

# SURVEYORS

測量師時代  
Times

Vol.20 • No.8 • August 2011

SAFETY

Let's **Work Hand in Hand**  
for **Building Safety**

各方攜手合作 **安全**  
確保樓宇

## HKIS 2010-2011 General Council

### 香港測量師學會2010-2011年度理事會

#### Office Bearers 執行理事

President 會長	Wong Bay 黃比測量師
Senior Vice President 高級副會長	Serena Lau 劉詩韻測量師
Vice President 副會長	Stephen Lai 賴旭輝測量師
Honorary Secretary 義務秘書	Edwin Tang 鄧海坤測量師
Honorary Treasurer 義務司庫	Simon Kwok 郭志和測量師

#### Council Members 理事

##### Building Surveying Division 建築測量組

Chairman 主席	Vincent Ho 何鉅業測量師
Vice Chairman 副主席	Robin Leung 梁志添測量師
Vice Chairman 副主席	Andrew Kung 龔瑞麟測量師

##### General Practice Division 產業測量組

Chairman 主席	Francis Ng 吳恒廣測量師
Vice Chairman 副主席	Chiu Kam Kuen 趙錦權測量師
Immediate Past Chairman 上任主席	Dr Lawrence Poon 潘永祥博士測量師

##### Land Surveying Division 土地測量組

Chairman 主席	Koo Tak Ming 古德明測量師
Vice Chairman 副主席	Lesly Lam 林力山測量師
Council Member 理事	Chan Yue Chun 陳宇俊測量師

##### Planning & Development Division 規劃及發展組

Chairman 主席	Raymond Chan 陳旭明測量師
-------------	---------------------

##### Property & Facility Management Division 物業設施管理組

Chairman 主席	Gary Yeung 楊文佳測量師
Vice Chairman 副主席	Edmond Cheng 鄭錦華測量師
Honorary Treasurer 義務司庫	Alan Wong 黃盛測量師

##### Quantity Surveying Division 工料測量組

Chairman 主席	Antony Man 文志泉測量師
Vice Chairman 副主席	Thomas Ho 何國鈞測量師
Honorary Secretary 義務秘書	Keith Yim 嚴少忠測量師

##### Young Surveyors Group 青年組

Chairman 主席	Arthur Cheung 張文滔測量師
Vice Chairman 副主席	Kenny Chan 陳志雄測量師

##### Technical Grade 技術會員級

Representative 代表	Chan Kit Ying 陳傑英測量師
-------------------	----------------------

#### Ex-Officio Members 當然成員

Immediate Past President 上任會長	Professor Chau Kwong Wing 鄒廣榮教授測量師
Chairman, Board of Education 教育委員會主席	Thomas Tang 鄧超文測量師
Chairman, Board of Membership 會籍委員會主席	Evelyn Kwok 郭劍生測量師
Chairman, Board of Professional Development 專業發展委員會主席	James Pong 龐錦強測量師

## SURVEYORS TIMES Editorial Board

### 測量師時代編輯委員會

Honorary Editor 義務編輯	Gilbert Kwok 郭靖華測量師
Building Surveying Division 建築測量組	Jessie Yue 虞偉珠測量師
General Practice Division 產業測量組	Edward Au 區成禧測量師
Land Surveying Division 土地測量組	Lesly Lam 林力山測量師
Planning & Development Division 規劃及發展組	Yu Kam Hung 余錦雄測量師
Property & Facility Management Division 物業設施管理組	Professor Eddie Hui 許智文教授測量師
Quantity Surveying Division 工料測量組	Rowson Lee 李健航測量師
Young Surveyors Group 青年組	Angela So 蘇穎筠測量師

The SURVEYORS TIMES Editorial Board welcomes views, opinion and editorial submissions. Editorial articles can be in either the English or the Chinese language and, if published, will appear only in the language submitted. The publication of materials will be at the discretion of the Editorial Board. Please email [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk) or fax (852) 2868 4612 or by post to: The SURVEYORS TIMES Editorial Board, Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong. SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to all members of the Hong Kong Institute of Surveyors. Circulation: 7,500 copies.

No part of this publication may be reproduced or transmitted in any form or by any means without the written permission of HKIS. The contents of this publication do not necessarily reflect the views or opinion of HKIS or its members and no liability is accepted in relation thereto. Advertisements appearing imply neither endorsement nor recommendation by HKIS. For enquiries, please call 2526 3679.

「測量師時代編輯委員會」歡迎各界以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由上述委員會決定。來函可電郵 [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk) 或傳真 (852) 2868 4612 或郵寄香港中環康樂廣場1號怡和大廈801室「測量師時代編輯委員會」收。「測量師時代」月刊免費送贈香港測量師學會會員，每期發行量7,500份。

除非已獲得香港測量師學會書面同意，本刊內容不得翻印或以任何形式複製。文章內容、立場及意見並不代表香港測量師學會。廣告純屬商業活動，一律不包含香港測量師學會任何認可。如有查詢，請電 2526 3679。

All rights reserved©2011  
The Hong Kong Institute of Surveyors

版權所有，翻印必究  
香港測量師學會

Designed and printed by Corporate Press (HK) Ltd.

