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香港測量師學會
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In the last editor's note, I have covered the CPD/PQSL section of the newsletter. In this issue, I would wish to talk about the Education section. This note is therefore a logical follow-up of the last one as the Education section contains reports on CPD/PQSL events.

While members may find the topics of a number of the CPD/PQSL events interesting, they may not be able to attend all of them for a number of reasons. The reports contained in the Education section are therefore quite helpful by letting those members, who have missed a particular seminar, know the issues or matters covered by that seminar. For some successful talks which are usually overbooked, such reports may also let members, who have not been able to attend, consider registering early for the next talk by the same speakers.

There is a minor issue. Not all CPD/PQSL events have been reported. There may be a good reason for such arrangement but members may well want most if not all CPD/PQSL events to be reported.

On a separate subject matter, in the May 2011 issue of this newsletter, I explained that for the 3 months following that issue, on a trial basis, we would not edit any articles which would be included in the Members Corner of the newsletter in order not to make any changes to the views of those members who have kindly contributed their articles. As we have not received any comment on this approach, it seems that you accept this arrangement. If not, please let me know.

This newsletter has been serving as a platform for the exchange of information and views between the institute and its members. It has kept members posted on the latest news of the institute. Members are also sharing their views with the institute and other members by contributing articles to the Members Corner section of the newsletter. The success of this newsletter depends on your continuous support. Please let me have your views on the Education section and Members Corner or any other sections of the newsletter by emailing me at the address as shown below.

Gilbert Kwok
Hon Editor
steditor@hkis.org.hk



Wong Bay

HKIS Latest News at a Glance

HKIS Diploma Presentation cum 2011 Dissertation Awards Presentation

First of all, let me extend my heartfelt congratulations to our new members and dissertation awards winners attending the Diploma and Dissertation Awards Presentation held at the Hong Kong Jockey Club Happy Valley Racecourse on 20 July 2011. It was heartening to see a new batch of qualified surveyors joining our big family. The Institute is much in need of new blood with fresh ideas and energy to keep the Institute growing and flourishing. I look forward to seeing their active participation in the Institute's working groups and committees.

EGM on the Proposed Amendments to the HKIS Constitution and Bye-Laws for Improving the Qualifying Mechanism of Technical Members

Thanks to all those members who attended the EGM on 18 July 2011 and showed their supports in person. The proposed Resolution was passed by around 85% supportive votes. With the new qualifying mechanism and membership structure for technical members, more opportunities would be provided for eager and competent candidates to join the surveying profession.

Public talk on the Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545)

In order to raise the general public's awareness on the Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545), a public talk was joint organized by the Institute and two other organizations on 8 July 2011 for the property owners who may be affected by property acquisition by private developer or compulsory sale. If you missed this talk, don't worry as a second session will soon be held on 7 October 2011. Moreover, the Institute has recently published the "Guide on the Compulsory Sale for Redevelopment – second edition" which can be downloaded from the HKIS web-site or obtained from HKIS office and 18 District Offices in Hong Kong.

HKIS Annual Conference

This year the HKIS Annual Conference is going to be held on 17 Sept 2011 with the theme of "Central Business Districts in Hong Kong: Today and To-morrow" and will give a valuable opportunity for fellow surveyors to exchange views in issues relating to CBD. It is also our honor to have invited Mrs Carrie LAM CHENG Yuet-ngor, GBS, JP, Secretary for Development, the Government of HKSAR, to deliver an Opening Keynote Address at the Conference. Please show

your support to this important event of the Institute and register your place as early as possible.

Possible Regulatory Framework for Property Management Industry and the new Lifts and Escalators Bill

In response to the proposal delivered by the Home Affairs Bureau to the Legislative Council on the Property Management Regulations in mid July, our Institute has submitted some comments on tiers of firm licensing, licensing for practitioner, requirements to incorporated owners without management firm and administration of regulations to the Legislative Council.

會務最新概況

文憑頒授暨2011年畢業論文頒獎典禮

首先，容我衷心恭賀剛於 2011 年 7 月 20 日文憑頒授暨 2011 年畢業論文頒獎典禮上的各位新會員及各位畢業論文的得獎者。對於有新一屆合資格測量師加入我們學會的大家庭，實在是令人振奮。學會的確非常需要新力軍，為學會注入嶄新的意念及動力，使學會能夠繼續茁壯成長。我期望各位新會員能積極投入參與學會各個委員會及工作小組的事務。

章程及則例 - 改善技術會員資格機制修訂動議特別會員大會

感謝各位出席支持於 2011 年 7 月 18 日舉行的特別會員大會。動議決議取得 85% 贊成票順利通過。在技術會員新資格機制及會員架構下，可以為熱心及有能力的人士提供更多投身測量專業的機會。

《土地（為重新發展而強制售賣）條例》（第545章）公開講座

為加強受影響業主及公眾人士對《土地（為重新發展而強制售賣）條例》的了解，學會與兩家機構於 2011 年 7 月 8 日合辦公開講座。若閣下錯過了 7 月份的講座，下一季的公開講座將於 2011 年 10 月 7 日舉行。此外，學會最近出版《「強制售賣」概覽（2011 年 6 月第二版）》，各位除了可於香港測量師學會網頁下載，亦可於香港測量師學會辦事處及各民政事務處免費索取。

To help the Legislative Council's Bills Committee on Lifts and Escalators Bill to fine-tune the new legislation on the lifts and escalators, our Institute's representative attended the Bills Committee's Meeting on 17 July 2011 to further mention the Institute's views. Comments were made on the boundary and duties of Responsible Person, better quality of service, disciplinary arrangement and Code of Practice and Guideline.

Lastly, with the coming summer holidays, may I wish members an enjoyable time with family and loved ones.

Wong Bay
President

周年專題會議

本年度，香港測量師專題會議已定於 2011 年 9 月 17 日舉行。主題是「香港商業中心區—今日與明天」。該專題會議將為我們一眾測量師對商業中心區之相關議題提供交流意見的良機。學會有幸邀請到發展局局長林鄭月娥, GBS, JP 為專題會議作開幕致辭。特別在此邀請各位會員支持學會每年一度的盛事，請及早登記預留座位。

建議的物業管理行業規管架構與升降機及自動梯條例草案

就民政事務局於 7 月中旬向立法會遞交建議的物業管理行業規管架構，學會已向局方作出回應，並在物業管理公司發牌分級制、從業員發牌制度、對沒有聘用物業管理公司的業主立案法團的要求，以及立法會對條例行政上發表了意見。

學會亦協助立法會《升降機及自動梯條例草案》委員會提供建議。2011 年 7 月 17 日，學會代表出席草案委員會會議，進一步說明學會意見，其中包括負責人士的範疇及職務、提升服務質素、紀律安排，以及工作條例規定和指引。

最後，隨著暑假的來臨，我謹祝各會員與家人及摯愛共享美好時光。 ■

會長 黃比測量師



The HKIS Diploma and Award



Diploma Presentation Ceremony

Extraordinary General Meeting on the Proposed Amendments to the HKIS Constitution and Bye-Laws

The resolution on the proposed amendments to the HKIS Constitution and Bye-Laws for improving the membership structure and qualifying mechanism was passed by the required three-fourths majority at the Extraordinary General Meeting held on 18 July 2011. A total number of 620 votes were received including 107 voting forms that were issued with 513 valid proxy forms.

The Board of Education and the Divisions will work towards finalizing details of the new Assessment of Professional Competence scheduled to take effect on 1 January 2012. Further details will be announced when available.

For full details of the resolution and results of voting, please visit the HKIS website at www.hkis.org.hk.



Exchange of Views with Guangdong Delegates

HKIS representatives, Ms Serena Lau, Senior Vice President, Mr Gary Yeung, Chairman of Property and Facility Management Divisional Council, and Mr Charles Chan, Vice Chairman of General Practice Divisional Council received a delegation from Guangdong. The delegates include the representatives from Department of Human Resources and Social Security of Guangdong Province (廣東省人力資源和社會保障廳), Guangdong Property Management Association (廣東省物業管理行業協會), Guangdong Province Housing and Urban-Rural Construction Department (廣東省住房和城鄉建設廳) and Price Bureau of Guangdong Province (廣東省物價局) respectively. During the meeting, the delegates were interested to know about the differences in practices between Hong Kong and China. The HKIS representatives and the delegates also discussed the operations and the difficulties in practising the mutual recognition of professional qualification. Through the meeting, both parties hope to promote the progress of mutual recognition of professional qualification between Hong Kong and Guangdong Province.



The HKIS Outstanding Final Year Dissertation/Thesis Awards Presentation 2010

The HKIS Outstanding Dissertation/Thesis Awards is dedicated to the pursuit of surveying and built environment knowledge and acknowledges outstanding research work in this arena.

Winners of the HKIS Outstanding Dissertation/Thesis Awards 2010 (Undergraduates and Postgraduates) received Certificates and Prize Cheques from the HKIS President during the Diploma Presentation cum 2011 Dissertation Awards Presentation on 20 July 2010.

Undergraduates



Grand Prize & Top Award (LS)

Chan Wing-fai

Hong Kong Polytechnic University

A Structural Analysis of Public Transport Routes for Optimal Route Computation



Top Award (BS)

Ho Wai Ching

City University of Hong Kong

Sustainable Performance of Building Envelope: Curtain Wall System



Top Award (GP)

Zhu Zhengben

University of Hong Kong

Price Discovery in the China Real Estate Market



Top Award (PDD)

Lee Yan Sin

University of Hong Kong

A Study of the Planning Policy of Provision of Public Open Space in Private Residential Developments



Top Award (PFMD)

Leung Cho Chiu

University of Hong Kong

The Effect of Ownership Forms on Office Leasing Behaviour - An Empirical Study of Hong Kong CBD Market



Top Award (QSD)

Tam So Yan

City University of Hong Kong

How Do Identifications Influence Leave Propensity of Quantity Surveyors



Second Award (BS)

Lam Pui Sai

Hong Kong Polytechnic University

Towards a Quality and Sustainable Built Environment - A New Guideline to the Lighting and Ventilation Regulation in Hong Kong



Second Award (GP)

Chan Distinction

University of Hong Kong

An Empirical Study of the Impacts on Residential Property Prices at the Connection Points Upon Bridge Construction in Hong Kong



Second Award (LS)

Ho On Ki

Hong Kong Polytechnic University

3D GIS and Spatial Analysis for Urban Utilities Studies



Second Award (PDD)

Chiu On Ki

Hong Kong Polytechnic University

The Impacts of Redevelopment on Neighbourhood Housing Price Gradient in Hong Kong



Second Award (PDD)

Leung Pui Shan

University of Hong Kong

An Empirical Study of the Announcement Effects of Redevelopment Projects on the Residential Prices in the Immediate Vicinity in Hong Kong



Second Award (PFM)

Liu Wing Fai

City University of Hong Kong

Enhancing Quality of Life of Elderly in Residential Care Home through Facilities Management Model



Second Award (QS)

Mak Tsz Mei

University of Hong Kong

Organizational Culture, Conflict Management and Organizational Commitment In Hong Kong Construction Industry

Postgraduates

Grand Prize (PhD)

Martin Morgan Tuuli

University of Hong Kong

Empowerment and Control Dynamics in Project Teams: A Multilevel Examination of the Job Performance Consequences

Grand Prize (MSc)

Ko Shun Wei

Hong Kong Polytechnic University

An Empirical Study of the Pay for Safety Scheme (PFSS) for New Public Housing Projects in Hong Kong



Participation in HKIA Qianhai Visit Program

On 12 July, 2011, Mr Nathan Lee, Council member of Building Surveying Division, represented HKIS and attended the Qianhai Visit Program organized by the Hong Kong Institute of Architect (HKIA). HKIA invited other construction related institutes to join the program, including the Hong Kong Institution of Engineers, Hong Kong Institute of

Planners, the Hong Kong Institute of Landscape Architects etc. Apart from the giving out presentations from some delegates from Hong Kong, the representative of Qianhai Management Bureau exchanged views and held discussion with the members in the delegation.

Council Members Reaching Out July 2011

1 July 2011	Flag Raising Ceremony cum Reception to celebrate the 14th Anniversary of the Establishment of the Hong Kong Special Administrative Region of the People's Republic of China organized by Home Affairs Department	Mr Wong Bay
2-3 July 2011	2011 Workshop for International Construction (GloNIC Workshop)	Mr Cheung Hau Wai
8 July 2011	Lo Pan Patron's Day Celebration Dinner organized by the Hong Kong Construction Association Ltd	Mr Wong Bay
9 July 2011	Public Forum on Reform of the Hong Kong Development Approval Process: Towards Sustainable Development organized by the Hong Kong Polytechnic University	Mr Wong Bay Mr Simon Kwok Mr Gary Yeung Mr Edwin Tang Mr Arthur Cheung Mr Kason Cheung Ms Joanmi Li
12 July 2011	The Hong Kong Institute of Architects Qianhai Visit Program (香港建築師學會公司會員 - 深圳前海管理局考察團)	Mr Nathan Lee
14 July 2011	Multi-stakeholders Consultation Forum on Design and Construction Requirements for Residential Buildings for Energy Efficiency organized by Ronald Lu & Partners (Hong Kong) Ltd.	Mr Vincent Ho
17 July 2011	Bills Committee on Lifts and Escalators Bill organized by Legislative Council	Mr Gary Yeung
25 July 2011	Kwun Tong Line Extension Ground Breaking Ceremony organized by MTR Corporation Limited	Ms Serena Lau Mr Edward Au
23 July 2011	Pro Bono Exhibition of the Law Society of Hong Kong	Mr Lesly Lam
23-27 July 2011	The Pacific Association of Quantity Surveyors 15th Annual Congress and International Cost Engineering Council Region 4 Board Meeting, Sri Lanka	Mr Wong Bay Dr Paul Ho Dr Ellen Lau Dr Mei Yung Leung Mr Thomas Ho Mr KC Tang Mr Joseph Chong Mr T T Cheung Mr Antony Man

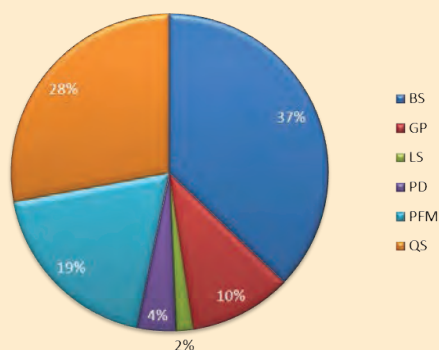
Survey Results - Surveyors in Project Management

Samson Wong, Project Management Committee Chairman

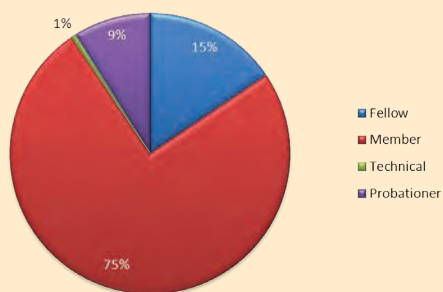
In order to identify the needs of members and formulate strategic direction for sustaining the PM specialism, the Project Management Committee conducted a survey by means of questionnaire to collect a total of 181 members' responses about their current situation of practising in project management (PM) field.

Please find below detailed findings of the questionnaires for members' information.

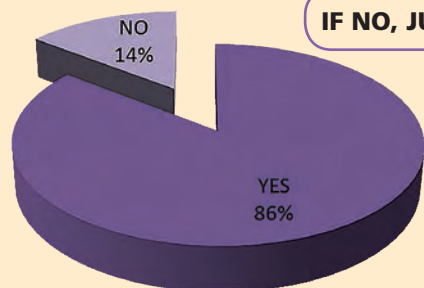
Q1: What is your division in HKIS?



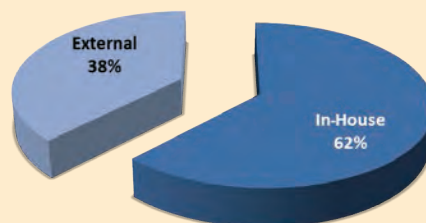
Q2: What is your class of membership?



