signboard under the Building Ordinance or signboard involving class I or class II minor works under the Building (Minor Works) Regulations, the signboard owner must obtain a Notification of Satisfaction of Minimum Statutory Requirements from the BD. If the erection of a signboard falls within class III minor works, the signboard owner may obtain a Notification of Satisfaction of the Minimum Statutory Requirements within 14 days after its erection.

Annex 1

Controls over Signboards Adopted by Other Jurisdictions

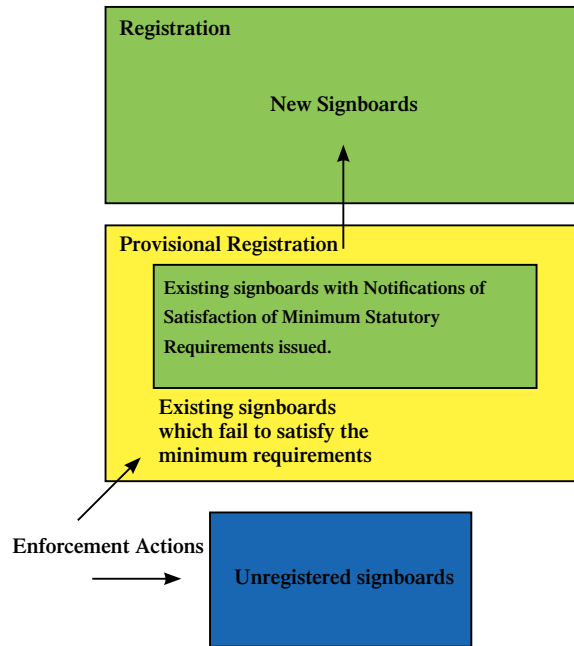
Countries/Cities	Controls	Charges
Malaysia / Kota Kinabalu	License required; SBs not exceeding 4m ² is exempted	RM25-90 per m ² per annum
Singapore	License required; SBs not exceeding 2m ² is exempted	\$20 -\$30 per m ² per annum
Japan / Tokyo	License required; SBs not exceeding 10 m ² or not higher than 4m is exempted	¥3,220 per 5 m ²
Taiwan / Taipei	License required for the following signboards: Wall signboards with the size > 2m ² Projection signboards with size > 6m ² Standing signboard with height > 6m Signage on roof top with height >3m	0.5% to 1% of the construction cost of the signboard.
China /Guangzhou	Registration certificate for signs < 50m ² , Extra approval from town planning unit and insurance required for signs > 50m ²	Not mentioned in the main legislation
Canterbury and Nambucca Shire, Australia	Development Consent is required	A\$215 plus A\$70 for each advertisement in excess of one
New Jersey, US	Permit is required	US\$25 - 635 per annum depending on size
Taunton Deane Borough, England	Application for "Express Consent" is required	Fee required

- signboard owner, the owner of the premises on which the signboard is erected.
- An undertaking given by the signboard owner to arrange inspection annually, examine the signboard after a typhoon and remove the signboard when it is no longer required;
- Building plans/sketches and structural plans and a photo/sketch of the signboard;
- A valid Third Party Risk Insurance Policy; and
- Payment of a registration fee and levy the amount of which will be determined accordingly to the size of the signboard.

Conditions for Re-registration

For re-registration, a signboard owner must submit documents 1, 3 and 5 as set out in the above paragraph together with previous maintenance records and pay a re-registration fee. Signboard owners must inform BD of any change of details. The re-registration will be valid for five years.

Annex 3



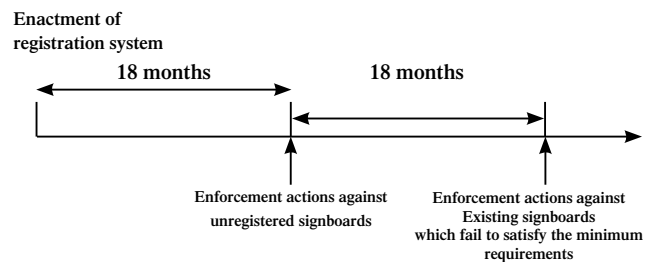
Annex 2

Conditions for Registration

A signboard owner must submit the following documents to BD to obtain a Notification of Satisfaction of Minimum Statutory Requirements⁶ for registration of the signboard:-

- A certificate issued by an AP or a registered minor works contractor⁶ to confirm the signboard's safety and full compliance with all statutory requirements and all relevant Practice Notes and guidelines issued by BD from time to time;
- A declaration by the signboard owner as to identities and particulars of :
 - The signboard owner;
 - The person who would receive any rent or other money consideration if the signboard were hired out or the person who is receiving such rent or money consideration; and
 - To the best knowledge, information and belief of the

Timeline



⁶ Before the erection of a large signboard under the Building Ordinance or signboard involving class I or class II minor works under the Building (Minor Works) Regulations, the signboard owner must obtain a Notification of Satisfaction of Minimum Statutory Requirements from the BD. If the erection of a signboard falls within class III minor works, the signboard owner may obtain a Notification of Satisfaction of the Minimum Statutory Requirements within 14 days after its erection.