### 2 From the Editor 編者話

### 3 President's Message 會長的話

### 6 HKIS News 學會簡訊

- Reports from HKIS Committees
- Qianhai Project
- Meeting with Experienced Practitioners from China
- BCA Visit
- Congratulations to the Following Who were Elected as HKIS Members on 28 July 2011
- Council Members Reaching Out
- Media Coverage Report – August 2011

### 20 HKIS CPD / PQSL Events

### 31 Divisional News & Activities 組別簡訊

### 47 Education 增值空間

- Visit to Kerry Parkside, Shanghai
- Land Survey Ordinance - Authorized Land Surveyor and Code of Practice by TM Koo
- Site visit to Lui Seng Chun

### 48 Members Corner 會員分享

- Districts in the New Territories
- Property Investment - Road to Become Rich?
- 讀「地產霸權」後感 (二)

### 52 Sports and Recreation 運動娛閒

### 57 Members' Privileges

### 58 Calendar of Events 活動日誌



In the last editor's note, I have covered the Education section of the newsletter. I believe I have, in my earlier notes, covered all sections of the newsletter other than the President's Message or HKIS/Divisional News. Those sections not discussed are not unimportant. They are in fact the core of this newsletter. I want to cover them in more details in later issues of this newsletter.

For this issue, I would want to discuss some possible new sections for the newsletter. 2 potential sections are:

1. Professional Moves; and
2. Surveying Firm News.

The names of these 2 sections are self-explanatory. I do not believe I need to explain them. They are very common for professional newsletters or journals. I believe our newsletter should have these 2 sections for the obvious reason that most of us would want to know the latest news of the firms we have worked in previously or the latest moves of our ex-colleagues, friends and contacts. The Editorial Board will discuss whether we should have these 2 sections at the coming board meeting in late September. If you have any comments or views, please send them to my email address as shown below.

Another possible new section is the Cover Story. While resources needed for such a section are substantial, I believe it is worthwhile to have a Cover Story as there will then be a focus for each issue of the newsletter and members should be more interested in reading the newsletter. We will also discuss this possible new section at the next board meeting. Please let me have your suggestions on or before 21 September 2011 by emailing me at the email address below.

Gilbert Kwok  
Hon Editor  
steditor@hkis.org.hk



*Wong Bay*

## ***Let's Work Hand-in-hand for Building Safety***

The verdict of the Coroner's Court on the death inquest of four casualties during the incident of building collapse at 45J Ma Tau Wai Road happened last year once again aroused great public concern about the safety of aged buildings. Whilst the devastating tragedy has shattered the confidence of the general public in the robustness of the structure of high rise buildings, the inadequate care and dilapidated conditions of them have rung the alarm bell. The sad incident is also a painful lesson for all building professionals that we have an important duty to ensure the safety of buildings in Hong Kong. We must point out that Building Surveyors are well-trained for building surveys and inspections. They are competent and qualified professionals to identify signs of distress and assess the condition of building in accordance with their experiences and professional judgment.

In the past many years, Building Surveyors have been contributing tremendous and unflinching efforts to ensure the proper maintenance and safety of buildings including government properties, private properties and public housing in Hong Kong. As rightly illustrated by our

Building Surveying Division Chairman Mr Vincent Ho during an interview with RTHK on 20 August 2011, Building Surveyor is like a general practice doctor who is professionally trained to be responsible for the first-line diagnosis of a patient's sickness accordingly to his/her symptoms. Building Surveyor is capable of making judgment of when to refer the patient to a specialist surgeon for further treatment.

With due respect to the verdict of the Coroner's Court, we would emphasize the significance of the owner's responsibility in maintaining the safety of their properties. Perhaps, it is the time for some owners to surrender the practice of "leaving all works to the Government". No matter how much resources are put into the removal of dangerous and unauthorized structures by the Government, the present situation will not be improved unless the owners take their own responsibilities on building maintenance. A comprehensive review to the existing mechanism in the Government is urgently required to expedite and simplify the legal enforcement actions to compel the irresponsible owners to perform



their duties timely and diligently. In parallel, we should also actively promote the idea of proper building maintenance through escalated education and publicity activities to change the indifferent mindsets of some property owners. Apart from relying on the resources of the Buildings Department alone, the Government should consider joining the efforts with the Home Affairs Department and Fire Services Department to provide necessary assistance in helping the owners to better manage their properties.

Besides building safety, I would like to report on some key activities of the Institute in the past months.

A number of informal gatherings were organized by the Strategic Planning Committee for our Office Bearers to meet some of our past presidents, past GC members, valued senior members and young members. The aim was to strengthen communication, listen to their needs and aspirations and tap their brains on strategic issues. The meetings turned out to be very fruitful with enthusiastic participation of members. Members shared their views on the current development of the Institute and proposed many useful ideas and suggestions on how to enhance public image, professionalism and leadership of the Institute. Senior Vice President Serena Lau will continue to follow up with the proposals in the Strategic Planning Committee.