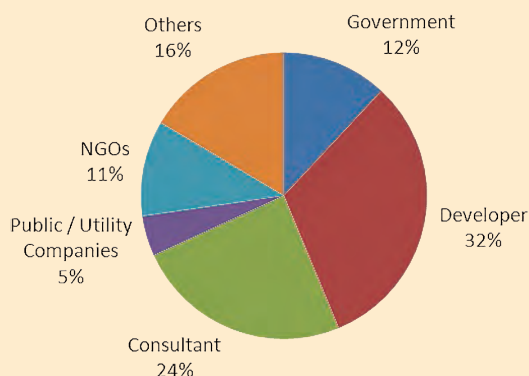
Q3: Do you provide PM services in your current position?



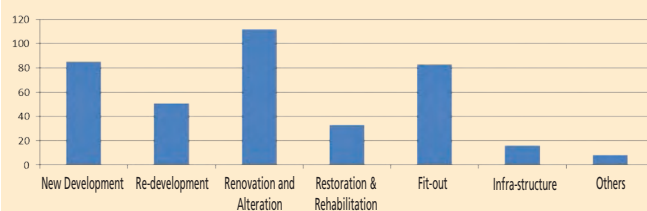
Q4: Are you providing PM services in-house or to external clients?



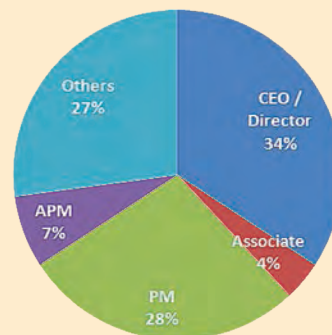
Q5: What kind of organization are you working for currently?



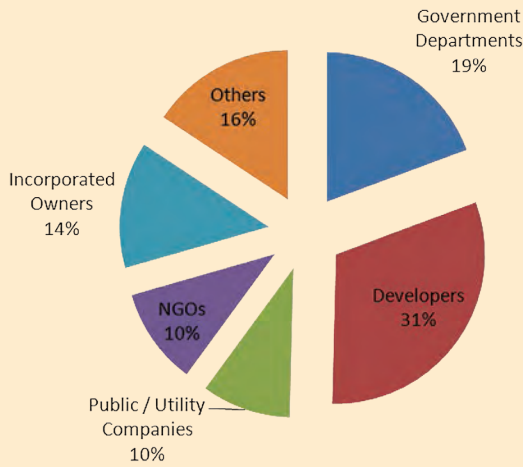
Q6: What kind of projects do you mostly deal with?



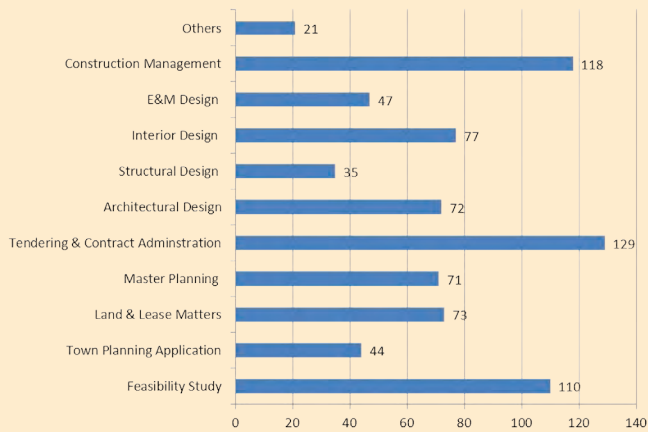
Q7: What is your current position in your company?



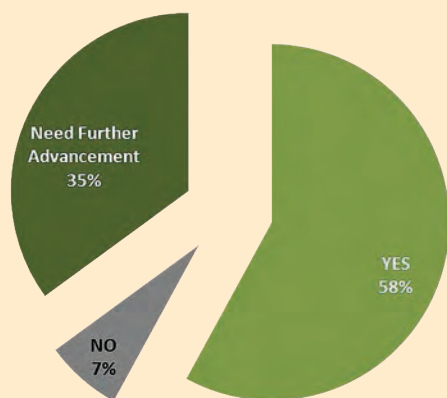
Q8: What is the spectrum of clients?



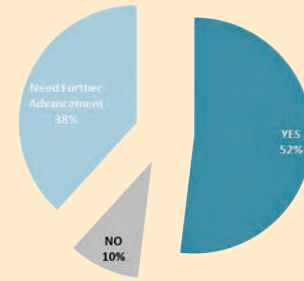
Q9: What is the scope of services that you would provide in the PM services? (Check all that applied)



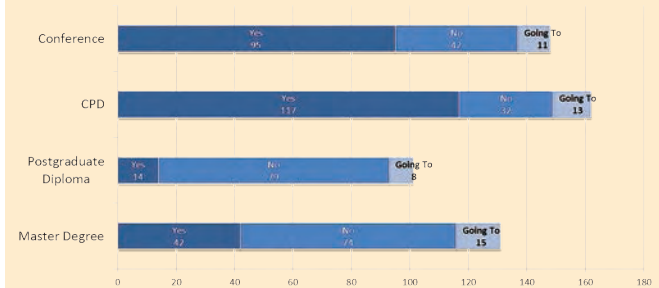
Q10: Do you feel your academic background is adequate enough for you to perform PM functions effectively?



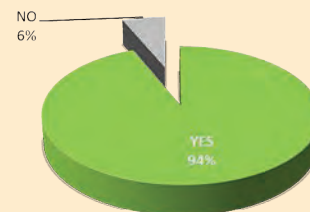
Q11: Do you feel that your professional training is adequate enough for you to perform PM functions effectively?



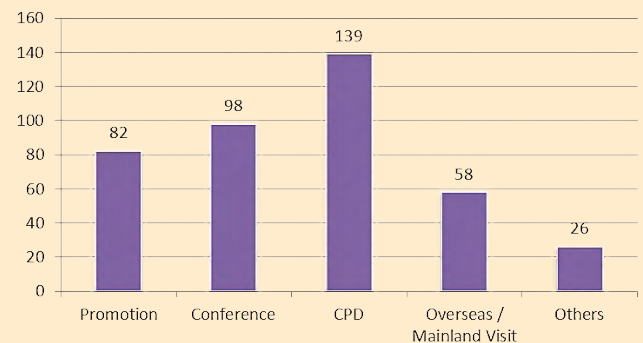
Q12: Have you attended any of the following events / courses to advance your PM knowledge / skills in the past 24 months?



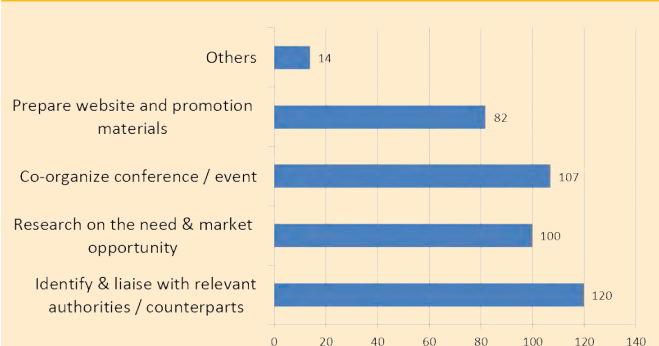
Q13: Do you think HKIS shall provide more resources to support the development of PM services for our members?



Q14: Which of the followings activities that you think HKIS should do / organize in order to strengthen HKIS roles / knowledge in PM services?



Q15: Which of the following way(s) that you would suggest to promote PM services of HKIS in Hong Kong, China and Macau?

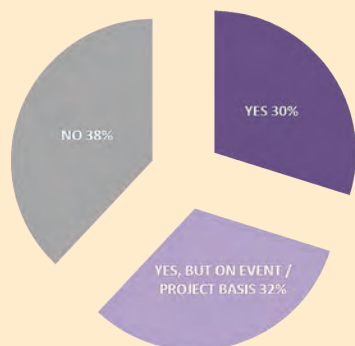


Q16: What should HKIS do to promote the PM professional discipline in the long term?

The feedbacks are summarized into 7 major areas as follows:-

- a) Define Scope, Set Goals and Objectives, Plan for the Strategy**
- b) Provide Training to Strengthen Member's Skill and Knowledge**
 - CPD & Conference
 - University Degree or Master Degree Programme
 - Experience Sharing by Senior Members
- c) Conduct Market Research**
- d) Publish Research / Paper about PM**
- e) Organize Promotion**
 - Get Government Recognition
 - Public Media
 - Surveyor Image for PM Area
 - Best PM Award
 - Company /Expert List for PM
- f) Set up a PM Division vs Not to Set up a PM Division**
- g) Connect with Other Institutes (e.g. PMI)**

Q17: In order to promote and strengthen surveyors' specialism in PM, are you willing to contribute to PM committee's affairs?



Summary:

The survey results are summarized as follows:-

- There are certain number of HKIS members practicing in PM in various sectors and companies;
- It is generally agreed that HKIS shall provide adequate resources to support and promote PM services;
- Most respondents supported to organize more CPDs, conferences or other form of activities to strengthen surveyors' role and services in PM;
- Over 40% of the respondents considered the academic background and professional training for PM are not adequate;
- Majority of the respondents considered it is necessary to develop, promote and strengthen the PM services. Short to long term plan can be considered.

Way forward:

In the way forwards, it is suggested to:-

- Cohere the HKIS members who are working in project management and amplify the synergy in knowledge and experience sharing as well as to establish image and position in the market;
- Utilize the resources and funding allocated by the HKIS effectively and suitably to support and promote the PM services e.g. via mass media;
- Organize more CPDs, conferences, forums, training courses and joint event for members in order to strengthen the members' knowledge, skills and expertise on project management;
- Explore the potential, benefit and implication on formation of PM forum or division.

Other comments:

1. On top of technical aspect, social aspect is also vital for PM role
2. Show why and how surveyors can better perform PM role than other professions
3. Get recognition from statutory bodies, clients, public and relevant industries
4. Establish PM stream / division and PM qualification
5. Encourage young members to join PM works
6. Strengthen architectural view especially in aesthetics, laws, arbitration, construction management
7. Not necessary to create another division as there is P&D division already and enhance promotion in this division would be adequate
8. Create a list of companies which offer PM services
9. Co-operate with universities to accredit post graduate programme in PM
10. Organize events to raise image of surveyor as PM Specialist such as award, standard appointment agreement, code of practice.
11. Work jointly with universities or other relevant professional institutes on papers/research on PM related subject
12. Seek support from Government & large organizations

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

BD Consultancy Study on Energy Efficient Design for Residential Buildings in Hong Kong

Following the recent review of the OTTV design standard for commercial buildings in Hong Kong, Buildings Department has commissioned a consultancy study on energy efficient design for residential buildings. This study is intended to identify building design features, draw up requirements for the design and construction of residential buildings which may help reducing energy consumption and enhancing the energy efficiency of the buildings and make recommendations for implementation of the proposed requirements.

The consultant appointed by BD has completed part of the study and presented certain preliminary findings to the relevant professional institutes and organizations in a Multi-stakeholders Consultation Forum on 14 July 2011. A powerpoint presentation summarizing the brief findings and initial recommendations has been posted at the Institute's website for members' reference and information. Should you have any views or comments on the subject, you are most welcome to express your invaluable views by completing and returning the questionnaire to the consultant.

This is an important subject that may have great impact on the future design and construction of residential buildings, therefore it is worth spending some time to update the latest trend and your professional knowledge on the future development of this subject.

APC/ATC Reform

With the successful passage of the amendment to the constitutions and bye-laws in relation to the reform of the APC and ATC system on the EGM, a working group under BSD's Divisional Education Committee is working hard to finalize a review and reform of the associated APC/ATC rules and guide in response to the reformed system.

In order to collect more insightful views and suggestions on the core skills to be acquired by and training areas required for our new generations in facing of the changing market and social needs, I would like to encourage you to express your ideas or

suggestions through email (email address: bsd.chairman@gmail.com). A forum to collect members' views will be arranged when the skeleton of a draft revised APC/ATC rules and guide is ready.

List of Expert Witness on Water Seepage (July 2011)

Members may recall that there is a plan to set up a list of expert witness and adjudicator for water seepage disputes to provide a platform for the public to access to these professional services. Indeed, it is an increasingly important role that we building surveyors would be competent and qualified to take up.

In fact, HKIS has been approached from time to time by legal practitioners for appointment of joint expert on water seepage pursuant to court orders. In response, we would like to invite our members with experience on water seepage diagnosis and as expert witness in court proceedings to enroll in the list of expert witness on water seepage. With this list, we can advance our profession services forward to other professional areas as well as the general public.

We will soon send out emails to our building surveying members for more details of the purported list of expert witness.

Facebook Communication Platform

Maybe you have yet visited the BSD's Page at Facebook, however after the promotion during the CPD event on NT Small House vis-a via UBWs in June, we have another 60 fans to the Page. I am pleased to announce that, at the time of writing this message, we have had over 200 fans joining the Page! You may see and review the sharing from the fellow building surveyors and recaps of the media reports of the comments and views of the division and the institute by visiting the BSD's Page at Facebook. I wish to make better use of this platform to share and communicate the news and information of the building surveying profession thus your signing up to the BSD's Page is very much appreciated. You may simply search "BSD Hong Kong Institute of Surveyors" in Facebook and press "Like" to join us!

CPD Events

A series of revision courses for the APC 2011 under our PQSL have been launched and a number of topics have been

successfully conducted in July, i.e. "Condition Survey and Diagnosis of Defects", "Processing of application for licensed premises" and "Project Scheme Development". There will be some other important topics of seminars to be held in the coming months.

Two other CPD Events, "Devil of Common Parts" held on 12 July 2011 which was jointly organized by PFM and the other following the last hot topic of "PNAP APP-152 SBD" which was this time focused on its behind fundamental concept of urban ventilation lectured by Professor Edward Ng on 28 July 2011, have been successfully delivered. Attendants of the latter one should have gained better understanding on this newly implemented sustainable design guideline.



"Devil of Common Parts" on 12 July 2011



"PNAP APP-152 SBD" held on 28 July 2011



On 23 July, a guided tour was conducted to SCAD The University of Creative Career – former North Kowloon Magistracy which is the first batch of historical buildings under the "Revitalizing Historic Buildings Through Partnering Scheme". Technical site visit to another historical building under the same scheme, Lui Seng Chun, which revitalization project has yet been completed will be held on 27 August 2011. Don't miss this chance to gain invaluable experience!



A tour to former North Kowloon Magistracy, a revitalization project under the "Revitalizing Historic Buildings Through Partnering Scheme" on a fine sunny day!

How much do you know about our BSD Council?

I have introduced the CPD Panel in the June Issue. Here, I would like to introduce two BSD's panels which work hard through publishing guides or useful documents in serving our members.

Preventive Maintenance Panel and Publication Panel are both led by our Council members Mr Kenny Tse and Mr Andrew Lam. Preventive Maintenance Panel aims to work out action plan for promoting BS in preventive maintenance field, in which we are the major stakeholder. The Panel is currently having a column in the Property Times (置業家居) for promoting our profession at a monthly basis and a guide to facilitate members to fulfill MBIS. It also works on the Maintenance Cost Data which will be published for the general public's reference when they are ready.

Publication Panel will soon publish "Guide to Prepare An Expert Report for Application under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545" for distribution to our qualified members. The Guide aims to provide comprehensive guidance for building surveyor on the preparation of an expert report and address the best practice in drafting an expert report.

BSD APC Practical Task 2011 2-5 November 2011

Applications for the Practical Task should be made on Form APC6/BS.

Re-applications should be made on Form APC6R/BS and submitted together with a re-assessment fee of HK\$1,000.

Applications will only be accepted if they are received by the HKIS Office within the month of August 2011.

Late applications will be rejected. Incomplete applications will not be entertained.

About Conference

The Conference aims to provide a unique opportunity for real estate and construction professionals to review and explore the challenges and opportunities arising from the future development of the CBDs in Hong Kong, and also serves as a platform for industry stakeholders to exchange their experiences and views. It is our honor to have invited Mrs. Carrie LAM CHENG Yuet Ngor, GBS, JP, Secretary for Development, the Government of HKSAR, to deliver an Opening Keynote Address at the Conference.