The Hong Kong Institute of Surveyors
Sports Team / Interest Group



Chairman: Lesly LAM, leslylam@hkis.org.hk

For those members who have interest to participate in various sports, please contact Chairman or Donna YU at cpd@hkis.org.hk / 2526 3679 for registration.

Singing 

HKIS Surveyors Band and HKIS Singing Team

Team Captain: Ms Michelle CHUNG

Band Leader: Mr George CHAN

“Surveyors Band” conducted the first band show in the Sports Night 2010 on 4 December. Bandmates included George (guitarist and bass), John (guitarist), Jeffrey (drummer), Alison and Philip (keyboardists), and vocals include William, Chris, Michelle and Lesly.

The songs performed include 不再猶豫、夢醒時份、命運是你家、原來您什麼都不要、新不了情 and a medley of 80s’ pop songs mixed by the band.

Moreover, HKIS Singing Team joined the Joint Professional Singing Contest on 5 December at Causeway Bay CEO Neway. Members came to support the team on that day.





Running

HKIS Running Team – A busy running month

Team Captain: Mr Lesly LAM / Miss Kathy CHEUNG

In November and December, HKIS Running Teammates actively participated in “UNICEF Charity Run”, “the HKDRC 33rd Hong Kong Green Half Marathon”, “ASICS HK 10K Challenge”, “Riverside Winwin Run” and “Macau Galaxy Entertainment International Marathon”. Many PB (Personal Best) timings were recorded in the above events. Regular trainings are being conducted at Happy Valley running course on each Thursday night from 8pm. Please feel free to join the training for the Hong Kong Standard Chartered Marathon 2011.



Riverside Winwin Run 2010

The HKIS Running Team is getting stronger. Some teammates would participate in the Mizuno Half-Marathon Open and China Coast Marathon and Half Marathon 2011 in January 2011.

Sailing

HKIS Sailing Team – The 4th China Cup International Regatta 2010

Team Captain: Mr Christopher WONG / Mr Alain CHOI / Mr Ben CHONG

The captains of HKIS sailing team Mr Ben Chong and Mr Christopher Wong, spent a weekend in Shenzhen in late October for the 4th China Cup International Regatta from 29 Oct to 1 Nov. This is a major annual international sailing event organized by the Chinese Yachting Association and the Shenzhen government, supported by the Royal Hong Kong Yacht Club. The event attracted more than 80 yachting teams divided into four divisions, with more than 1,000 keen sailors from over 30 cities worldwide.

Captain Ben and Christopher were on board a Peterson 30 footer “Sleepy Piggy (睡小豬)” from the HKSAR and competed with another 20 yachts in the HKPN Division. The team, comprising of six veteran crews, actively took part in all six races held in the beautiful waters of Daya Bay. After three days of serious racing, the tireless team of Sleepy Piggy won the first runner-up of the HKPN Division, in addition to winning two day prizes.



Well done Captain Ben and Christopher. It is hoped that both of you would lead the HKIS Sailing Team to compete in the China Cup in future.

Note: This is the second time that Ben and Christopher won podium prizes in China Cup International Regatta. Their boat, Xanadu II, came first in HKPN Division in the Inaugural China Cup International Regatta 2007.



Dragon Boat

HKIS Dragonboat Team – Hong Kong Championships 2011

**Team Captain: Mr William LAI /
Young Surveyors Group**

HKIS Dragonboat Team will start its tough trainings right after the Lunar New Year. The first practice will be conducted in the afternoon of the racing date of the Hong Kong Standard Chartered Marathon 2011. The team captains would like to recruit more members, who have interest in paddling and water sports, to join the team. We aim to get the champion trophies in various tournaments in 2011. Look forward to seeing you on the dragonboat. Please contact Donna YU at cpd@hkis.org.hk / 2526 3679 for registration.



Ski and Snowboard

Ski and Snowboard Interest Group – Training Course in March 2011

Group Convener: Mr Lesly LAM

Quite a few members had shown interest on the ski training course. The group convener would like to propose to join a ski course to be held from 13 to 19 March 2011 in Japan (志賀高原). Details can be found at <http://www.hkssa.net/showthread.php?t=46456>. The cost is \$10,500 including transportation, accommodation, meals and course fee. Together with the formal ski course conducted by the trainer, the group convener will provide extra personal guidance to improve your ski skills.

Please inform the group convener at leslylam@hkis.org.hk if you are interested. The seats are very limited and the registration is subject to final confirmation.



Basketball

HKIS Basketball Team – Regular practice commenced

**Team Captain: Mr Simon WONG /
Mr Arthur CHEUNG**

The Joint Professional Basketball Tournament will be held in January/February 2011 again. Our basketball team has been in shape with 20+ teammates now. Tough trainings have commenced.