Albert Cheung Hau Wai, Chairman of the Mainland Affairs Committee, paid a recent visit to Beijing and met surveyors there. It was well attended and the linkage was now built. There is a growing need to strengthen our communication and services to all surveyors working in China, including those who have awarded MHKIS status through our reciprocal recognition. Albert is reviewing our situation in the China market and will recommend a strategy for consideration by the General

Council. Furthermore, representatives of Development Bureau and our Divisional delegates will jointly visit to Beijing early November 2011 with a view to enhancing our communication with our counterparts in China. They will also take this opportunity to explore if there is any possible further collaboration under CEPA.

Seven fellow members and I recently attended the PAQS conference at Sri Lanka and the theme this year is "Cost Management in a world emerging from adversity". QSs in the Pacific region are doing well and they have a strong cohesion in promoting their services to other countries in the region. Keynote speeches were excellent and major threats facing the QS profession were vigorously analyzed. Many high standard and enlightening papers were presented including "life cycle based assessment tool for sustainable construction", "a new chapter of green buildings in Hong Kong" and "a review of cost planning methodology adopted in managing engineering projects". I look forward to seeing more publication of research papers by our fellow surveying professionals of Hong Kong in future.

To meet the new challenges coming to us every day, I would like to share with you a saying by Sir Winston Churchill:-

*"To improve is to change; to be perfect is to change often."*

Let us have the wisdom, power and courage to keep changing for a better to-morrow.

Wong Bay  
President



## 各方攜手合作 確保樓宇安全

去年馬頭圍道 45J 塌樓事故導致 4 人死亡的死因裁判，再一次喚起公眾對舊樓安全的關注。這次慘劇不僅削弱了公眾對高樓大廈結構穩固性的信心，還為日久失修的樓宇響起了警號。專業建築業從業員必需從慘痛事件中汲取教訓，並肩負確保香港樓宇安全的責任。我們必須重申，建築測量師在樓宇勘察及檢測上訓練有素，具備專業資格，並有能力憑藉樓宇表徵評估樓宇狀況。

多年以來，建築測量師一直以來致力於適當樓宇維修，以確保香港各類樓宇（包括政府物業、私人樓宇、公共屋邨大廈）的安全。正如本會建築測量組主席何鉅業先生接受港台訪問時所言，建築測量師就好像一個受過專業培訓的普通科醫生，透過檢查病人的病徵，作出初步診斷，並有能力決定何時轉介病人至專科醫生。

我們尊重死因庭裁決的同時，我們亦必須強調業主在維持其物業安全上的重要性。也許，有些業主需要改變一貫依賴政府的做法。除非業主肩負起樓宇維修的應有責任，否則無論政府投放多少資源清拆危險及潛建物，情況亦將不會得到改善。我們認為政府需要急切檢視現行機制，簡化司法程序，提升對業主的阻嚇力，使業主遵守法令，依時進行適當維修。與此同時，我們亦需要透過加強教育及宣傳，積極提倡大廈保養及維修，從而改變某些業主根深蒂固的觀念。除了屋宇署外，政府亦應該考慮聯合民政事務處及消防處的資源，共同提供支援，提升業主管理物業的能力。

除了樓宇安全的訊息之外，我也想藉此機會匯報過去數月學會的幾個主要活動。

策略計劃委員會籌辦了數個非正式聚會，讓執行理事與歷任會長、歷任理事會成員、資深會員和年青會員進行交流。會面旨在加強溝通、聆聽會員的需要、期望及對會務策略的想法。會員在聚會中反應熱烈，積極分享對本會現時發展的想法，並為提升本會形象、專業化和領導提出了很多具建設性的建議。這次活動在輕鬆的氣氛下取得豐碩的成果。高級副會長劉詩韻測量師將會在策略計劃委員會繼續跟進聚會上的有關提議。

最近，內地事務委員會主席張孝威測量師造訪北京，與當地測量師會面，並在當地建立了聯繫網絡。我們期望與中國內地工作的測量師（包括在互認下取得會員資格的會員）加強交流，並提升對他們的服務。張孝威測量師正探討測量師在內地市場的情況，並將草擬有關策略建議予理事會考慮。另外，本會組別代表亦將與發展局於 2011 年 11 月到北京交流，期望進一步加強與內地行業機關的溝通。同時，他們亦會藉此機會進一步探討在更緊密經貿關係安排 (CEPA) 上的合作。

最近，我與 7 名會員出席了於斯里蘭卡的 PAQS 會議。今年的主題是「在逆境世界中的成本控制」。在太平洋地區的工料測量師團結一致，致力於地區內向其他國家宣傳其專業服務。主題演說十分精彩，精闢地分析了工料測量專業所面對的主要威脅。會上發表的報告及論文均極具質素，題目包括「以生命週期為基礎以評估永續建築的工具」、「香港綠色建築新一頁」、「管理工程項目的成本計劃方法回顧」。我期望日後會有更多香港專業測量師出版的論文。

我們每天也迎接新挑戰。因此，我希望以邱吉爾爵士的名句與彼互相勉勵：-

「改變才會帶來進步；時常改變才會至臻完美。」

讓我們有智慧、力量和勇氣，為更美好的明天不斷更新求變。 ■

會長 黃比測量師

## Reports from HKIS Committees



### CEPA Committee

Chairman: Mr Stephen Lai

The CEPA Committee was formed to consolidate Divisions' request on CEPA related issues and reflect to Hong Kong and mainland government bodies or officials. The Committee also coordinates divisions attend CEPA related meetings and to observe members' concern on practicing issues under the CEPA.