Registration Fee:

Early Bird (HK\$1,100/head)
– Registration Before 19 August 2011

Members of HKIS & Supporting Organizations (HK\$1,300/head)

Non-member (HK\$1,600/head)

Student Member (HK\$600/head)

*Lunch is not included

Enquiries:

Mr. Adrian LEE / Ms. Jenny SUEN

Tel: +852 2372 0090

Fax: +852 2372 0490

Email: adrian@creativegp.com /
jenny@creativegp.com

Website: <http://www.hkis.org.hk>

HKIS Annual Conference 2011

“Central Business Districts in Hong Kong: Today and To-morrow”

Date: 17th September 2011

Time: 0900 - 1700

Venue: Grand Ballroom, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong

Time	Program / Topic	Speakers
08:30 – 08:55	Registration	
09:00 – 09:10	Welcome Speech Mr. WONG Bay President The Hong Kong Institute of Surveyors	
09:10 – 09:30	Opening Keynote Speech Mrs. Carrie LAM CHENG Yuet Ngor, GBS, JP Secretary for Development HKSAR Government	
09:30 – 09:55	Hong Kong's Evolving CBD : A Planner's Perspective Mr. Jimmy LEUNG Cheuk Fai, JP Director of Planning, Planning Department HKSAR Government	
09:55 – 10:00	Souvenir Presentation to Guest-of-Honour	
10:00 – 10:15	Coffee Break	
10:15 – 10:45	MTR -- Transformation of CBDs in Hong Kong Mr. Thomas HO Hang Kwong Property Director MTR Corporation Limited	
10:45 – 11:15	Urban Climate, Urban Design and High Density City Living Prof. Edward NG Professor of Architecture The Chinese University of Hong Kong	
11:15 – 11:45	“Central Value” and “Green Build” Prof. K. S. WONG Chairman, Green Labelling Committee Hong Kong Green Building Council	
11:45 – 11:55	Q & A <i>Moderator</i> Mr. Tony WAN Wai Ming Honorary Secretary, General Practice Division The Hong Kong Institute of Surveyors	
11:55 – 12:00	Souvenir Presentation to Speakers and Moderator	
12:00 – 13:00	Lunch	
13:00 – 13:30	The Demise of the Traditional CBD Mr. Donald CHOI Wun Hing Managing Director Nan Fung Development Limited	
13:30 – 14:00	CBD Expansion Plans of Asia's Major Financial Centers: Challenges, Constraints and Opportunities Dr. Andrew NESS Executive Director CBRE Research	
14:00 – 14:30	The Transformation of the Central Business District (CBD) in Hong Kong Mr. Dominic LAM Kwong Ki President The Hong Kong Institute of Architects	
14:30 – 14:40	Q & A <i>Moderator</i> Mr. Kenneth YUN Ying Kit Immediate Past Chairman, Building Surveying Division The Hong Kong Institute of Surveyors	
14:40 – 14:45	Souvenir Presentation to Speakers and Moderator	
14:45 – 15:00	Coffee Break	
15:00 – 15:30	From Central Business District (CBD) to Smart Business Districts (SBD) Mr. LIU Sing Cheong Founder Evergreen Real Estate Consultants Ltd (Guangzhou) Prof. TANG Bo Sin Associate Head, Department of Building & Real Estate Hong Kong Polytechnic University	 
15:30 – 16:00	What will be Next? – A Humble Contractor's View Mr. Thomas HO On Sing, JP Chief Executive Gammon Construction Limited	
16:00 – 16:30	New Business Districts - Why Success or Failure Mr. Augustine WONG Ho Ming Executive Director Henderson Land Development Company Limited	
16:30 – 16:40	Q&A <i>Moderator</i> Prof. Eddie HUI Chi Man Council Member Property and Facility Management Division The Hong Kong Institute of Surveyors	
16:40 – 16:45	Souvenir Presentation to Speakers	
16:45 – 17:00	Closing Remarks Mr. Stephen LAI Yuk Fai Chairman Organizing Committee	
17:00	End of Conference	

Supporting Organizations



HKIS Annual Conference 2011 - "Central Business Districts in Hong Kong: Today and To-morrow"

Date: 17th September, 2011 Venue: Grand Ballroom, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong

To: *Conference Secretariat – Creative Consulting Group Inc. Limited*
Attn: Mr. Adrian LEE / Ms. Jenny SUEN Fax no.: 2372 0490
Event Code: CPD/HKIS/2011070

REGISTRATION FORM

Delegate details

Surname: _____ Other names: _____

Company: _____

Position: _____

Postal address: _____

Tel no.: _____ Fax no.: _____

E-mail: _____ (For sending confirmation only)

Early Bird (HK\$1,100/head) – Registration before 19 August 2011

Member of HKIS & Supporting Organizations (HK\$1,300/head)

For HKIS member:

Grade of HKIS membership*: F , M , AM , P , S

HKIS membership no.: _____

Division of HKIS: BS GP , LS , PD , PFM , QS

For Supporting Organisation:

Please specify: _____

Non-member (HK\$1,600/head)

Student member (HK\$600/head) *Lunch is not included

Payment Method

1. By Cheque

I enclose a cheque / bank draft payable to "Surveyors Services Ltd".

Cheque no. _____ Amount _____

Addressed to: *Conference Secretariat – Creative Consulting Group Inc. Limited*
Room 1106 -08, C.C.Wu Building, 302-308 Hennessy Road, Wanchai, HK
Attention : Mr. Adrian LEE

2. By Credit Card

Please charge my HKIS Visa Platinum/Gold MasterCard (**Shanghai Commercial Bank Limited**) as follows:

Please charge my American Express Credit Card as follows:

Payment Instruction for HKIS Event 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 No.: [| | | | | | | | | | | | | | | | | | | |]

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

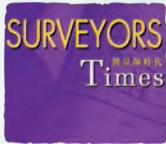
Approved by: _____ Date: _____

Enquiries

Conference Secretariat
Mr. Adrian LEE / Ms. Jenny SUEN
Tel: +852 2372 0090 Fax: +852 2372 0490
E-mail: adrian@creativegp.com / jenny@creativegp.com
Website: http://www.hkis.org.hk

Remarks

- Official language is English.
- The organizer reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes 2 breaks and a lunch, **except student rate**



SURVEYORS TIMES ADVERTISEMENT ORDER FORM

Please FAX the completed order form to (852) 2868 4612

ORDER PLACEMENT (Please tick as appropriate)

		Advertisement Type & Rates		
		Education ²	Recruitment ³	Others ⁴
Full Page¹ (210mm w x 286mm h)	4-colour	<input type="checkbox"/> HK\$5,500	<input type="checkbox"/> HK\$5,000	<input type="checkbox"/> HK\$8,500
Half Page (183mm w x 120mm h)	4-colour	<input type="checkbox"/> HK\$3,800	<input type="checkbox"/> HK\$3,500	<input type="checkbox"/> HK\$6,000
1/4 Page (87.8mm w x 120mm h)	4-colour	<input type="checkbox"/> HK\$2,500	<input type="checkbox"/> HK\$2,000	<input type="checkbox"/> HK\$3,000

Notes:

- ¹ Full page trim size add 3mm on each side.
- ² Education advertisement refers to: HKU & SPACE, CITY U & SCOPE, HKPU & SPEED & CYBER U, HKBU, the Hong Kong Management Association and members of the Federation for Continuing Education in Tertiary Institutions on events solely organized by itself; joint institutes' events.
- ³ Recruitment advertisement refers to surveying related vacancies.
- ⁴ Other advertisement refers to all advertisements other than education and recruitment advertisements which are defined at Note 2 and Note 3.

No. of Placement Month(s): 1 month 2 months 3 months
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Issue to start: _____

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Contact Person: _____ Telephone: _____

Email: _____

The Company / I fully understand and accept the notes, advertising information and policy apply to the above order placement in Surveyors Times.

 Authorized Signature
 (with Company Chop)

 Date

ADVERTISING INFORMATION & POLICY:

Prices: All prices are exclusive of design, layout, artwork and film making. **Screen line:** 175dpi. **Films:** Film positive emulsion side down with progressive proof for matching / e-files: tif, gif, eps, ai format subject to confirmation. **Design Fee:** HK\$2,000 if artwork production or modification is required. **Publication:** 30th day of each calendar month. **Booking deadline:** 10th day of publication month. **Films:** 15th day of publication month **Discount:** (booking made in one contract and fulfilled in 1 calendar year from contract signing date). 3x less 10% / 6x less 15% / 9x less 20% / 12x less 25%. **Ad Agency:** 15% agency commission on nett price applicable to accredited advertising agencies. **Payment:** 30 days unless otherwise agreed. **Policy:** The Hong Kong Institute of Surveyors reserves the right to accept or refuse any advertising materials submitted.

Enquiry: Please call Ms Natalie Yu on (852) 2526 3679 or email: steditor@hkis.org.hk

Summary of HKIS CPD / PQSL Events

09 August 2011 - 22 October 2011

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
07 July to 20 Sep	2011063	BSD APC Series 2011	1.5 per lecture		BSD/YSG	✓
09 Aug	2011072	NEC3 Term Service Contract (TSC)	1.5	Tony Kwok, Allen Lai	QSD	
10 Aug	2011060	How to prepare for an appeal against a decision of the Building Authority? (originally scheduled on 20 July 2011)	1.5	Cheung Kwok Kit	YSG	
13 Aug	2011082	GPD APC Revision Course on Valuation Part One	3	Thomas Tang	GPD/YSG	✓
13 Aug	2011086	GPD APC Revision Workshop on (1) Land Resumption and (2) Agency Practice	4	Lawrence Pang, Louie Chan	GPD/YSG	✓
16 Aug	2011069	An Overview of Disputes relating to Old Lease Clause	1.5	Lawrence Pang	YSG	
20 Aug	2011083	GPD APC Revision Workshop on (1) Property Management, (2) Business Valuation & (3) Land Administration	4	Lawrence Pang, Joseph Ho and Louie Chan	GPD/YSG	✓
20 Aug	2011084	Current Issues of Property Development in Hong Kong	3	Ian Brownlee, Jim Lam, Freddie Hai, Eric Ho	GPD/YSG	
23 Aug	2011077	Land Survey Ordinance - Authorized Land Surveyor and Code of Practice	1.5	Koo Tak Ming	LSD	
24 Aug	2011073	Delay and Disruption in Construction Contracts	1.5	Mike Allen	QSD	
27 Aug	2011074	Technical Site Visit to Lui Seng Chun (雷生春)	1.5	Representatives from Hong Kong Baptist University and Tony Lam	BSD	
30 Aug	2011087	GPD APC Revision Workshop on (1) Rating Valuation; (2) Issues on residual valuation	2	Sandy Jim Yuen Shan, C K Lau and Louie Chan	GPD/YSG	✓
03 Sep	2011078	廣州太古匯考察團	2.5	郝繼霖	YSG	
03 Sep	2011085	GPD APC Revision Course on Valuation Part Two	4	Thomas Tang	GPD/YSG	✓
05 Sep	2011088	The Devil of Common Parts (Part II) - Partition Wall separating 2 adjoining flats	1.5	Gary Yeung, Prof. James Kenneth Pong	BSD/PFMD	
14 Sep	2011089	Reverse Mortgage Programme in Hong Kong	1.5	Representative from the Hong Kong Mortgage Corporation Limited (HKM/C)	YSG	
17 Sep	2011070	HKIS Annual Conference 2011 - Central Business Districts in Hong Kong: Today and To-morrow	6	Refer to Page 15	HKIS	
24 Sep	2011079	Visit to MTR Training Centre and Operating Control Centre	3		YSG	
24 Sep to 25 Sep	2011076	BSD APC Camp - Mock Assessment for Practical Task	1	Experienced Assessors	BSD/YSG	✓
28 Sep	2011090	Forest Resources Valuation - Principles and Application	1.5	Joseph C Ho	GPD	
12 Oct to 17 Oct	2011071	YSG Study Tour 2011	10		YSG	
13 Oct	2011075	Expert - Role and Liability	1.5	Damon So	QSD	
22 Oct	2011080	BSD Annual Conference 2011 - Build Environment: Health and Safety	6	To be announced	BSD	
27 Oct	2011091	No Man is an Island - The Importance of Networking Skills	1.5	Justin Wong	QSD	

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

PQSL/BSL/YSG/2011063

BSD APC Series 2011

Date & Venue 7:00 pm – 8:30 pm 7 July to 20 September 2011 SLC, HKIS

Details In order to help BSD probationers in getting preparation of the APC this year, BSD and YSG are going to organize a series of revision courses in the next three months covering various topics as stated. Experienced BS practitioners are invited to deliver talks in these courses. Please mark in your diary and don't miss any of which.

Dates	Topic
7 July 2011 (Thursday)	Condition survey and diagnosis of building defects (<i>Lecture Conducted</i>)
15 July 2011 (Friday)	Processing of application for licensed premises (<i>Lecture Conducted</i>)
26 July 2011 (Tuesday)	Project scheme development (<i>Lecture Conducted</i>)
5 August 2011 (Friday)	Structural consideration on A&A works (<i>Lecture Conducted</i>)
15 August 2011 (Monday)	Basic building services design considerations on A&A works
25 August 2011 (Thursday)	Review of MOE Code
2 September 2011 (Friday)	Building/Lease/Planning Control
20 September 2011 (Tuesday)	Contract Administration (originally scheduled on Thursday, 15 September 2011)
On top of the above, BSD and YSG are going to arrange a mock assessment (practical task) taking at a camp site on 24th and 25th September.	

Language Cantonese supplemented by English

Fee HK\$120 per topic/member
(HK\$20 walk-in surcharge for all pricings listed).

Deadline One week before the event

Priority Priority will be given to probationers who will take APC this year.

CPD/QSD/2011072

NEC3 Term Service Contract (TSC)

Speakers Mr Tony Kwok and Mr Allen Lai

Date & Venue 7:00 pm – 8:30 pm Tuesday 9 August 2011 SLC, HKIS

Details Tony from EC Harris working on NEC advice and implementation. He has extensive experience on the use of various nec forms in UK. He was transferred from our London office in August 2010 and is now supporting our local NEC commissions. From the UK, Tony has been involved in the preparation of NEC contract documents. In HK, he is currently involved in several NEC3 projects as well as providing training workshops for various organisations.

Allen is now working in EC Harris and have experience in on both building and engineering projects. He has solid experience in projects using different standard forms of contract including the NEC suite of contracts. Currently, he has been involved in several projects using NEC3. He has also provided a number of training workshops on NEC to both employers and contractors including public seminars.

The seminar is to introduce the key aspects of the New Engineering Contract (NEC) suite of contracts, with a focus on the use of Term Service Contract (TSC). It will cover the background, history and philosophy of NEC, its structure and content and the selections of the contract from the NEC family as well as an introduction about the main and secondary options available for selection. The key differences between NEC contracts and traditional contracts will be introduced. The seminar will bring out the experience in the use of NEC by referring to some real life examples including its benefits and common issues.

Language Cantonese supplemented by 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)

Priority QSD Member; First-come-first-served

CPD/YSG/2011060

How to prepare for an appeal against a decision of the Building Authority ?