Snooker

HKIS Snooker Team – Internal league is being conducted

Team Captain: Mr Willie TANG

To prepare the Joint Professional Snooker Tournament in next summer, our Snooker Team had started the internal league to select the best players of the HKIS snooker team. The team captain would like to appeal more interested members to support the snooker team. Ladies are welcomed.

Squash

HKIS Squash Team – Appeal for more players to join regular practices

Team Captain: Mr TT CHEUNG

The HKIS Squash Team has been formed. Regular practices will commence very soon. The team captain would like to invite you to join the team for the coming practices and competitions in Jan/ Feb 2011.



Sports Night

HKIS Sports Night 2010 – An amazing night for HKIS members & guests!!

The big gathering event for all members – HKIS Sports Night 2010 was successfully held on 4 December from 6pm to 10pm at Manchester United Restaurant Bar. About 100 teammates from various teams, their family members and guests from different professional bodies came to enjoy a harmony night with fun. Appreciation should be given to all helpers including Jo Lau, Lesly Lam, Michelle Chung, Carmen Wong, Cyrus Siu, Rex Ying, William Lai, & MCs including Sylvia Leung,

Simon Wong and various team captains who prepared many charming presentations to promote their teams. Last but not least, the event marked the successfully establishment of the Surveyors' Band.

I would like to express my sincere gratitude to all sponsors and guests from different professional bodies, companies and Liaison Office.



THE HONG KONG INSTITUTE OF SURVEYORS
香港測量師學會
Sports Dinner 2010
organized by Sports and Recreation Committee

CBRE
CB RICHARD ELLIS
世邦魏理仕

EMPEROR GROUP
英皇集團

HONG KONG SURVEYORS' ASSOCIATION
香港測量師學會

The Hong Kong Institute of Surveyors
Sports Team / Interest Group

Sponsored by:

CBRE
CB RICHARD ELLIS
世邦魏理仕

EMPEROR GROUP
英皇集團

HONG KONG SURVEYORS' ASSOCIATION
香港測量師學會



MSc/PgD in Construction Law and Dispute Resolution

Programme Code: 04001 (*Mixed-mode programme*)

Stream Code : LFM for MSc (Full-time) ; LFP for PgD (Full-time) ;
LPM for MSc (Part-time) ; LPP for PgD (Part-time)

Features

- Mixed mode gives students a choice of enrolling full-time or part-time
- Offered by the Faculty of Construction and Land Use
- Supported by visiting practitioners, including Lawyers, Arbitrators, Mediators, experts from China & senior construction professionals. *
- Some of our subjects are approved for Continuing Education Fund.



Programme Aims

- Integrate the necessary knowledge in construction management and law for the needs of construction professionals.
- Cut through discipline barriers by integrating the various skills and strengths of the different professions to produce a specialized contribution to the construction industry.
- Apply theory to practice by providing training on key dispute resolution skills offered by approved trainers leading to accredited mediator qualification.
- Attract construction graduates and lawyers who wish to specialize in construction law and alternative dispute resolution.

Entry Requirements

- Bachelor's degree in a construction-related discipline or equivalent (including recognized professional qualifications) plus relevant work experience (preferably at least 2 years) ; or
- Qualified lawyer.

Professional recognition

- The PgD/MSc programme has full accreditation for membership (AHKI Arb) from the Hong Kong Institute of Arbitrators
- Those students who opt to complete the mediation workshop of the programme will be exempted by various professional institutions in Hong Kong and overseas as achievement of approved mediation course leading to membership
- The MSc programme is accredited by the Royal Institution of Chartered Surveyors [RICS] as meeting their academic requirements

Programme Structure

Information related to the programme structure is available from the website (http://www.bre.polyu.edu.hk/frameset/frameset_course.html) or from the Programme Leader, Prof. Edwin H. W. CHAN (tel: 27665800, email: bsedchan@inet.polyu.edu.hk).

Enquiries and Application

Online application website :
<http://www.polyu.edu.hk/study>

Enquiry Tel.: 3400 3819 Connie Yap (Dept. of BRE) or 2333 0600 (Academic Secretariat)

Application deadline : 31 March 2011

* Scholarship from Industry :

A scholarship is provided by Davis Langdon & Seah to recognize the student who scores the highest mark in the subject Construction Law.

Date	Event	Organiser	Location	
2011				
Jan	7	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	19	Board of Membership meeting	HKIS	Board Room, HKIS
	27	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	27	HKIS General Council meeting	HKIS	Board Room, HKIS
Feb	24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Mar	24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	24	HKIS General Council meeting	HKIS	Board Room, HKIS
April	28	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
May	26	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	26	HKIS General Council meeting	HKIS	Board Room, HKIS
Jun	23	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Jul	28	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	28	HKIS General Council meeting	HKIS	Board Room, HKIS
Aug	25	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Sep	22	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	22	HKIS General Council meeting	HKIS	Board Room, HKIS
Oct	27	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Nov	24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	24	HKIS General Council meeting	HKIS	Board Room, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.



THE HONG KONG INSTITUTE OF SURVEYORS

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URBAN RENEWAL AUTHORITY