The Committee held its meetings on 17 May, 27 June and 8 August 2011. The current updates from Divisions on their reciprocity arrangement were noted. Members of the Committee also met Mr David Tong, Mr Ricky Li and Mr K K Chong of the Development Bureau on 13 June 2011 to raise concerns and difficulties regarding the registration mechanism on the Mainland. The Committee is planning to arrange a visit to Beijing later in 2011 to explore collaboration with other mainland counterparts for LS, PD, and PFM disciplines.

#### Members of CEPA Committee

<b>Chairman:</b>	Mr Stephen Lai	Vice President
<b>Members:</b>	Mr Robin Leung, Mr Nathan Lee	BSD
	Mr Charles Chan, Mr K K Chiu	GPD
	Mr Koo Tak Ming, Mr Simon Kwok	LSD
	Mr Edwin Tsang, Dr Tony Leung	PDD
	Mr Dick Kwok, Mr Alan Wong	PFMD
	Mr Arthur Shia	QSD



### Members' Welfare Committee

Chairman: Mr T T Cheung

The Members' Welfare Committee (MWC) was formed to identify members' needs and recommend welfare services plans to General Council for approval; and to implement the approved welfare services plans including preparation of estimates of expenditure, request for funding, coordination and the provision of such services to members.

The committee continues to explore discount offers to the members. The Union Hospital's health check packages have been renewed in early 2011 and Cosmo book granted our members a 10% discount on regular priced books and stationary for 1 year until 30 April 2012. Members are encouraged to check out latest members' welfare from time to time on Surveyors Times. The committee is in progress to check out members' expectations and ideas about welfare. Members are invited to express their views and opinions to respective divisional representatives of the committee on the right.

<b>Chairman:</b>	Mr T T Cheung	
<b>Members:</b>	Mr Denny Yeung, Mr Jason Law	BSD
	Mr Antony Yu	LSD
	Mr Kason Cheung	GPD
	Mr Ben Chong	PDD
	Mr Banny Wong	PFMD
	Ms Tzena Wong	QSD
	Mr William Lai	YSG



## Community and Charity Services Committee

Chairman: Mr Billy Wong

The Committee was formed in 2007, with the aim to encourage HKIS members to participate in volunteer services; and to organize charity and community programs. The Committee held meeting on 15 April 2011.

### 5 Consecutive Years Caring Organisation Logo



With the nomination from the Agency for Volunteer Service, the HKIS has been awarded the 5 Consecutive Years Caring Organisation Logo in recognition of the community involvement and commitment of being a corporate citizen in the past years.

### Project SPARKLE

The Committee jointly implemented the Mentorship Program of Project SPARKLE with the T.W.G.Hs Jockey Club Tin Shui Wai Integrated Services Centre in 2011. First launched in 2010, the Project SPARKLE (Supporting Preteen Access to Resource, Knowledge, Love and Education) is a mentorship program aims to create a harmonious and healthy environment to facilitate the better development for the children in Tin Shui Wai. On behalf of the Institute, Mr Kenny Chan and I attended the TWGHs Corporate Partnership Recognition Ceremony 2011 on 18 March, and received a Certificate for the recognition of the Project SPARKLE implemented jointly with the Club.



▲ A group photo of mentors and mentees



◀ 「玩轉天城 Art Jamming」

In 2011, the events 「樂水童遊赤柱之旅」 (refer Surveyors Times June issue for a full report) and 「玩轉天城 Art Jamming」 were held on 22 May and 24 July 2011 respectively. Other coming activities would be arranged in September, November and December 2011.

### 2011 Give A Day, Get A Disney Day

The Institute is one of the major partners of the "2011 Give A Day, Get A Disney Day" Scheme. Initiated by the Agency for Volunteer Service and the Hong Kong Disneyland Resort, the Scheme aims to promote volunteer service. Volunteers who have completed 8 hours of service will have a chance to receive a one-day complimentary admission ticket (complimentary ticket) to Hong Kong Disneyland from the Major Partners. For details, please visit <http://www.giveaday.hk/>

### Professional Volunteer Accreditation Program

The HKIS Professional Volunteer Accreditation Program (PVAP) was launched since 2007. A Certificate of Appreciation issued by HKIS, AVS and HKCOV will be awarded to members meeting the required volunteer service hours during the accreditation period. Application and Nomination for the HKIS PVAP 2010 is still available. Please download the Application Pack at [http://www.hkis.org.hk/hkis/general/broadcast/PVAP2010\\_ApplicationPack.zip](http://www.hkis.org.hk/hkis/general/broadcast/PVAP2010_ApplicationPack.zip)