Speaker	Mr Cheung Kwok Kit, Partner of Deacons Hong Kong BSc (Hons), LLB (Hons), FHKIS, FRICS, MCI Arb, Member of Panel of Arbitrators of HKIS, Member of Panel of Arbitrators of China International Economic and Trade Arbitration Commission		
Date & Venue	7:00 pm – 8:30 pm Wednesday 10 August 2011 (<i>originally scheduled on 20 July 2011</i>) SLC, HKIS		
Details	<p>This seminar will discuss the law and practice relating to the appeal to the Appeal Tribunal (Building) and the Court. Mr K K Cheung will go through the following points in the seminar:</p> <ol style="list-style-type: none"> 1. The relevant provisions in the Buildings Ordinance; 2. The appeal regime; 3. The importance of the Published Policy; 4. The role of Internal Instructions; 5. How the Building Authority or the Appeal Tribunal should exercise their discretion; 6. Judicial Review; and 7. Practical tips <p>Mr K K Cheung is a fellow member of the Hong Kong Institute of Surveyors and Royal Institution of Surveyors. He has wide experiences in handling cross-border disputes, particularly those between Hong Kong and Mainland China. He acted for both local and overseas clients in arbitrations and litigation in Hong Kong and various parts of Mainland China. He is a member of the panels of the arbitrators in the Hong Kong Institute of Surveyors, Hong Kong International Arbitration Centre and China International Economic and Trade Commission. He has been appointed as arbitrator and mediator in resolving construction disputes from time to time.</p>		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	YSG Member; First-come-first-served		

PQSL/GPD/YSG/2011082

GPD APC Revision Course on Valuation Part One



Speaker	Mr Thomas Tang, FHKIS, Senior Director of CB Ellis Richard Hong Kong, Chairman of the Board of Education & co-covenor of the of Education Committee of GP Division		
	<p>Thomas has over 20 years post-qualification experience in Hong Kong and in the PRC, specialising in valuation, land matters advisory and property sales/letting negotiation. Thomas's main engagement was with CB Richard Ellis, the HK Housing Authority and Hongkong Bank during his career development.</p> <p>Thomas has a wide range of capital and rental valuation experience, covering whole building, development site, shop, office, residential property, agricultural land and special property. He has special insights on property market dynamics. His articles commenting government's land and housing policies were published in the HKIS journal and in the Hong Kong Economic Journal.</p>		
Date & Venue	9:00 a.m. – 12:00 noon Saturday 13 August 2011 SLC, HKIS		
Details	The speaker will give an outline of valuation as a mandatory question in the written APC, and will go through the principles behind the various methods of valuation as well as some practical issues for valuation surveyors in practice. Candidates who intend to sit for the coming APC are advised to attend.		
Language	English supplemented with Cantonese	Fee	HK\$120; additional charge of HK\$30 for walk-in A package in the sum of HK\$500 available to GP Students & Probationers for two valuation courses (morning of 13th Aug and afternoon of 3rd Sep); three workshops (afternoon of 13th & 20th Aug and evening of 30th Aug) and Seminar on Property Development (morning of 20th Aug)
Deadline	10 August 2011	Priority	GPD Students & Probationers

PQSL/GPD/YSG/2011086

GPD APC Revision Workshop on (1) Land Resumption and (2) Agency Practice



Speakers	Mr Lawrence Pang, FHKIS FRICS AACI MBA CFA, Senior Land Administration Surveyor, MTR Corporation Ltd Mr Louie Chan, FHKIS MRICS Barrister-at-law		
Date & Venue	2:00 pm – 6:00 pm Saturday 13 August 2011 SLC, HKIS		
Details	Mr Lawrence Pang and Mr Louie Chan will go through some important topics on land resumption and on agency practice respectively. This workshop is an integral part of the APC Revision Program and candidates who intend to sit for the coming APC are advised to attend.		
Language	English supplemented with Cantonese	Fee	HK\$120; additional charge of HK\$30 for walk-in A package in the sum of HK\$500 available to GP Students & Probationers for two valuation courses (Morning of 13th Aug and afternoon of 3rd Sep); three workshops (afternoon of 13th & 20th Aug and evening of 30th Aug) and Seminar on Property Development (Morning of 20th Aug)
Deadline	10 August 2011	Priority	GPD Students & Probationers

CPD/YSG/2011069

An Overview of Disputes relating to Old Lease Clause



Speaker	Mr Lawrence Pang, FHKIS, FRICS, AACI, MBA, MSc(Finance), CFA		
Date & Venue	7:00 pm – 8:30 pm Tuesday 16 August 2011 SLC, HKIS		
Details	Owing to the different periods of the land grant, the terms and conditions of the leases are not only different in nature, the wordings used might also be quite different although they sometimes mean similarly. Lawrence is prepared to share his view with members by reference to selected court cases. This presentation will look at the background relating to those old lease clauses in question, application of the clauses nowadays.		
Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	YSG Member; First-come-first-served		

PQSL/GPD/YSG/2011083

GPD APC Revision Workshop on (1) Property Management, (2) Business Valuation & (3) Land Administration



Speakers	Mr Lawrence Pang, FHKIS FRICS AACI MBA CFA, Senior Land Administration Surveyor, MTR Corporation Ltd Mr Joseph Ho, FHKIS Managing Director of LCH (Asia-Pacific) Surveyors Ltd Mr Louie Chan, FHKIS MRICS Barrister-at-law		
Date & Venue	2:00 pm – 6:00 pm Saturday 20 August 2011 SLC, HKIS		
Details	The speakers will go through some important topics on property management, business valuation and land administration respectively. This workshop is an integral part of the APC Revision Program and candidates who intend to sit for the coming APC are advised to attend.		
Language	English supplemented with Cantonese	Fee	HK\$120; additional charge of HK\$30 for walk-in A package in the sum of HK\$500 available to GP Students & Probationers for two valuation courses (Morning of 13th Aug and afternoon of 3rd Sep); three workshops (afternoon of 13th & 20th Aug and evening of 30th Aug) and Seminar on Property Development (Morning of 20th Aug)
Deadline	17 August 2011	Priority	GPD Students & Probationers

CPD/GPD/YSG/2011084

Current Issues of Property Development in Hong Kong



Date & Venue 8:45 a.m. – 12:30 p.m. Saturday 20 August 2011 SLC, HKIS

Details

Time	Topic	Speaker
8:45 am – 9:15 am	REGISTRATION	
9:15 am – 10:00 am	Town Planning Control - The Latest Development	Mr Ian Brownlee Managing Director, Masterplan Ltd
10:00 am – 10:45 am	Development Control under the Government Leases	Mr Jim Lam Senior Estate Surveyor (Technical Information Unit) Lands Department, HKSAR Government
10:45 am – 11:00 am	BREAK	
11:00 am – 11:45 am	Buildings Department's New Practice Notes on Sustainable Development - What are the Implications?	Mr Freddie Hai Senior Associate, Rocco Design Architects Limited
11:45 am – 12:30 pm	APC Questions on Development - Questions and Answers	Mr Eric Ho Senior Manager (Property Investment & Valuation Department) Cheung Kong (Holdings) Ltd

The Workshop will include 4 renowned speakers sharing their expertise in the respective areas: 1) Mr Ian Brownlee is a Town Planner and Managing Director of Masterplan Limited. As well as dealing with the planning process, he is also involved in processing projects through the buildings approval and lease modification process. He is joint author of "The User's Guide to the Town Planning Process: How the public can participate in the Hong Kong Planning System". He will share his views about the latest development in town planning control; 2) Mr Jim Lam, Senior Estate Surveyor of the Lands Department, will give an outline of the major aspects of development control under the lease conditions. He will also talk about how Buildings Department's new requirements are implemented under the Government Leases. 3) Mr Freddie Hai, an experienced architect and a Senior Associate of Rocco Design Architects Limited, will share his insight about implications of some of the new Practice Notes issued by the Buildings Department; 4) Mr Eric Ho, Senior Manager of Cheung Kong (Holdings) Ltd, will conclude the workshop with an "APC Questions and Answers" session.

The Workshop will focus on changes arising from recent measures recommended by the Study on "Building Design to Foster a Quality and Sustainable Built Environment". The profound professional experiences shared by the speakers should be of great interest to members and probationers. This seminar is an integral part of the APC Revision Program and candidates who intend to sit for the written assessment of the APC 2011 are advised to attend.

Language	English	Fee	HK\$150
Deadline	17 August 2011	Priority	GPD Member & Probationer; First-come-first-served

CPD/LSD/2011077

Land Survey Ordinance - Authorized Land Surveyor and Code of Practice

New

Speaker Mr Koo Tak-ming, Senior Land Surveyor, Lands Department

Mr Koo is an authorized land surveyor and has been practicing land boundary surveys in different parts of the territories since 1989. With his extensive experience in the field, he headed the Legislation Section in the Lands Department in 2010 and was responsible to perform various duties in relation to the requirements set out in the Land Survey Ordinance.

He was the Vice-chairman of the Land Surveying Division, Hong Kong Institute of Surveyors (2009 - 2010), and is the Chairman of the Division (2010 - 2011). He is currently the Senior Land Surveyor of the Lands Department and is actively participating in the land boundary survey in rural Tuen Mun Area.

Date & Venue 6:30 pm - 8:00 pm Tuesday 23 August 2011 SLC, HKIS

Details The speaker will introduce various Parts in the Land Survey Ordinance (LSO) (Cap. 473) and highlight their significance towards the function of the Land Survey Authority. He will explain how the Code of Practice of the LSO would serve the purpose to set up standards for land boundary survey in Hong Kong. He may also talk about registration of Authorized Land Surveyor and their statutory duties stated in the Ordinance.

Language Cantonese supplemented by English

Fee HK\$100

Deadline 16 August 2011

Priority First-come-first-served

CPD/QSD/2011073

Delay and Disruption in Construction Contracts

New

Speaker Mr Mike Allen BSc, FRICS, MHKIS, MCI, Arb, FA, CostE, FAE, CEDR, Accredited Mediator

Date & Venue 7:00 pm - 8:30 pm Wednesday 24 August 2011 SLC, HKIS

Details Mr Allen is a partner of EC Harris LLP, Built Asset Consultancy. He is the Group head of Contract Solutions, which is a service that includes the assessment and valuation of construction disputes. He was a Council member for many years of the Society of Construction Law and is a member of the British Chamber of Commerce, procurement sub-committee. He works and advises on many EC Harris projects, as well as acts as an Expert Witness in Litigation, Arbitration and Mediation both in Asia and other parts of the world.

Most construction projects of one form or another suffer from delay, which invariably causes a disturbance to the way the contractor had originally planned to progress the works. What caused the delay, what the effect is, and what the financial consequences are has been the subject matter of many problem final accounts and also formal disputes. The talk will focus upon some of the key elements that contribute to the successful identification and subsequent valuation of such delay or disturbance.

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)

Priority QSD Member; First-come-first-served

CPD/BSO/2011074

Technical Site Visit to Lui Seng Chun (雷生春)



- Speakers** Representatives from Hong Kong Baptist University and Mr Tony Lam – Registered Architect, Authorized Person and Director of AGC Design Ltd.
- Date & Venue** 10:00 am - 11:30 am Saturday 27 August 11 Junction of Lai Chi Kok Road and Tong Mei Road, Mongkok, Kowloon
- Place of Gathering** 9:50 am at the Site Entrance of Lui Seng Chun
- Details** Built in 1931, Lui Seng Chun is located at 119 Lai Chi Kok Road, Mong Kok, in Kowloon. The four-storey building, with a total gross floor area of 600 square metres, has been categorised as a Grade I historical building. With its typical “Kee-lau” architecture, Lui Seng Chun not only bears witness to the development of the Lui family but also showcases old-style Hong Kong. The Lui family donated the Lui Seng Chun building to the government in 2003 on a no-reward basis. In 2008, “Lui Seng Chun” was included in the first batch of “Revitalising Historic Buildings through Partnership Scheme”. In 2009, Hong Kong Baptist University (HKBU) was selected by the Development Bureau from the 30 applicants to undertake the revitalisation project of Lui Seng Chun.
- The Lui Seng Chun building will be transformed into a Chinese medicine healthcare centre to be named the Hong Kong Baptist University School of Chinese Medicine – Lui Seng Chun. While conserving the heritage and architectural merits of Lui Seng Chun, the centre will provide comprehensive Chinese medicine and healthcare services to the community, enhance public knowledge of Chinese medicine and help to train professionals in the field. The conversion will also turn the building into a historical and cultural landmark. The cost of this revitalisation project is estimated to be around HK\$26 million and completion is expected in April 2012.
- In terms of heritage conservation, the original building profile and most of its architectural features will be retained. Necessary alteration and additional works for complying current statutory requirements, required structural stability and to meet the functional needs of the centre were proposed. All alteration works performed should have minimal impact to the historic building and be reversible as far as possible.
- Estimated works in progress during the visit included construction of ground beam, underground drainage, stair structural frame, steel frame of lift shaft, glass enclosure frame, external spalling repair and installation of E/M services.
- Itinerary**
- 09:50–10:00 Gathering
 - 10:00–10:05 Welcoming and introduction by representatives from HKBU
 - 10:05–10:15 Technical Summary by Mr Tony Lam of AGC Design Ltd.
 - 10:15–11:30 Site tour with briefing by Mr Tony Lam and representatives from AGC Design Ltd.
 - 11:30 Dismiss on GF at site entrance
- Deadline** 13 August 2011
- Fee** HK\$50 per person
- Priority** Due to limited size of the building and the site constraint, a maximum of 30 places will be offered. Priority is given to BSD Member; First-come-first-served



Image for Reference

PQSL/GPD/YSG/2011087

GPD APC Revision Workshop on (1) Rating Valuation; (2) Issues on residual valuation



Speakers	Ms Jim Yuen Shan Sandy, Principal Valuation Surveyor of Rating & Valuation Department		
	Mr C K Lau, International Director of Jones Lang LaSalle		
	Mr Louie Chan, FRICS Barrister-at-law		
Date & Venue	6:45 pm – 8:45 pm Tuesday 30 August 2011 SLC, HKIS		
Details	Ms Sandy Jim will go through some important principles on rating valuation whereas Mr C K Lau will discuss issues and problems of residual valuation. Both topics are important in the APC written and oral assessments. Mr Louie Chan will conclude the revision. This workshop is an integral part of the APC Revision Program and candidates who intend to sit for the coming APC are advised to attend.		
Language	English supplemented with Cantonese	Fee	HK\$120; additional charge of HK\$30 for walk-in A package in the sum of HK\$500 available to GP Students & Probationers for two valuation courses (morning of 13th Aug and afternoon of 3rd Sep); three workshops (afternoon of 13th & 20th Aug and evening of 30th Aug) and Seminar on Property Development (morning of 20th Aug)
Deadline	26 August 2011	Priority	GPD Students & Probationers

CPD/YSG/2011078

廣州太古匯考察團



(由香港測量師學會青年組主辦)

日期	2011 年 9 月 3 (星期六)
地點集合處	早上 6 時 45 分九龍紅磡站城際直通車離境閘口 (逾時不候)

內容	日期	時間	詳情	講者
	9 月 3 日 星期六	6:45 am - 10:00 am	集合於香港紅磡火車站離境閘口 (乘坐 7:25 am 火車直達廣州)	
		10:00 am - 10:30 am	到達太古匯	
		10:30 am - 11:45 pm	講座 - 太古匯規劃發展、建造及樓宇管理之程序及分享	郝繼霖測量師
		11:45 pm - 12:30 pm	探訪廣州太古匯 (直接在太古匯解散)	

以上的行程只供作參考，最終的行程可能會稍作修改。

註：

(1) 太古匯位於廣州天河區，揉合商業和文化元素，並連接市內的地鐵線，包括一個大型購物商場、兩幢甲級辦公樓、一座文化中心和一間五星級酒店，總樓面面積約 385 萬平方呎，是廣州大型綜合發展項目的新指標。預計 2011 年夏季後分階段啟用。

語言	廣東話為主	費用	HK\$300 (包括單程火車票、國內交通及旅遊保險)
截止日期	2011 年 8 月 29 日	名額	40人 (青年組會員優先，先到先得)

PQSL/GPD/YSG/2011085

GPD APC Revision Course on Valuation Part Two



Speaker	<p>Mr Thomas Tang, FHKIS, Senior Director of CB Ellis Richard Hong Kong, Chairman of the Board of Education & co-covener of the of Education Committee of GP Division</p> <p>Thomas has over 20 years post-qualification experience in Hong Kong and in the PRC, specialising in valuation, land matters advisory and property sales/letting negotiation. Thomas's main engagement was with CB Richard Ellis, the HK Housing Authority and Hongkong Bank during his career development.</p> <p>Thomas has a wide range of capital and rental valuation experience, covering whole building, development site, shop, office, residential property, agricultural land and special property. He has special insights on property market dynamics. His articles commenting government's land and housing policies were published in the HKIS journal and in the Hong Kong Economic Journal.</p>		
Date & Venue	2:00 p.m. – 6:00 p.m. Saturday 3 September 2011 SLC, HKIS		
Details	The speaker will give an outline of valuation as a mandatory question in the written APC, and will go through the principles behind the various methods of valuation as well as some practical issues for valuation surveyors in practice. Candidates who intend to sit for the coming APC are advised to attend.		
Language	English supplemented with Cantonese	Fee	HK\$120; additional charge of \$30 for walk-in A package in the sum of HK\$500 available to GP Students & Probationers for two valuation courses (morning of 13th Aug and afternoon of 3rd Sep); three workshops (afternoon of 13th & 20th Aug and evening of 30th Aug) and Seminar on Property Development (morning of 20th Aug)
Deadline	31 August 2011	Priority	GPD Students & Probationers