### Members of Community and Charity Services Committee

<b>Chairman:</b>	Mr Billy Wong	BSD
<b>Members:</b>	Ms Grace Cheng, Mr Jason Law	GPD
	Mr Eric Ho, Mr Cliff Tse,	
	Mr Slayman Chan	
	Mr Eric Chan, Mr Tommy Au	LSD
	Dr Tony Leung, Mr Yu Kam Hung	PDD
	Ms Rebecca Mau, Ms Catherine Wong	PFMD
	Mr Raymond Leung, Mr Thomas Ho	QSD
	Mr Kenny Chan, Ms Hazel Tee,	YSG
	Ms Evangeline Chan	
	Mr Sunny Chan	HKIS rep in AVS





## Public and Social Affairs Committee

Chairperson: **Ms Serena Lau**

Term of reference of the Public and Social Welfare Committee (PSAC) was to identify public and social affairs from time to time and to provide recommendation on follow up action to General Council / Executive Committee for consideration; to follow up issues as delegated by the General Council / Executive Committee; to set up and to co-ordinate working groups (WGs) to deal with public and social affairs. Members of PSAC as follows:-

**Chairperson:** Ms Serena Lau

**Members:** Mr Kenneth Yun, Mr Vincent Ho (BSD)  
 Mr Chan Yue Chun, Mr Edmond Yu (LSD)  
 Mr Roy Ng, Mr Thomas Tang (GPD)  
 Mr Tony Leung, Mr Francis Lau (PDD)  
 Mr Gary Yeung, Mr Dick Kwok (PFMD)  
 Mr Antony Man, Mr Thomas Ho (QSD)  
 Ms Michelle Chung, Mr Steve Yu (YSG)

The committee has held 3 meetings to date, respectively on 17 February, 13 May and 19 August, 2011. Some of the issues being discussed are as follows:

1. A Secondary School Promotion Working Group to enhance the promotion of Surveying Profession to the

secondary school students has been recommended and set up. The Convenor of the working group, Mr Raymond Kam and representatives had submitted two proposals which are under consideration. Meanwhile, promotion through alumni's experience sharing appears to be an effective way to attract young talents. In this regards, members are invited to assist WG to contact your secondary schools.

2. Currently there are six working groups under the coordination of the Committee. They are: Constitutional Development, Heritage, Tree Management, Urban Renewal Strategy Review, West Kowloon Cultural District, and Secondary School Promotion. Working Group for Urban Renewal Strategy Review has completed its works. Sincere thanks for the Working Group and its convenor, Mr Tony Tse. Committee has discussed any potential topics which should be addressed in the latest meeting.

3. The committee is on progress to update the corporate video. Committee considers the current version can be enhanced to cope with the promotion purpose for the next few years. Besides, YSG is designated to recommend means to increase HKIS exposure along with the new media technology being introduced.



## Working Group on Urban Renewal Strategy Review

Chairman: **Mr Tony Tse**

The Working Group was set up in May 2010 to advise the General Council the standpoint of HKIS on the Urban Renewal Strategy Review. The Working Group held meetings on 25 May and 9 June 2010 to study and discuss views of the Institute on the subject, then came up with a position paper which had been submitted to the Legislative Council for its special meeting of "Review of the Urban Renewal Strategy - Stage 3 Public Engagement" held on 10 July 2010. On behalf of the Institute, I had attended the said meeting. Our submission could be found in HKIS website. Ms Serena

Lau, the then Vice President, had also attended the special meeting of the Panel on Development of the Legislative Council held on 20 November 2010 and reiterated our standpoint.

The Working Group also held meeting on 15 August 2011. It is the general understanding of members of the Working Group that the duty assigned to the Working Group has been fully discharged.

## Working Group on Secondary School Promotion

Convenor: **Mr Raymond Kam**

The Convenor of the working group, Mr Raymond Kam and representatives from all the Divisions and YSG is tasked to promote Surveying Profession to the secondary students. A PR proposal 小測量師眼中的「項目」 was proposed, however this has been postponed due to the tight schedule.

The Working Group is then requested to explore other possible promotional activities to secondary school students. Another proposal will be submitted to the PSAC for review once it is ready.



## Finance Committee

Chairman: **Mr Simon Kwok**

In the first half of this year, the Finance Committee had reviewed the annual subscriptions and application fees for admission into HKIS membership. A discussion forum was organised for members to express their views. The EGM was held on 25 March 2011 and the resolution was passed for adjusting the fees mainly according to the changes in inflation.

In order to gain better income from the money deposited in bank, the Finance Committee had obtained the approval

of the General Council for HKIS to open more accounts in several reliable banks so as to make it more flexible for HKIS to choose the bank which offers higher interest rate at the prevailing time. We are also exploring ways to increase income from our funds in a prudent manner.