CPD/BSD/PFMD/2011088

The Devil of Common Parts (Part II) - Partition Wall separating 2 adjoining flats



Speakers	<p>Mr Gary Yeung, BSc(Hon), LLB, MBA, Dip.Proj.Man., FHKIS, F.PFM, FRICS, MCIIOB, MHKICM, Chairman of PFM Division (HKIS)</p> <p>Prof. James Kenneth Pong, BSc, LLB, PCLL, PCEd, DipArb, MSc (Property Investment), MSc (Urban Planning), Master of Corporate Governance (with distinction), FHKIS, FRICS, FCIArb, F.PFM, MBEng, Chartered Town Planner, Authorized Person, Chartered Secretary, Certified Tax Advisor, Barrister</p>		
Date & Venue	7:00 p.m. – 8:30 p.m. Monday 5 September 2011 SLC, HKIS		
Details	<p>In the previous "The Devil of Common Parts" CPD event held in July 2011, due to the shortage of time, the discussion on the load bearing and non-load bearing partition between 2 flats were not fully covered. In light of a lot of our members are interested in this topic, this CPD will endeavour to analyze a few of the controversial court cases which include : The Incorporated Owners of Westlands Garden v Oey Chiou Ling & Another (2010) – Court of Appeal; Central Management Ltd v Light Field Investment Ltd & Others (2010) – Court of Appeal; Metro City Management Ltd v Tsui Fee Hung Vincent and Lam Wai Fun (2005) – Court of Appeal; Tam Sze Man and Another v The IO of Shan Tsui Court (2010) – Court of First Instance; and Nation Group Development Limited v New Pacific Properties Limited (2000) – Court of Final Appeal.</p>		
Language	Cantonese supplemented by English	Fee	HK\$120 for member; HK\$200 for non-member (HK\$30 walk-in surcharge for all pricings listed).
Deadline	29 August 2011	Priority	BSD & PFM Members; First-come-first-served

CPD/YSG/2011089

Reverse Mortgage Programme in Hong Kong



Speaker Representative from the Hong Kong Mortgage Corporation Limited (HKMC)

Date & Venue 7:00 pm – 8:30 pm Wednesday 14 September 2011 SLC, HKIS

Details The Reverse Mortgage Programme is launched by The Hong Kong Mortgage Corporation Limited (the HKMC) to encourage banks to offer reverse mortgage to elderly people who were aged 60 or above.

Reverse mortgage is a loan arrangement, which enables borrowers to use their self-occupied residential properties in Hong Kong as security to borrow from a participating bank. The borrowers remain as the owners of the properties and can continue to stay at the properties for the rest of their life. In this seminar, representative from HKMC will share with us the key features and benefit of this programme.

Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	31 August 2011	Priority	YSG Member; First-come-first-served

CPD/YSG/2011079

Visit to MTR Training Centre and Operating Control Centre



Date & Venue 9:00 am - noon Saturday 24 September 2011 Kowloon Bay Depot Training Centre and Tsing Yi Operating Control Centre

Assembly Point Lobby of MTR HQ at 9:00 am, MTR Headquarters Building, Telford Plaza, 33 Wai Yip Street, Kowloon Bay

Details Kowloon Bay Depot (KBD) training centre has been supporting the railway industry for more than 30 years by nurturing countless railway professionals. In order to provide the most effective training, KBD training centre has introduced numerous simulators, for instance, Cab Simulators, Signaling Indication and Control Panel Simulator and Automatic Train Supervisory System Simulator, etc. You will be able to experience and learn how to be a professional railway operator.

Tsing Yi Operating Control Centre (TSY OCC) is truly the brain of the railway network in Hong Kong. It is responsible for the control of train service in Tsuen Wan Line, Kwun Tong Line, Island Line, Tseung Kwan O Line, Tung Chung Line, Disneyland Resort Line and the Airport Express. Our experienced speaker will share with you about the operations of OCC. You will surely be amazed by the complexity of it.

Language	Cantonese supplemented by English	Fee	HK\$100 per participant
Deadline	31 August 2011	Priority	First-come-first-served (Maximum 25 participants)

CPD/GPD/2011090

Forest Resources Valuation - Principles and Application



Speaker Mr Joseph C. Ho FHKIS MRICS MAPM ICIOB MCIM MHKIVM
Managing Director, LCH (Asia-Pacific) Surveyors Limited

Date & Venue 7:00 pm – 8:30 pm Wednesday 28 September 2011 SLC, HKIS

Details Forest resources valuation is a kind of natural resources valuation. Joseph is in the forest resources and agricultural assets valuation industry since 2006 in Hong Kong and his reports have been published in various public circulars for various purposes. As a fellow member of the HKIS, Joseph would like to share with you about his experience in forest (森林), forest trees (林木) and stocks (苗木) valuation.

Language Cantonese

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

Deadline 14 September 2011

Priority GPD Member: First-come-first-served

CPD/QSD/2011075

Expert – Role and Liability



Speaker Mr Damon So

Date & Venue 7:00 pm – 8:30 pm Thursday 13 October 2011 SLC, HKIS

Details Damon is a Partner with the Projects (Engineering and Construction) Group of the international law firm Hogan Lovells. He initially qualified as a Chartered Civil and Structural Engineer and is a Member of the Hong Kong Institution of Engineers. Since he subsequently also qualified as a solicitor, Damon has undertaken a wide range of both contentious and non-contentious construction related legal work. In particular, he has handled a large number of construction related litigation and arbitration proceedings involving extensive expert input over the years. He is a Fellow of the Hong Kong Institute of Arbitrators and the Chartered Institute of Arbitrators and acts as an arbitrator.

The long-standing immunity from suit enjoyed by experts in legal proceedings has been abolished by the UK Supreme Court on 30 March 2011 in its recent decision in the case of Jones v Kaney. In light of this and other important recent legal authorities (UK) on conflict of interest and independence of experts, it is perhaps time to revisit the duties of an expert witness. The speaker will discuss the expert's role in relation to legal proceedings in light of the recent developments and authorities and look into the Supreme Court's reasoning for abolishing the expert's immunity from suit. This should be an area of major interest and concern to surveyors who act as or intend to become expert witnesses and/or have to deal with experts in or as a result of any legal proceedings.

Language Cantonese supplemented by 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 29 September 2011

Priority QSD Member; First-come-first-served

CPD/QSD/2011091

No Man is an Island – The Importance of Networking Skills



Speaker	Mr Justin Wong BEng(Civil), MSc, LLB, MICE, CEng, MCI Arb, HKIAC Accredited Mediator		
Date & Venue	7:00 pm – 8:30 pm Thursday 27 October 2011 SLC, HKIS		
Details	Justin is a Senior Consultant with the Contract Solutions team of EC Harris (Hong Kong) Ltd., with experience in construction projects, including project management, contract administration, claims management and dispute resolution. During his early career as a civil engineer, Justin was involved in the engineering design for a number of civil and geotechnical engineering projects in Hong Kong, before becoming the Resident Geotechnical Engineer for both the Victoria Road Improvement and the Deep Bay Link (Northern Section) projects. Justin is currently Chairman of the Young Members Group, Chartered Institute of Arbitrators (CIArb), East Asia Branch and the Treasurer of the Society of Construction Law Hong Kong (SCLHK). Justin is also an accredited general mediator of the Hong Kong International Arbitration Centre (HKIAC).		
	About the Presentation		
	<ol style="list-style-type: none"> 1. The basic concept of networking 2. What you need to prepare for networking 3. Some 'Dos and Don'ts' during networking 4. Market intelligence 5. Follow-up techniques 		
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	13 October 2011	Priority	QSD Member; First-come-first-served

EVENT CODE: CPD/YSG/201107

香港測量師學會 青年組

重慶

日期: 2011年10月12日至10月17日(6日5夜)

地點: 重慶市

行程:

- 拜訪當地政府機構
- 參觀重慶新天地等私人企業之發展項目
- 參觀國家企業
- 遊覽大足石刻等旅遊景點

費用: \$3,999* (青年組會員)
\$5,500* (非青年組會員#)

名額: 40人 (先到先得, 額滿即止, 青年組會員優先)

備註:

- 參加者請將已填寫之 CPD Standard Reservation Form 連同劃線支票一併交回
- 可計算 10 小時之持續專業發展
- 查詢請致電 2526 3679 或電郵 cpd@hkis.org.hk 與余小姐聯絡

重慶交流團

*以上費用已包括住宿、膳食、交通、機票及稅項等。各參加者可按個人需要購買合適之旅遊保險
 #香港測量師學會四十歲以上之專業及資深專業會員，年齡以截止報名日為準
 實際行程將以出發前最後之公報為準

BSD/YSG EVENT: APC (BS) WORKSHOP 2011

APC CAMP – MOCK ASSESSMENT FOR PRACTICAL TASK

(EVENT CODE: PQSL/BSD/YSG/ 2011076)

Date: **24 & 25 September 2011 (Saturday & Sunday)**
Time: 13:00 (Day 1) – 13:30 (Day 2)
Camp Site: Wu Kwai Sha Youth Village, Ma On Shan
Fee: \$500 (Including accommodation and catering in camp site)
Quota: **32** (first come, first served)
Programme: Day 1 : Task-in-progress + Presentation + Sharing
Day 2 : Theme Talk (1 CPD hour)
Application
Closing Date: **19 August 2011**

Details: It is a mock assessment for Practice Task with questions regarding the campsite. Participants can gain experience in preparing design scheme and presenting the works giving the similar examination environment and gain direct feedback from the assessors for their performance on design scheme, presentation skills and response on questions. Join this invaluable experience with your fellow candidates so you can share your worries and concerns, as well as having a relaxing and close dialogues with assessors!

Remarks: Please complete the CPD Standard Reservation Form and return together with the payment to the HKIS office for registration. For more detail, please contact our Ms. Donna Yu on 2526 3679 or email to cpd@hkis.org.hk.



Assessors Wanted

BSD and YSG will organize jointly the Mock Assessment for Practical Task in the coming September with details as follows. Qualified BSs are wanted no matter you are already in the Assessors List or not. Other than the Presentation, there will have Sharing in the discussion session after the Task. You and probationers (campers) must gain valuable experience from it.

Date : 24 and 25 September 2011

(the Presentation will be conducted in the evening of 24 September 2011)

Venue : Wu Kwai Sha Youth Village, Ma On Shan

Those members would like to join can contact Donna Yu on 2526 3679 or email to cpd@hkis.org.hk for registration.

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

Forum on Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) Compulsory Purchase

Dr Lawrence Poon, Immediate Past Chairman of the General Practice Division, delivered a public talk on Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) on 8 July 2011 on behalf of our Institute. The talk was well received by more than 200 audiences. The target audiences were minority owners with concern on how their right might be affected by the Ordinance including the application threshold and apportionment of sales proceeds. At the talk, there were also representatives from the Joint Mediation Helpline Office Limited (JMHO) and Senior Citizens Home Safety Association (SCHSA) to introduce the Pilot Mediation Scheme for Compulsory Sale and Outreach Support Service for Elderly Owners respectively. Another public talk has been scheduled for 7 October 2011.



Reverse Mortgage

HKIS has been invited to express views towards the Reverse Mortgage Programme of the Hong Kong Mortgage Corporation Limited (HKMC). Our President, Mr Peter Wong, BSD Chairman Mr Vincent Ho and our GPD Hon. Secretary Mr Tony Wan had met with various representatives of HKMC including its Senior Vice President Mr Stanley Chan on 30 June 2011 to share with them our professional view points on this matter. A fruitful discussion was conducted with particular focus on the physical building life issues.

The Reverse Mortgage Programme is launched by the Hong Kong Mortgage Corporation. The programme aims to encourage banks to offer reverse mortgage services in Hong Kong which enables people, particular elderly citizens, to secure mortgage loan with their occupied residential property in Hong Kong. Mortgagees can remain as the owners of property and can continue to stay for the rest of their life. Mortgagees will receive monthly payout over a payment term of either a fixed period of years or the entire life. Lump-sum loan can also be borrowed for specific purpose when necessary.

HKIS GPD and CIREA Diploma Presentation Ceremony and Joint Valuation Forum

The second HKIS and CIREA reciprocity arrangement was successfully held in Shenzhen in March this year, 99 HKIS members obtained the CIREA qualification while 99 CIREA members also received the HKIS qualification. Qualified members should have completed the enrollment procedure. A Diploma Presentation Ceremony together with a Valuation Forum is scheduled to be held on **21 October 2011 (Friday)** in Beijing. The one day event comprises two parts, diploma presentation ceremony in the morning and then in the afternoon a valuation forum on valuation techniques and property market.

A delegation from HKIS GPD will participate this event. Members who have obtained the CIREA qualification are cordially invited to join the delegation to attend this meaningful event. Details and notice of event will be launched immediately after the logistic arrangement has been confirmed with the CIREA.

Special CPD Seminar - "Valuation of Forest"

Valuation is the core business of GP surveyors. Members may have encountered various kind of valuation on special property. Valuation of Forest is a specific experience which will be of interest to valuers.

Forest resources valuation is a kind of natural resources valuation. An expert in Hong Kong is Joseph Ho, one of our GPD council members. He has been in the **forest resources and agricultural assets valuation industry** since 2006. His reports have been published in various public circulars for

various purposes. As a fellow member of the HKIS, Joseph would like to share with you about his experience in forest (森林), forest trees (林木) and stocks (苗木) valuation. A CPD seminar is scheduled to be held in September 2011. Members may wish to note the CPD announcement which will be made soon.

Nanjing Study Visit (23 to 28 July 2011)

Council Member Jason Chan and I joined a delegation visit organized by Central Liaison Office (CLO) (中聯辦) to Nanjing and Yangzhou. The delegation comprised 28 persons including surveyors and other professionals (architects, planners, landscape architects). Its aim is to visit the latest property development in Nanjing. During the visit we had promulgated the work of GP Surveyors and exchanged views on the latest property development both in the Mainland and Hong Kong. 



Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

HKIS Diploma Presentation 2011

Congratulation to the new FHKIS/MHKIS who received their diplomas on 20 July 2011 (Wednesday) at The Hong Kong Jockey Club, Members Stand I, Happy Valley Racecourse, HK.

Name 中文姓名	Class
CHING SIU TONG 程肇堂	FHKIS
KOO TAK MING 古德明	FHKIS
TANG HONG WAI 鄧康偉	FHKIS
CHAN HO CHIU ELTON 陳浩釗	MHKIS
LEUNG NGA YEE 梁雅儀	MHKIS
SHI WEN ZHONG 史文中	MHKIS
TSE CALVIN 謝家輝	MHKIS
WONG KIN MICHAEL 黃健	MHKIS
WONG PAK WAI 黃伯偉	MHKIS
YAM YEUK LO 任若魯	MHKIS
YU WAI WING ALBERICH 余偉榮	MHKIS





Amendments to the HKIS Constitution and Bye-Laws

The proposed amendments to the HKIS Constitution and Bye-Laws were passed in the HKIS EGM on 18 July 2011. We shall have to amend our Rules and Guide for the APC/ATC for our Division. The Divisional Education Committee shall study various possible options to ensure LSD is able to widen our scope in addressing the needs to application of membership in both professional grade and technical grade.

LSD Contact Points

If you have any views on the Council's work, please feel free to send them to the Hon Secretary at lsd@hkis.org,hk or to me at lsdchairman@hkis.org,hk. 🇭🇰

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

Meeting with Representative of China Property Management Institute

With the kind arrangement of the Development Bureau, we are able to commence an ice-breaking meeting with the mainland officials recently in respect of the possible mutual recognition of professional qualifications between HKIS and China Property Management Institute (CPMI). A visiting team from the Guangdong Province visited our Institute on 21 July 2011. Members of the team include 廣東省人力資源和社會保障廳岳向前副處長、廣東省住房和城鄉建設廳潘偉堂處長、廣東省物價局價格認證中心蔣朝勝主任、廣東省人力資源和社會保障廳唐汪峰主任科員 and our old friend the President of GDPMI 許建華。The preliminary aim of the meeting was to explore the feasibility of starting-off mutual recognition of professional qualification in the Guangdong Province. The visiting team was received by our Senior Vice President, Chairman of PFMD and Vice Chairman of GPD. We have briefly introduced the history of HKIS in Hong Kong and PFMD to all members by showing our HKIS Corporate Video and PFMD publications. They demonstrated keen interest of PFMD's four core competencies, namely "Property Asset Management", "Corporate Real Estate", "Project Management" and "Property Management", as described in our Brochure.