The Committee is now working on the review of the charges for placing advertisement in HKIS publications and the web site. The rental charges of the Surveyors Learning Centre are also under review.

## Mainland Affairs Committee

Chairman: **Mr Cheung Hau-wai**

In the first half year of 2011 Mainland Affairs Committee (MAC) conducted and participated in a number of activities to maintain HKIS' presence and service to HKIS members in the mainland.

On 6 May 2011, Mr Edwin Tsang, a member of the MAC, took part in leading a HKIS delegation to visit HKIS members working in Guangzhou. The Delegation exchanged views on professional development in Hong Kong and Guangzhou.

From 27 to 30 May 2011, Mr Cheung Hau Wai, the Chairman of MAC, co-organized and took part in a HKIS delegation attending the 2011 Ministry of City and Rural Construction and Hong Kong Construction Forum.

The Main theme of the Forum this year was on preservation and revitalization of historical buildings. The delegation set up a booth illustrating HKIS professional work and presented at the forum a building preservation project in Hong Kong.

On 1 July 2011, the Chairman of MAC visited members of the HKIS Beijing Forum. A total of 15 members of the forum attended the gathering. The Chairman briefed the forum the latest development in Hong Kong, including building revitalization, the Hong Kong Beam Plus, a Hong Kong green building labeling system, opportunities for HKIS members to become Beam Professionals and Beam Assessors, and the work of the Construction Industry Council. Members of the Beijing Forum expressed their wish that a closer ties in terms of professional development, qualification curriculum and counterpart professional bodies should be established between HKIS and the mainland.

Mr Cheung also took the opportunity to attend the GIO NIC 2011 Conference co-organized by the Tsinghua University and the University of Reading. The conference focused and exchanged views on Chinese Construction overseas, international construction business, construction industry governance and transparency, response to disaster, construction site safety.



## Research Committee

Chairman: **Prof Eddie Hui**

The Research Committee was formed to initiate and devise research projects for General Council's consideration. The Committee vetted research proposals from Divisions and recommended to the Executive Committee for formal approval.

The Committee also organized the "Outstanding Final Year Dissertation Awards" for final year students of the HKIS accredited first degree courses and the "Dissertation/Thesis Awards" for postgraduate students. The Awards for 2011 are being organized. Dissertations/theses nominated by respective universities would be assessed by nominated assessors. Results would be announced in December 2011.

### Members of Research Committee

<b>Chairman:</b>	Prof Eddie Hui	
<b>Members:</b>	Dr Daniel Ho, Dr Edward Yiu	BSD
	Mr S K Pang, Mr Jim Lam	GPD
	Dr Conrad Tang, Mr Cheng Wai Pun	LSD
	Mr Ben Chong, Mr Cyrus Mok	PDD
	Mr Charles Hung, Dr Edmond Cheng	PFMD
	Dr Thomas Ng, Dr Mei-yung Leung	QSD
	Mr C W Tang, Ms Iris Chau	YSG



## Strategic Planning Committee

Chairperson: **Ms Serena Lau**

The Strategic Planning Committee was formed to work out a detailed action plan for both short term, middle term and long term goals of the Institute, and to develop a strategic direction of the Institute and submit to the General Council for consideration.

The Committee held its meeting on 14 April 2011. During the meeting, it was agreed to hold forums to gather members' views on certain important issues. Forums with ex-General Council members, valued senior members and young members were held on 20 June, 3 August and 11 August 2011 respectively. It turned out to be a very productive event. With enthusiastic participation by members, many useful ideas and suggestions emerged. Members shared their views on the current development of the Institute, and also proposed new ideas on the how to enhance public image, professionalism and leadership of the Institute.

### Members of Strategic Planning Committee

<b>Chairman:</b>	Ms Serena Lau	Senior Vice President
<b>Members:</b>	Mr Wong Bay	President
	Mr Stephen Lai	Vice President
	Mr Edwin Tang	Honorary Secretary
	Mr Simon Kwok	Honorary Treasurer
	Mr Vincent Ho	BSD
	Mr Francis Ng, Mr Jason Chan	GPD
	Mr Koo Tak Ming	LSD
	Mr Gary Yeung	PFMD
	Dr Tony Leung, Mr Edwin Tsang	PDD
	Mr Antony Man	QSD
	Mr Arthur Cheung	YSG



Gathering with ex-GC members



Gathering with valued senior members



Young members gathering



## Working Group on HKIS Office Premises

Chairman: **Mr Tony Tse**

Since the formation of HKIS in 1984, its Office Premises have been leased and located in core Central District. The current lease at Jardine House will expire in early 2013.

For forward planning, the Administration Committee in 2010 directed that a Working Group, with one representative from each Division and Young Surveyors Group, be formed to study and report on the future of HKIS Office Premises including its location, size and whether the Institute should purchase its own premises.

The first meeting of the Working Group was held on 30 July 2010 and a total of six meetings have been held up to July 2011.