The visiting team was also briefed that HKIS is one of the ten major professional institutes in Hong Kong and we have representation in the Legislative Council. After the meeting, there was a guided tour to our Surveying Learning Centre, Library and Administration Office and team members were impressed by our facilities which support our members' needs. It is anticipated that HKIS should organize a delegation to visit Guangdong Province in the near future for further exchange of views. I will keep all members posted regularly on any further development.



While exchanging views on how members of both Institutes could acquire the professional level of membership, we introduced the three Universities in Hong Kong which provide undergraduate surveying studies and the various procedures of attending our APC. The importance of mandatory CPD was also emphasized. The delegation noted that the key difference between HKIS and CPMI members is a professional HKIS member in Hong Kong may practice individually without attachment to an organization but members achieving registration standard of CPMI must be employed by a registered organization.

Lifts and Escalators Bill

Members may have already been aware of, the Development Bureau and EMSD had put forward a Lifts and Escalators Bill to the Legislative Council in April this year. A Bills Committee was set up to scrutinize the Bill. HKIS was invited by the Bills Committee on 24 June 2011 to offer views and to attend its Committee Meeting held on 17 July 2011. A cross-divisional working group was set up. Members of the working group include the Chairman of PDD, the Vice Chairman of BSD and me. The working group met on the 4 July 2011, thereafter a paper was drawn up and submitted to the Bills Committee on the 8 July 2011. Please find below some key points of the paper for members' reference.

1. Responsible Person

- Responsible person should be the owner rather than the property manager considering the right to pay and privilege to enjoy utilization.
- New 24-hours reporting requirement is considered harsh and technically unfeasible for small unmanned building.

2. Service Quality

- Independent lift (or escalator) engineer separated from the employment of a contractor is recommended to enable a more objective supervision.
- Performance pledge for various approval, inspection and certification by EMSD should be introduced. Independent certification can be an option to speed up such process.

3. Disciplinary Arrangement

- Considering a more stringent penalty system is introduced, a more thorough decision-making process of taking disciplinary action is recommended. More laymen representation in respective boards and panels was proposed.

4. Code of Practice and Guideline

- Codes issued by BD and EMSD should be aligned with flexibility allowed for A&A works. Performance-based solution can be an option to meet new requirements.
- Opinion from building owners and property managers should be considered while drawing up the new Codes.

I attended the Bills Committee Meeting on 17 July 2011 and have elaborated our views to the Committee. Our opinions attracted much media coverage in the following day. Details of the Bill and other related information, including our written submission, are available at the website of Legislative Council. PFM Surveyors are strongly recommended to view these documents and offer your further views to the Bills Committee.

Regulation of the Property Management Industry

I reported in earlier issue of Surveyors Times that the Home Affairs Department (HAD) had published a consultation paper in connection with the proposed regulation of property management industry. Consultation period was ended on 15 March 2011. Recently, HAD compiled the results of public consultation into a report and the report had been submitted to the Panel on Home Affairs of the Legislative Council. Prior to the Panel held its meeting of 8 July 2011, HAD invited various professional institutes to a briefing session which was held on 30 June 2011. Council Member Mr Kays Wong and I attended the briefing session. It was noted that HAD intended to pass this new regulation at around year 2013.

As a practicing PFM Surveyor, I would like to share with you some key elements of the HAD's report.

a) Licensing of Property Management Company

- License will be required in order to enhance service quality of the industry.
- There will not be any grading of license to avoid labeling effect of small company.
- Company providing merely security, cleaning and specialist service will not fall into this licensing regime.
- Owners' corporations will not fall into this licensing regime in the meantime. HAD committed to providing more training and outreaching services to OC. There may also be an advisory panel being set-up to offer free advice to OC.
- Owners managing their own building, not by a separate property management subsidiary, may also be exempted from this new requirement.

b) Licensing of Individual

- Probably only practitioners, holding overall management responsibility, will be licensed. Front-line and operation staff will not fall into this licensing regime.
- The level of license is subject to further consideration.

c) Authority

- Probably an independent organization under a statutory ordinance will be established. It will perform dual function including issue of license as well as promotion of service quality of the industry.
- Members of the Authority would be nominated by the CE and representing the trade profession.
- It will be self-financed but the license fee would not be too significant in order not to cause obvious effect on management fee.
- It would probably funded by levy of extra tax on property conveyancing. Initial proposal would be 0.01% of transaction cost.

d) Transitional Period

- There will be a three year transitional period after enactment of the new legislation.
- There will be a Advisory Committee formed during the transitional period to offer advice to government on setting-up of the new Authority.

The full HAD report submitted to the Panel on Home Affairs can be downloaded from the Legislative Council website. As the new regulation would create far-reaching effects on PFM practitioners, I would like to urge all members to view the report. If you have any comments that you wish to draw to the Council's attention, please feel free to email to me at garymkyeung@hkis.org.hk. 

Quantity Surveying Division Chairman's Message



Antony Man QSD Council Chairman

The 15th Pacific Association of Quantity Surveyors (PAQS) Congress (23 – 26 July 2011) – Cost Management in a world Emerging from Adversity

The 15th PAQS Congress was hosted by the Institute of Quantity Surveyors, Sri Lanka at the Cinnamon Grand Hotel, Colombo, Sri Lanka last month. The President and the QSD Chairman together with 7 other delegates of HKIS (Wong Bay, Antony Man, T T Cheung, Thomas Ho, Dr Paul Ho, K C Tang, Joseph Chong, Dr Mei-yung Leung and Dr Ellen Lau) attended the PAQS Board Meeting, International Cost Engineering Council (ICEC) Region 4 Board Meeting and the PAQS Congress. It was 12:30am on 23 July 2011 when we arrived at the Bandaranaike International Airport at Katunayake, which is about 37km north of the commercial capital of Colombo. The Architectural Services Department of HKSAR also sent a delegate, Mr Alvin Chan, to the Congress.

The PAQS Board Meeting was held on 24 July 2011 (9:00am to 5:00pm) comprising an exchange of souvenir ceremony and a photo taking session for the Board Members at the end of the Board Meeting. The Chair of ICEC, Mr Murtala Oladapo and the Global President of RICS, Mr Ong See Lian were also in the meeting. The following agenda items were discussed and confirmed:

1. The Institute of Quantity Surveyors, Sri Lanka (IQSSL) was confirmed Full Member of the PAQS whereas Association for the Advancement of Cost Engineering International (AACEI) tendered its resignation from the PAQS. The total number of Full Members of PAQS is 10. Application for membership had been received from the Philippine Institute of Certified Quantity Surveyors (PICQS) and PICQS was confirmed Associate Member of PAQS.
2. Congratulations to Dr Mei-yung Leung who was presented the PAQS Academic Excellence Award. This Award recognizes excellence in academic and research performance that has application or benefit that transcends national boundaries. Dr Leung is an Assistant Professor of the City University of Hong Kong and her research interests include project management, value management, conflict management, stress management, facilities management

and construction education.

3. Proposal for the formation of PAQS Council of Advisors was confirmed after discussion for the past two years. One of the core values of PAQS is the bond and harmony which has been developed since its establishment in 1995. This value should be maintained and treasured by all future PAQS leaders. These Advisors shall provide advice on matters relating to major policy and development of PAQS business and serve as ambassadors of PAQS. 7 past PAQS Chairmen were appointed for a term of 2 years:
 - a) Mr T T Cheung (HKIS);
 - b) Mr Dennis Lenard (AIQS);
 - c) Mr Edward Tang (SISV);
 - d) Mr Ong See Lian (ISM);
 - e) Mr Trevor Main (AIQS);
 - f) Mr Takayoshi Sato (BSIJ); and
 - g) Mr Teoh Wooi Sin (SISV).
4. The Chair of Sustainability Committee, Mr T T Cheung submitted and presented a discussion paper on the election system for Office Bearers of PAQS on behalf of a working group (including Mr T T Cheung, Mr Edward Tang, Mr Ong See Lian, Mr Trevor Main, Mr Takayoshi Sato and Mr Teoh Wooi Sin). Under the current mutual agreement (“gentleman agreement”) by member institutes, the Office Bearers are elected under a rotation system and therefore each member institute would have opportunity to take the lead and share the responsibility in serving the PAQS. “Opened” election was proposed for position of the 2nd Vice Chairman due to the increase of member institutes of PAQS in the recent years. With the further consultation and revised consolidated paper in the next few months, the issue will be decided in the next PAQS Board Meeting in 2012 in Brunei Darussalam.
5. Future PAQS Congresses were confirmed as follows:
 - 2012 – Brunei Darussalam (PUJA; 7 – 10 July 2012)
 - 2013 – PRC China (CECA)
 - 2014 – Hong Kong (HKIS; 30th Anniversary)
 - 2015 – Japan (BSIJ)

Regarding the PAQS 2014 to be held in Hong Kong, our Past President, Mr Francis Leung was appointed the Chairman of the organizing committee.

6. The following Officer Bearers of PAQS were elected at the meeting for 2011 to 2013:

Chairman	– Mr Gordon Cairney	(NZIQS)
1st Vice Chairperson	– Mdm Ma Guizhi	(CECA)
2nd Vice Chairman	– Mr Ian Duncan	(CIQS)
Secretary	– Mr John Granville	(NZIQS)
Treasurer	– Mr Trevor Main	(AIQS)

The following are papers presented by the Hong Kong delegates at the PAQS Congress:

- i) BIM – Based life cycle assessment tool for sustainable construction [Iris X Han, Llewellyn C M Tang and Dr Paul Ho]
- ii) Labour productivity in the Hong Kong Construction Sector [Dr Paul Ho]
- iii) Quantity Surveyors' role and strategies for green building compliance and certification in private developments in Hong Kong [Joseph H C Chong and Park Ling]
- iv) A new chapter of green buildings in Hong Kong [Daniel C W Ho and Dr Paul Ho]
- v) A review of cost planning methodology adopted in managing engineering projects [Dr Ellen Lau]
- vi) An internet FAST software for facilitating value management discussion [Dr Mei-yung Leung and Jingyu Yu]
- vii) How to set up excel spreadsheets to measure, transfer and bill Bills of Quantities in a real time manner [Tang Ki-cheung]

Among the papers presented in the PAQS Congress, the second paper above of Dr Paul Ho was selected the best paper of the year. Congratulations! The Institute would like to encourage more young members to submit their papers for the Congress in the coming years. There is a PAQS-Iwata Traveling Scholarship Competition. The theme of the PAQS Congress 2012 is Innovating and Sustaining: Challenges and Opportunities. Abstracts and papers are to be submitted on or before 1 March 2012 and 1 May 2012 respectively.



PAQS Board Meeting



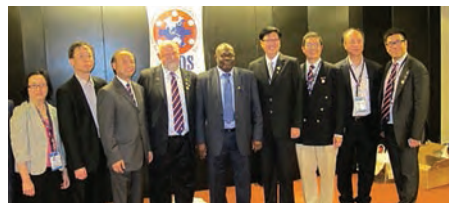
HKIS delegates at the Board Meeting



Incoming PAQS Chairman and HKIS delegates



PAQS Chairman Mr Teoh Wooi Sin, IQSSL President Professor Chitra Weddickara and Past PAQS Chairman Mr T T Cheung



Incoming PAQS Chairman Mr Gordon Cairney, ICEC Chair Mr Murtala Oladapo and HKIS delegates



Exchange of souvenir with the hosting member institute



CECA and HKIS delegates



Exchange of souvenir with SISV QSD President



Exchange of souvenir with BSII Vice President



Exchange of souvenir with NZIQS President



PAQS Board Members



President dinner



Outgoing PAQS Chairman at the farewell dinner



PAQS Academic Excellence Award to Dr Mei-yung Leung (HKIS)



Golf winners



HKIS delegates at the opening ceremony



Best presented papers awarded to Dr Paul Ho (HKIS)



Incoming PAQS Chairman



Opening ceremony – the Chief Guest and the Guest of Honour



Day excursion: the elephant orphanage in Pinnawala



Opening ceremony



Dancing Performance at the opening ceremony



CECA and HKIS delegates



Welcoming dinner



Dancing performance at the welcoming dinner

The 2nd Batch Training and Assessment under the Reciprocity Agreement between the China Engineering Cost Association (CECA) and the Hong Kong Institute of Surveyors

Meeting was held with CECA (Madam Ma Guizhi, the Vice-President and the Secretary-General) in Beijing on 15 July 2011 and a confirmation letter dated 30 May 2011 was received from CECA. 166 HKIS members of the Quantity Surveying Division were conferred the qualification of the PRC Registered Cost Engineer by CECA after the training and assessment last October. Please refer to the website of QSD for the list of members. Presentation of the Certificate of Qualification by CECA is scheduled in October 2011 and the subsequent process of registration will be arranged thereafter. Details of registration will follow the requirements of the notice from Ministry of Construction (currently Ministry of Housing and Urban-Rural Development) dated 25 February 2008. These can be found in the QSD website.

We congratulate the 172 members of the CECA, who successfully passed the training and assessment held in November 2010 in Shenzhen. They will become our members after the final endorsement of the Board of Membership and the General Council. 🇨🇳

Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman

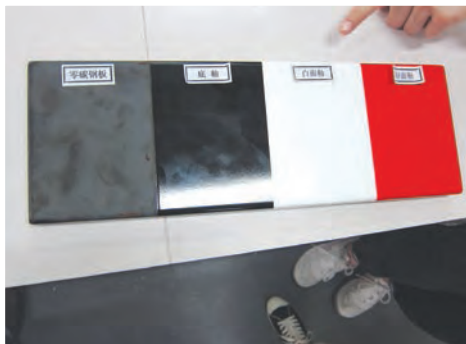


STEELWORKS FACTORY VISIT AT ZHU HAI

We organized a CPD event on 23 July 2011 by visiting Program Metal Products (Zhuhai) Co. Ltd., a steelworks factory. Over 50 young members from different divisions participated in this event. Although the temperature was high on the event day, we all felt excited about the visit. We spent a whole morning together in the factory. After the presentation, we were guided to visit numerous workshops from welding, cutting to coating as well as the showroom and the laboratory. Staff from the factory shared with us

a lot of their technical knowledge and valuable experience in regard to production, application and development of different steelwork products, in particular the vitreous enamel coating panel.

I would like to take this opportunity to express my sincere thanks to Mr Leo Leung and Mr Kevin Leung from Program and our Mr Jerry Li for his great effort and support to this successful event.



HKIS Diploma Presentation

Diploma Presentation cum Dissertation Awards Presentation 2010 was held at the Hong Kong Jockey Club, Happy Valley on 20 July 2011 with more than 130 members from different divisions qualified at the same night. Angela So and Jerry Li, YSG committee members, were the MCs of the night. It

was a remarkable moment for members who completed their APC and qualified as chartered surveyors. Thanks are given to all members of the HKIS General Council for their continuous supports in this annual event.



UPCOMING EVENTS

We are going to organize the following CPDs and social events in coming August and September:-

CPD

1. An Overview of Disputes relating to Old Lease Clause
2. How to Prepare for an Appeal against a Decision of the Building Authority?
3. Joint CPD with BSD – BSD APC Series 2011
4. 新界東北地質公園及海岸公園生態導賞團

Social Event

1. 老饕宴
2. Young Surveyors League (Basketball) – Thanks a lot for the support from the members. The exciting tournament with 8 teams will be started from 14 August 2011 at Po Kong Village Road Sports Centre.

Don't miss the chance to learn and have fun together!
We look forward to seeing you in our events!

We Need You!

For the success of 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 may have any enquiry about YSG, please feel free to email us at hkis.ysg@gmail.com. Or, you can attend our next YSG meeting in August and September on 15 August 2011 and 2 September 2011 respectively, at 7:00pm in HKIS. 🇺🇸

Study Tour 2011



重慶
CHONGQING



2011



Mediation – A Different Means to a Better End

Eric Chan (LSD CPD Convener)

The CPD event “Mediation – A Different Means to a Better End” organized by LSD was successfully held on 27 May 2011. Sincere thanks to Mr Brian J Coutts JP, past president of the New Zealand Institute of Surveyors, for delivering the seminar sharing with our members the fundamental issues of mediation, skills of a mediator and some case studies.

Mr Coutts firstly gave a brief description of the components of Alternative Dispute Resolution (ADR), such as arbitration, conciliation etc., then followed by the definition of mediation and introduction of the set of mediation protocols. He afterwards discussed the in-depth subjects including the required skills of a mediator, the traps concealed during the process and the tricks in handling mediation. All in all, the three golden rules of being a mediator are to understand the facts, to understand the people and to stay neutral. Mr Coutts also presented several cases for exemplification and to let members have a better understanding of the mediation process.

The seminar ended after an interactive Q&A session in which members were very much benefited by the interesting questions raised by the audience on the one hand, and on the other hand by the concise responses given by our honorable speaker.



房地產市場的特質及投資分析

Liz Li

The above-mentioned CPD event was successfully held on 16 June 2011 with more than 140 members attending the seminar. Being an experienced stock investor and having been working as an editor for 2 local newspapers respectively, Mr Micro Chow shared his personal views based on the statistical figures and his findings to analyze the current phenomena of Hong Kong property market during the seminar. He then illustrated the differences between property and other investment tools with lively examples, and proposed some useful pieces of advice to the Government in dealing with the current property market and formulating future housing policies.





The Meaning of “House” and the Ownership of “Partition Wall”

Kent Yeung

A CPD seminar titled “The Meaning of ‘House’ and the Ownership of ‘Partition Wall’” was successfully held on 6 July 2011. Mr Louie Chan, a barrister-at-law, delivered a talk on two recent court cases which is worth surveyors’ attention. Regarding the case *Incorporated Owners of Westlands v. Oey Chiou Ling & Wong Fung Ling*, CACV155/2010, he explained to us the court’s legal position of the ownership of the partition wall between two adjoining units. He then elaborated on the meaning of “house” as interpreted in the case *Fully Profit (Asia) Limited v. the Secretary for Justice* (for and on behalf of the Director of Lands), HCMP82/2010. In addition, Mr Lawrence Pang and



Mr Jim Lam, two experienced surveyors, shared with us their knowledge relating to the two cases as well as their views on the judgements. The full-house seminar was very informative and inspiring. All the audience benefited a lot from different perspectives of the speakers.

Advancement of 3D Noise Mapping in Hong Kong

Eric Chan (LSD CPD Convener)



On 23 July 2011, we received great honour to have Dr Law Chi Wing, Environmental Protection Officer, Environmental Protection Department (EPD), to share with us

the seminar on “Advancement of 3D noise mapping in Hong Kong”. The talk was well attended by members of different grades from different divisions.

According to Dr Law, in the 90’s, noise assessment results were usually presented by tables with figures and maps. Any particular information would need to be individually calculated from the figures. With the aid of large scale noise model and Geographical Information System (GIS), 2D traffic noise map evolved. However, 2D noise mapping was still inadequate in accurately portraying the noise exposure environment in Hong Kong where roads were very often in close proximity to skyscrapers.

With the rapid development in GIS, 3D computer graphic and virtual reality technology, 3D noise mapping over a large

geographical area has now become a more manageable task. Dr Law introduced to us the 3D noise mapping system in EPD and the three main components of which are basic 3D model generated by GIS, large scale model containing façade noise grids and the photorealistic 3D model through image texturing. The system helps very much in district consultation for noise barrier or road/highway construction project, public education and decision making as the technical information could be presented in a more public understandable way. Finally Dr Law introduced the latest web-based noise assessment software, iRAMS, and 3D Model Server, 3DMOS, and demonstrated some of their applications.

After the seminar and Q&A session, there were close and interactive discussions among the attendees and our honorable speaker, and undoubtedly, all attendees were benefited with their knowledge of GIS applications having been broadened. 🇺🇸



Lane

Terry K. Y. NG, MSc MRICS MHKIS MCIQB

In this article, I shall look at a few issues about lane in the context of the Buildings Ordinance and Building (Planning) Regulations.

General

'Lane' appears in a number of places in the Buildings Ordinance (BO) and Building (Planning) Regulations (B(P)Rs). It is quite an important item as it relates to a number of issues, e.g. service lane, lighting, ventilation, means of escape and most importantly development intensity. However, there is no definition of 'lane' in the legislation, let alone the minimum width. Hence it has to be construed in the general sense.

A few people have a wrong concept that, in order to qualify as a lane, the minimum width of 3m should be provided. This misconception arises from B(P)R 28(1) which stipulates the provision of a service lane of at least 3m wide in certain circumstances. The truth is that in order to satisfy B(P)R 28(1), the lane has to be of a minimum width of 3m. This dimension is by no means the minimum qualifying requirement for a lane.

In BO section 2, 'street' includes lane and therefore the regulations related to street widening applies to lane widening as well. In fact, the cases on lane widening are mostly more complicated than that of street widening.

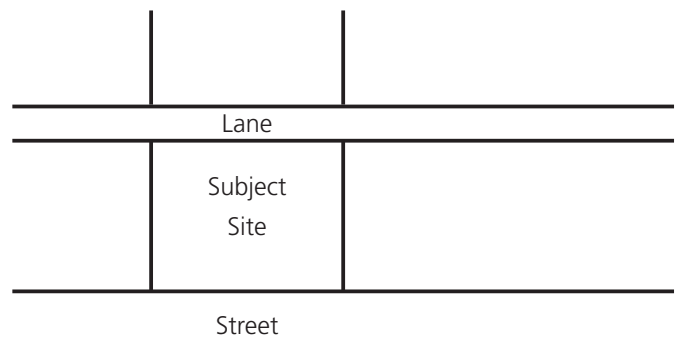
Apart from the legislation, the most relevant publication on lane is *Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-73* (PNAP APP-73) issued by the Buildings Department.

Widening of a lane

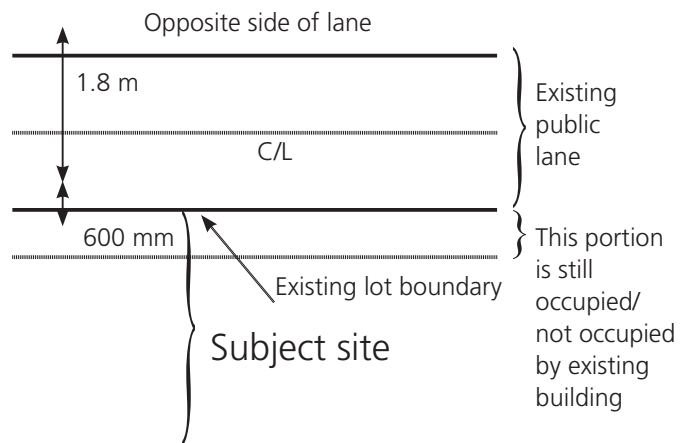
When a lane is required under B(P)R 28(1), no matter whether it is existing or not, it cannot be included in site area. On the other hand, when the lane is not required by law, whether it could be counted for site area calculation

would depend on the circumstances of respective case. In the following paragraphs, I shall attempt to illustrate the Building Regulation by looking at a few hypothetical cases.

The site depicted below is a Class 'A' site with no side lane. It is going to be redeveloped for residential purpose. The width of the existing public lane at the rear is only 1.8m. If the site situation warrants for lane widening and in order to satisfy the requirement of B(P)R 28(1), both the 2 sites on each side of the lane would be required to be set back 600mm to provide a 3m lane. With respect to the redevelopment site in this case, although this 600mm strip of land is occupied by the existing building or being part of the private lot, this strip of land cannot be included in site area calculation for the new residential development, as the provision of service lane is required by law.



Site Plan



Part Plan of Site near the Lane

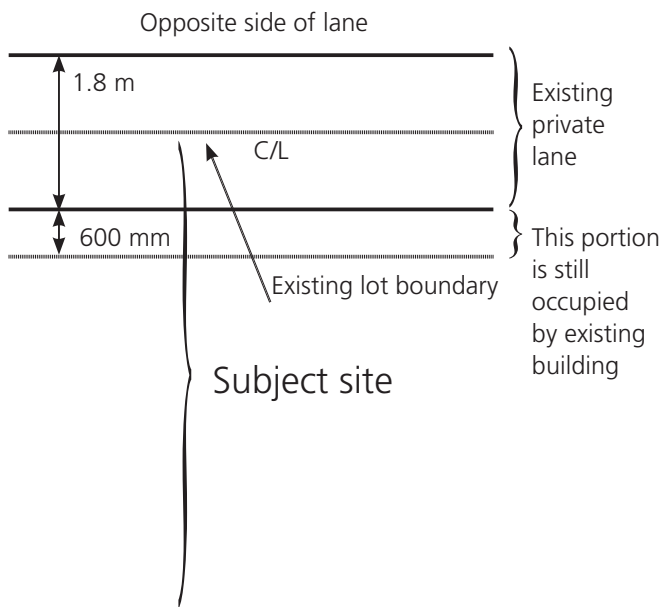
In the following circumstances, B(P)R 28(1) does not apply:

- (i) the site is developed for non-residential purpose;
- (ii) the site has a side lane of 3m wide;
- (iii) site classification is B or C;
- (iv) for detached and semi-detached buildings;

Assuming that it is still desirable to widen the lane, the owner will be by all means encouraged to do so. Of course the owner has to be compensated for the loss of land. In this situation the owner can include the 600mm strip of land in site area and even claim the bonuses under B(P)R 22, with the consent of the government. It should be pointed out that whether this 600mm strip of land to be dedicated to the public or surrendered to government finally depends very much on the circumstances of the case.

Inclusion of lane in site area

What happens when half of the lane belongs to the site owner and B(P)R 28(1) does not apply? Can the owner include the lane into site area? It depends on whether B(P)R 23(2)(a) applies or not.



Part Plan of Site near the Lane

As the 600mm strip of land is not part of the existing lane, it can be included in site area. Problem lies with the portion between the rear boundary and the 600mm strip of land.

Here reference should be made to 40 Fort Street Case (M.P. No. 600 of 1994). This Case highlights the importance of owner’s control of land, in addition to the physical characteristics of the land.

If there is an easement by way of a mutual right of way with adjoining owners granted or reserved in respect of this piece of land, the owner will not retain control over this land. As long as the right of way exists, this land will remain as a street and will not be available to the owner for development pursuant to B(P)R 23(2)(a). Thus in the absence of an easement, this land is available to the owner for development. It was also held in the Case that the mere existence of unauthorized structure on the land under the control of the owner does not alter this availability. This Case is so important that readers are advised to study it in detail. In addition, readers’ attention is drawn to the Buildings Department’s lane policy promulgated in PNAP APP-73.

Conclusion

Even with the absence of easement, the inclusion of private lane in site area is quite a complicated matter. Very often there are factors like site characteristics, neighbourhood, lease conditions, etc., affecting the outcome of the case. As a result each case has to be examined in detail and decided on its own merits. As it involves modification of B(P)R 23(2)(a) for inclusion of existing lane into site area calculation, invariably each case has to be referred to Building Conference I held by the Building Authority. Finally, I have to stress that the views in this article are based on my knowledge in the subject only and do not represent those of any body or organisation. ■

Practical Completion? Achieve or Yet to Achieve

Hon Chi Yi, Ludwig

Professional Diploma (QS), Master of Arts (Arbitration & Dispute Resolution)
 FHKIS, FRICS, AAIQS, RPS(QS), MCIArb, AHKIArb, MAE
 Accredited Mediator (HKIAC), Mediator (HKIA & HKIS), Mediator (HKIArb)
 Director, C Y Hon Consultants Ltd.

A hot debating issue in the construction industry recently is “Practical Completion”.

In this paper, I will try to go through some recent cases in relation to “Practical Completion” with some brief discussions and followed up by attempting to define what is “Practical Completion”.

Case 1 – J Jarvis & Sons v Westminster Corporation [1978]

The house of Lords had to decide whether the main contractor was entitled to extension of time where delays occurred due to remedial works undertaken by the nominated piling sub-contractor after the piling work was completed.

Practical completion of the sub-contract works became relevant as the court held that no extension of time was due in respect of delays caused by remedial works to the piling after the piling had been completed.

Lord Justice Salmon explained what is meant by “practical completion”:-

“I take these words [practical completion] to mean completion for all practical purposes, that is to say for the purposes of allowing the employer to take possession of the works and use them as intended....” (bracket added by the author)

As a result, Lord Justice Salmon pointed out that the two crucial points for “practical completion” were:

- (a) “....completion for all practical purposes”; and
- (b) “....allowing the employer to take possession of the works and use them as intended.....”

Case 2 – H W Nevill (Sunblest) Ltd. v William Press & Son Ltd. [1981]

In this case, defects occurred after practical completion of

a preliminary works contract which delayed a follow-on contract. As a result, what is “practical completion” was relevant in this case.

Judge in this case concluded that,

“I think the work ‘practically’ under the contract gave the architect a discretion to certify that William Press [the defendant] had fulfilled its obligation under the contract, where very minor de minimis work had not been carried out, but that if there were any patent defects¹ in what William Press had done the architect could not have given a certificate of practical completion.”
 (bracket added by the author)

Here, the judge named the following points to note:

- (a) the architect has discretion in determining whether “practical completion” has reached under the contract;
- (b) “de minimis” rule shall be considered in determining whether “practical completion” has reached under the contract; and
- (c) if there are patent defects¹, Architect cannot issue practical completion certificate.

In here, apart from whether the works have reached the status of “practical purpose” completed and / or the Employer ready to take possession of the works as per Case 1 above, the judge decided to take another view that the architect has discretion in determining whether it reaches the status of “practical completion”, rule of “de minimis” shall be adopted in deciding each case and if there are patent defects¹, no practical completion certificate shall be issued.

¹ “Patent Defects” – Refer the next Article “Patent and Latent Defects” by the author

Case 3 – Big Island Contracting (HK) Ltd. v Skink Ltd. [1990]

In this case, the Court of Appeal of Hong Kong had to decide whether practical completion had been achieved.

The plaintiff was contractor for work on the 12th and 13th floors of the defendant's building under a contract which provided payment of 25% of the price upon practical completion.

The defendant went into occupation of the building and the plaintiff contended that the works had been practically completed and issued proceedings seeking for 25% of the agreed price, i.e. nearly HK\$100,000.

District Judge Yam found that practical completion had not been achieved since there were defects which would have cost between around HK\$50,000 to rectify and that the plaintiff had failed to execute an important part of the modification of the sprinkler system on the 13th floor for which a provisional sum of HK\$20,000 had been allowed.

The Judge found that this defect affected the safety of the system and would take around 2 days to correct. Hence, the Judge gave judgment to the defendant. The plaintiff's appeal against the decision was dismissed.

The most important point that brought out by this case was – occupation by the employer does not itself, therefore, constitute "practical completion".

Case 4 – Emson Eastern Ltd. v EME Developments Ltd. [1991]

Emson was the contractor whilst EME was the developer.

Judge John Newey QC, in arriving at the meaning of completion of the works, took account of what happens on building sites. He considered that he should keep on mind that building construction is not like the manufacture of goods in a factory. Size of the project, site conditions, use of materials, employment of various types of operatives all make it impossible to achieve the same degree of perfection as can a manufacturer.

The Judge continued to mention that it must be rare for a new building to have every screw and every brush of paint correct. Further a building can seldom be build precisely as required by the drawing and specifications.

Judge Newey, in considering the meaning of practical

completion, stood quite close to the Jarvis case (case 1 above) but a bit farther than that.

Lastly, let us look at the most recent case which was quite determining in defining "practical completion"

Case 5 – Mariner International Hotels Ltd. v Atlas Ltd. [2007]

In this recent Hong Kong Court of Final Appeal case, it becomes an authority that provides a definition of "practical completion" in common law jurisdictions.²

In this case, it arose a contract for a sale of the shares of a company whose main asset was a hotel, which was constructed. Completion of the purchase was "conditional upon" the vendor (i) procuring the practical completion of the hotel by 30 June 1998, and (ii) proving good title to the property.

The dispute was about whether or not the two conditions had been achieved. Each side accused the other of having repudiated the sale agreement.