With the agreement of the General Council, the Working Group conducted an open survey in April 2011 to seek an understanding of members' views and preferences on

whether the Institute should continue to have its Office Premises located in core Central District and also whether the HKIS should consider acquiring its own premises.

Two open discussion forums were also organised to solicit and encourage members to express their views and opinions. The first discussion forum was held on 29 March 2011 prior to the dispatch of the questionnaire survey, and the second was held on 18 May 2011 before the deadline for return of the questionnaire.

All valid returns of the questionnaires received by the deadline were analyzed and discussed by the Working Group. A report summarizing the findings of the survey together with key observations and recommendations of the Working Group have been submitted to the General Council in early August 2011 for their further study and consideration of the way forward.





## Dispute Resolution Committee

Chairman: Mr Antony Man

### Land (Compulsory Sale for Redevelopment) Ordinance (LCSRO)

#### Pilot Mediation Scheme Run by Joint Mediation Helpline Office (JMHO) [<http://www.lcsromediation.hk/>]

The Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) (the Ordinance) came into operation in 1999. The Government, by publication of the Land (Compulsory Sale for Redevelopment) (Specification of Lower Percentage) Notice in the Gazette in January 2010, specified that with effect from April 1, 2010, in respect of three classes of land lot, the application threshold for compulsory sale would be lowered from 90% to 80%. Under the Ordinance, any person who owns not less than 80% of the undivided shares in a lot may make an application to the Lands Tribunal for an order for the compulsory sale of all of the undivided shares in the lot for the purposes of redevelopment.

In order to assist owners involved in or contemplating applications for compulsory sale for redevelopment, the Development Bureau provides financial support to the Pilot Mediation Scheme (the Pilot Scheme) to facilitate the owners to undertake mediation on a voluntary basis. The Pilot Scheme is independently administered by the Joint Mediation Helpline Office Limited. The Hong Kong Institute of Surveyors has been being one of the eight Participating Service Providers (PSP) of the JMHO, since July 2010.

The aim of the Pilot Scheme is to mediate dispute or difference between owners arising out of or in relation to applications for compulsory sale of land lot that has been made or is intended to be submitted to the Lands Tribunal.

Procedures for the Appointment of a Mediator	
1	Application and Choice of Mediator Candidate
1.1	A Request for Mediation should be made on Form JMHO/545/RM1. ( <a href="http://www.lcsromediation.hk/documents/JMHO_545_RM1_Request_for_Mediation_en.pdf">http://www.lcsromediation.hk/documents/JMHO_545_RM1_Request_for_Mediation_en.pdf</a> )
1.2	The JMHO Secretariat acknowledges receipt of the request and checks the application for matters such as sufficiency of data for onward following, compliance for utilizing the Pilot Scheme, agreement to mediate from the other party/parties and the like.

1.3	The JMHO Secretariat confirms acceptance of the case and follows up on asking for deposits of mediator / following up on application for mediator fee subsidies (as the case may be) and further briefing on mediation and the Pilot Scheme by the Mediation Consultant.
1.4	Once agreement to mediate has been obtained from all parties for the case, the JMHO Secretariat proceeds as follows for getting the mediator appointed:-
	a. Where parties reached agreement on the mediator to be appointed and that mediator does not have 2 ongoing mediations under the Pilot Scheme, the JMHO Secretariat seeks to appoint that mediator after checking availability, conflict of interest, etc. and writes to the parties-agreed mediator and the parties accordingly;
	b. Where one party proposes a mediator and the other party does not respond to the proposed mediator, the JMHO Secretariat passes this on to a PSP by rotation, highlighting this as an information to be considered by the PSP in nominating a mediator for that case;
	c. Where one party proposes a mediator and the other proposes another or objects to the proposed mediator, the JMHO Secretariat passes this on to a PSP by rotation, highlighting this as an information to be considered by the PSP in nominating a mediator for that case;
	d. Where there is no proposal /agreement of the mediator to be appointed, the JMHO passes the case on to a PSP by rotation for nominating a mediator for that case;
	e. Then, the JMHO Secretariat writes to the parties accordingly seeking their views within a timeframe on the now JMHO-nominated (whether party-proposed, parties-agreed or PSP-nominated) mediator;



f.	Thereafter JMHO writes to the parties and the mediator for formally appointing/confirming the appointment of the mediator. [The party-proposed, parties-agreed or PSP-nominated mediator has to be on the JMHO LSCRO Pilot Scheme List of Mediators.] ( <a href="http://www.lcsromediation.hk/index.php?option=com_content&amp;view=article&amp;id=19&amp;Itemid=17&amp;lang=en">http://www.lcsromediation.hk/index.php?option=com_content&amp;view=article&amp;id=19&amp;Itemid=17&amp;lang=en</a> )
2	Reports to Board of Directors
2.1	The JMHO Secretariat keeps all records of communications (including verbal communications) with parties, PSPs and mediators regarding appointment of mediators.

After completing the training and briefing on Cap. 545 Land (Compulsory Sale for Redevelopment) Ordinance arranged by JMHO, accredited mediators from the eight PSPs will be informed and invited for joining the List of Mediators in 1.4 f above for the Pilot Mediation Scheme.