Mr. Justice Bokhary P. J. said,

".....In building contract, 'practical completion' is a legal term of art well understood to mean a state of affairs in which the works have been completed free from any patent defects¹ other than ones to be ignored as trifling."

(P.S. – As this definition relies upon much on what is "patent defects", the author shall write an article regarding "Patent and Latent Defects" in the future to discuss this subject matter)

In arriving to this conclusion, the Judge considered most of the usual relevant cases quoted in his respect. As a result, this case is of paramount important because it provides a general definition of "practical completion" and is not particularly linked to any form of contract / sub-contract. This provides a general statement about the law. ■

² Franco Regjo E., Minor Defects in Construction Projects: A comparative approach, 2006

Heaven Stems and Earth Branches (天干和地支)

Ronald Chan, FHKIS, FRICS, FRSPSoc

We always come across the events in modern Chinese history with respect to year as 辛亥革命, 戊戌維新, 庚子賠款 and 甲午風雲 etc. Hence as a surveyor we should be familiar with the captioned which has been used to indicate year, month, day and hour by fortune tellers and people of old generation who use the lunar calendar instead of solar calendar.

There are ten Heaven Stems, namely 甲, 乙, 丙, 丁, 戊, 己, 庚, 辛, 壬, 癸.

There are twelve Earth Branches, namely 子, 丑, 寅, 卯, 辰, 巳, 午, 未, 申, 酉, 戌, 亥.

The Stem and Branch System is a Naming System for time. Each hour, day, month and year is named after one heaven stem in combination with one earth branch. The lowest common multiple of 10 (Heaven Stems) and 12 (Earth Branches) is 60. Hence there are 60 combinations of heaven stems and earth branches. Each combination repeats itself in a period of 60.

The sixty (60) combinations are:

1	甲子	11	甲戌	21	甲申	31	甲午	41	甲辰	51	甲寅
2	乙丑	12	乙亥	22	乙酉	32	乙未	42	乙巳	52	乙卯
3	丙寅	13	丙子	23	丙戌	33	丙申	43	丙午	53	丙辰
4	丁卯	14	丁丑	24	丁亥	34	丁酉	44	丁未	54	丁巳
5	戊辰	15	戊寅	25	戊子	35	戊戌	45	戊申	55	戊午
6	己巳	16	己卯	26	己丑	36	己亥	46	己酉	56	己未
7	庚午	17	庚辰	27	庚寅	37	庚子	47	庚戌	57	庚申
8	辛未	18	辛巳	28	辛卯	38	辛丑	48	辛亥	58	辛酉
9	壬申	19	壬午	29	壬辰	39	壬寅	49	壬子	59	壬戌
10	癸酉	20	癸未	30	癸巳	40	癸卯	50	癸丑	60	癸亥

The above sixty elements which are combinations of stems and branches are used for naming year, month, day and hour.

This year 2011 is 辛卯 (No.28). Last year was 庚辰 (No.27). Next year will be 壬辰 (No. 29)

A long article can now be written from here. Actually one's life is determined by his/her birth hour, day, month and year which is commonly known as the eight words.

You may have a lot of fun if you have some knowledge of the captioned. I was born in the year 丁亥 in 1947 and so I was 10 in 丁酉, 20 in 丁未, 30 in 丁巳, 40 in 丁卯, 50 in 丁丑 (1997 which is an important year in our Hong Kong history), 60 again in 丁亥.

I shall be 70 in 丁酉, 80 in 丁未, 90 in 丁巳 and 100 in 丁卯 (2047 which will be another important year in our Hong Kong history.)

So do remember your birth year and marriage year in terms of stem and branch. When the same stem returns, it will be 10 years or multiple of 10 years. 🇺🇸

扶沛文律師行
Raymond Foo & Co., Solicitors

Services:

- Mediate/Arbitrate/Agreement Drafting on: Land (Compulsory Sale for Redevelopment 八成強拍) cases and the value/proportion of value in joint sale of properties with redevelopment value (有重建價值之物業聯合出售之各單位價值比例)
- Local & International Mediation/Arbitration on the Value/Loss in Value of Real Estate
- Land Resumption/Disturbance Claim 收地/干擾索償 including its Mediation
- Other Local & International Mediation, Arbitration including Disputes on Jewel Trading/Quality (award may be enforced in the court of over 100 countries including China, UK, US....)

Contact:

Raymond Foo Solicitor, Arbitrator
(Fellow member: FHKI Arb), Accredited Mediator (HKMC)

(CV: BSc(Hons), a former barrister, Estate Surveyor (MHKIS), some hundred resumption cases experience. MCIREA 中國房地產估價師學會會員, Canada Real Estate Valuation Cert., Cert. Chinese Law Zhongshan U & Peking U, Gemmologist: former FGA, 英國寶石學會 Fellow 會員)

Office 1105, Nathan Centre, 580G Nathan Road, Kowloon, Hong Kong
Tel: 27248281 Dir: 27239198 Mob: 92612067, 61094248
Fax: 27246232 e-mail: rfoo@biznetvigator.com



The Hong Kong Institute of Surveyors Sports Team / Interest Group



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

For members who are interest in participating in various Sports Teams and Interest Groups managed by the Sports and Recreation Committee, please contact the Chairman or Donna Yu at cpd@hkis.org.hk / 2526 3679 for registration.



HKIS Snooker Team - Joint Professional Snooker Tournament 2011

Team Captains: Mr Jeremy Tse / Mr Willie Tang

The Joint Professional Snooker Tournament was successfully held on 17 July 2011 (Sunday) at the General Snooker Club - 尖沙咀名將桌球城.

Upon the round-the-year practices, our Snooker Team once again became the Champion of the tournament handsomely. It is the second time that the HKIS Snooker Team won the tournament among professional bodies. The 7 teammates included (1) Jeremy Tse; (2) Ho Chi Sing; (3) Horace Lam; (4) Willie Tang; (5) Yu Kam-hung; (6) Eddie Kwok; (7) Andy Chan. They underwent tough practices and arranged an internal league to select the best players for this joint professional snooker tournament. Congratulations to the team! Photos taken in the tournament are as follows.



◀ Horace – Won without losing a game



Team Captain – Photo with Fu Ka Chun, Marco ▶



HKIS Volleyball Team

- Joint Professional Volleyball Tournament 2011

Team Captain: Mr Nathan Lee / Miss San Kwok / Miss Evangeline Chan

Regular practices are being conducted by the HKIS Volleyball Team for the coming joint professional tournament on 7(Wednesday) & 8 (Thursday) September 2011 from 19:00 to 23:00 at the Southorn Indoor Stadium, Wan Chai. Members are welcome to come and support the team.



HKIS Badminton Team

- Joint Professional Badminton Tournament 2011

Team Captain: Mr Sunny Chan / Mr Kim Tsui

The Joint Professional Badminton Tournament will be held on 28 August 2011 (Sunday) from 12:00 to 18:00 at the Western Park Sports Centre. Regular and tough practices have been commenced. Members are welcome to come and support the team.



HKIS Basketball Team – Joint Professional Basketball Tournament 2011

Team Captains: Mr Arthur Cheung / Mr Jerry Li / Mr Simon Wong

The league and play-off games of the Joint Professional Basketball Tournament 2011 had just successfully completed on 3 July 2011. With the superb team spirit and tough practices, we had much improvement this year.



HKIS Basketball Team in Purple Jersey



Congratulation to the Champion Team – The Law Society of Hong Kong



Getting Merit Medals from The Hon CY Leung, GBM, GBS, JP



HKIS Swimming Team – Break the World Record in a Charity Swimming Event (健力士游泳慈善日)

Team Captains: Mr William Lai / Mr CY Wan

The HKIS Swimming Team joined a Charity Swimming Event (健力士游泳慈善日) on 10 July 2011 organized by the JCI. Our teammates broke the world record together with more than 250 swimmers successfully. It is the first time that the names of HKIS members are on the world record. Congratulations!

Sincere thanks should also be given to CY Wan for being the photographer, and Lizzy To who arranged this meaningful event for us.

More swimming teammates are wanted for various short and long distance competitions in the coming few months.



HKIS Swimming Team in action



Eric and Calvin broke the world record together.



Teammates



HKIS Running Team – Appeal for Participations on behalf of the HKIS UNICEF Charity Run 2011 (聯合國兒童基金會慈善跑 2011) 3rd Victoria to Peak (VTP) Challenge

Team Captains: Mr Lesly Lam / Miss Kathy Cheung

“UNICEF Charity Run” will be held again at the Hong Kong Disneyland Resort and Sunny Bay. The courses are flat, speedy and scenic. Also, the routes for Half Marathon and 10km Run have been certified by the Association of International Marathons & Road Races. The 3km Fun Run will be arranged again, aiming to encourage children and families’ participation in this charitable meaningful event.

It will be held on 27 November 2011 (Sunday). Online enrollment and event details please visit the event website <http://run.unicef.org.hk>.

“3rd Victoria to Peak (VTP) Challenge” will be held on 1 October 2011 (Saturday). VTP Challenge is a 10km race that has been described as one-of-a-kind, challenging, scenic, fun and family-oriented. Let’s run past historical sites and enjoy breakfast with teammates at the Peak after the race! Online enrollment and event details please check out the event website <http://www.clubbalance.org/>

Please let us know by email once you have registered. The HKIS Running Team would like to take group photos before we run.



HKIS Table-tennis Team

- Joint Professional Table-tennis Tournament 2011

Team Captain: Mr CY Jim / Mr Ping Wong

The Joint Professional Table-tennis Tournament will be held on 4 September 2011 (Sunday) from 12:00 to 19:00 at Cornwall Street Squash and Table Tennis Center. Regular practices and friendly matches have been commenced. Members are welcome to come and support the team and witness how we get the championship trophy again.



HKIS Bowling Team

- Joint Professional Bowling Tournament 2011

Team Captain: Mr Tommy Lam

The Joint Professional Bowling Tournament will be held on 14 August 2011 (Sunday) at Mei Foo Bowling Centre from 13:00 to 16:00. Members are welcome to come and support the team.

Recruitment of players is always open for all qualified members, probationers and student members. We look forward to seeing you.

Mini Gig Concert @ Grappa 2011 by Bands of Professional Bodies



Hong Kong Dental Association (HKDA)



The Law Society of Hong Kong (LSHK)



The Hong Kong Medical Association (HKMA)



The Hong Kong Institute of Surveyors (HKIS)

Date: 21st August 2011 (Sunday)

Time: 6:45pm reception, show starts 7:30pm til 23:30

Venue: Grappa's Cellar, Jardine House basement, Central, Hong Kong

Entrance: \$150 for members, \$180 for non-members or at the door (including 2 standard drinks)

Please come and support us! This will be a great opportunity to sit back, enjoy great music, relax and mingle with friends and networking.

RSVP required.

Gasoline

Caltex Starcard

For all HKIS successful applicants of the Caltex StarCard, you can enjoy a discount of HK\$1.50 per litre on Tuesdays and Fridays. A discount of HK\$1.20 per litre is available on other dates. For enquiries please call the hotline of Ming Xing Investment on **2851 3297**.

Esso Discount Card

- (1) For petrol, from 16 January 2010, the discount is HK\$1.30 per litre for successful applicants with consumption exceeding 50 litres per monthly period; otherwise it is HK\$1.20 per litre. Petrol is first fully paid by credit card at Esso station; rebate will be credited to customer's bank account.
- (2) For diesel, successful applicants will get a direct discount of HK\$2.00 per litre at any Esso station.

Esso Fleet Card

Discount is HK\$1.30 per litre for successful applicants.
Enquiries for above cards, please call Ms Cres Wong of Ace Way Company on **2807 3001**.

Shell Card

A discount of HK\$1.20 per litre gasoline for all successful application of the Shell Card.
For enquiries please call Mr Alex Au of Kingsway Concept Ltd. on **2541 1828**.



Others

Football Shirt

20% off

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

Language courses

15% off

Kaplan, one of the largest educational institutions in Hong Kong, is offering discounts on its Mandarin and English courses for HKIS members. Simply present your membership card at their enrolment counter to enjoy the privilege. For details, please go to www.putonghua.com/web/promotion/hk_surveyors.



Health Check Plan

35% off

Health check-up packages are offered to all HKIS members by Union Hospital at a privilege offer of HK\$2,990 for male and HK\$3,390 for female. Plan inclusive of Physical Examination & Medical History; Medical Report & TWO Doctors Consultations; Complete Blood Count; Diabetic Screening; Lipid Profile; Hepatitis Profile B; Liver Function Test; Renal Function Test Thyroid Screening Test; Gout Screening; Urinalysis; Stool & Occult Blood; Resting ECG; PSA, Chest X-Ray and Kidneys, Urethra & Bladder X-Ray for male; Pelvic Examination including Pap Smear and Mammogram/Ultrasound for female. For booking and enquiries, please call **2608 3170**.

Opera tickets

10% off

Opera Hong Kong is the first opera company to have been established in Hong Kong. The company was formed in July 2003 as a non-profit-making charitable organisation. As a caring organisation, the HKIS is working with Opera Hong Kong to promote performing arts in Hong Kong. Members can now usually enjoy a 10% discount on Opera Hong Kong programmes by simply showing your membership card at URBTX outlets. For Opera Hong Kong's summer Family Entertainment Programme "Aladdin" in August, HKIS members will enjoy a 5% discount on ticket purchase at Urbtx outlets.



Cosmos Book Ltd

10% off

Enjoy 10% discount on regular priced books and stationery (Excepted Sales Items) at Cosmos Books Ltd upon presentation of original HKIS member cards at all outlets of Cosmos Book Ltd. Privilege lasts until 30 April 2012.

The Hong Kong Institute of Surveyors American Express® Platinum Credit Card

From now until 30 September 2011, HKIS members who successfully apply for the Card will enjoy a welcome offer of HK\$800 PARKnSHOP Gift Vouchers.

HKIS Platinum Credit Card members can enjoy a half annual fee waiver – HK\$800 compared to the regular fee of HK\$1,600. Other Card benefits inclusive of 1) Up to 50% savings on the à-la-carte dinner menu at designated Maxim's Chinese restaurants, m.a.x. concepts restaurants in Hong Kong and Le Meriden Cyberport; 2) Buy-1-Get-1-Free ticket offer for all regular priced Friday shows at Broadway, PALACE and AMC Cinemas in Hong Kong; 3) Heavily subsidized green fees of RMB100 on weekdays at select premier golf clubs in Mainland China and Hong Kong; 4) 30% savings on drinks at select bars and restaurants in Lan Kwai Fong and Soho every night from 6pm; 5) No expiry date on Membership Rewards points; 6) Travel Accident Insurance with coverage up to HK\$3.5 million; and 7) Travel Inconvenience Protection with coverage up to HK\$10,000 per year. For more details and enquiries, please call American Express on **2277 1370**.

* Terms and conditions apply to each of the above offers and privileges. Please visit www.playeveryday.com.hk to learn more.

Note: The HKIS will not be privy to any contracts between the HKIS members and the agency concerned. We will not be responsible for the administration of or the consequences arising from these contracts, including any personal data that HKIS members may agree to provide to the agency. No liability of any kind will be borne by the HKIS. All business transactions made under the membership benefits of HKIS are strictly between the merchant and HKIS members. The HKIS will not be involved in any complaints made by any party in any business transaction. All enquiries should be made to merchants directly.

Date	Event	Organiser	Location
2011			
Aug 25	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Sep 14	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
17	HKIS Annual Conference	HKIS	Conrad Hong Kong, Hong Kong SAR
22	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
22	HKIS General Council meeting	HKIS	Board Room, HKIS
22-23	第七屆京港澳測繪技術交流	DSCC, Macau SAR	Macau
Oct 22	Building Surveying Division Annual Conference and Conference Dinner	HKIS BSD	Hotel ICON, Hong Kong SAR
27	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Nov 9	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
14	HKIS Annual Dinner	HKIS	Grand Hyatt Hong Kong, Hong Kong SAR
17	HKIS Property & Facility Management Division Annual General Meeting	HKIS PFMD	SLC, HKIS
24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
25	HKIS Young Surveyors Group Annual General Meeting	HKIS YSG	SLC, HKIS
24	HKIS General Council meeting	HKIS	Board Room, HKIS
Dec 9	HKIS Annual General Meeting	HKIS	SLC, 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.