### Costs and Fees

The Pilot Scheme is independently administered by the JMHO with venue support provided by the Hong Kong Housing Society. To assist users, a uniform application fee and rate of mediator fee is charged for mediation under the Pilot Scheme.

1.	Application fee	HK\$500 per party
2.	Mediator fee (shared equally by parties) - Pre-mediation session (up to 3 hours) - Subsequent mediation session (from 4th hour to 15 hour)	HK\$3,000 per hour HK\$3,000 per hour

For mediation under the Pilot Scheme, the mediator fee for the first 15 hours, which are at fixed rates, are paid in equal shares by the owners, save for eligible elderly minority owners.

Eligible elderly minority owners who have paid the application fee and satisfied the means test may receive the mediation service free of charge under the Pilot Scheme. The share of the mediator fee of the pre-mediation session (up

to 3 hours) and the first 12 hours of the mediation session(s) will be paid by the Government upon successful application to the JMHO.

### Express of Interest for Mediation Training Organized by the Institute

Mediation, a form of alternative dispute resolution, is increasingly being used by organizations, courts and governments as a more satisfying and effective means of resolving conflicts between parties. To equip members with an understanding of mediation and the skills needed to serve as a neutral third party mediator or represent clients in mediations and to become an accredited mediator, the HKIS is in the course of organizing a Mediation Training Course. The organization of such course would be dependent on the response from members.

The 40-hour Mediation Training Course is expected to be conducted in late 2011 and will also include simulations and assessments.

Members who satisfactorily complete the 40-hour training course and assessments, and subject to meeting the admission criteria, can apply for admission to the Panel of Mediators of the Hong Kong Institute of Surveyors and Hong Kong Institute of Architects (Joint Panel of Mediators). A member of the Joint Panel of Mediators can also be eligible to participate in the mediation cases referred by the Joint Mediation Helpline Office Ltd to HKIS.

If you are interested to enroll in the mediation training course, kindly drop an e-mail or a fax (with your name, HKIS Membership Number and contact telephone number and e-mail address) to the HKIS Secretariat ([info@hkis.org.hk](mailto:info@hkis.org.hk) and fax number: 2868 4612) on or before 22 September 2011.

Report prepared by **Antony MAN**

Chairman, Dispute Resolution Committee, HKIS

Director, Joint Mediation Helpline Office Limited

Room LG102, High Court, 38 Queensway, Hong Kong

<http://www.jointmediationhelpline.org.hk/index.html>

## Qianhai Project

Featured in the 12th Five Year Plan of the People's Republic of China, Shenzhen-Hong Kong Cooperation on Modern Service Industries in Qianhai Area becomes an important development project in the region. In order to contribute Hong Kong Surveyors' expertise in the first place, the institute met with Shenzhen Nanshan Science & Technology Institute (深圳市南山科技事務所) and the delegation led by Bureau of Housing and Construction of Shenzhen Municipality (深圳市住房和建設局) respectively on 4 and 17

August 2011, to understand the development of Qianhai region and to discuss the obstacles encountered by Hong Kong professionals under CEPA nowadays.

A visit to the Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone has been arranged early next month to contribute our views on behalf of Hong Kong Surveyors.



Meeting with the delegation of Shenzhen Nanshan Science & Technology Institute



Meeting with the delegation led by Bureau of Housing and Construction of Shenzhen Municipality



Souvenir exchange with 副局長段衛金先生 of Bureau of Housing and Construction of Shenzhen Municipality

## Meeting with Experienced Practitioners from China

A meeting and lunch reception was held on 15 August 2011 to greet the experienced practitioners in the field in the Mainland China, including 周干峙院士, 中國房地產估價師學會創會會長、原建設部特邀顧問, 陳之泉先生, 廣東省房地產協會終身名譽會長、原廣東省建委主任, 勞應勛先生, 廣東省房地產估價師與房地產經紀人學會會長 and 汪科, 規劃師、建設部部長辦公室秘書, with council members and past presidents. The meeting reviewed the development of real estate sector in China in the past decade, and meeting participants hoped to keep the communication between the institute and the counterparts in China open, so as to continue to work together to contribute the real estate sector.



## BCA Visit

On 29 August, 2011, delegation of the Building and Construction Authority of Singapore led by Mr William Tan visited the institute to discuss how HKIS has helped raise the profile of the Quantity Surveyors (QS) profession and attracts adequate quality graduates to join the QS profession. President Wong Bay, QSD Chairman Antony Man, QSD Vice Chairman Thomas Ho, QSD Honorary Secretary Keith Yim and QSD council members Gilbert Kwok and Jesse Wong attended the meeting. The topics are well covered during the meeting. The institute will look forward to further exchange and communication between Hong Kong and Singapore, so as to foster collaboration in the region.



## Congratulations to the Following Who were Elected as HKIS Members on 28 July 2011

### MEMBERS (132)

#### BS DIVISION

CHAN CHIN HO  
 CHAN KIM YING  
 CHUI CHU KWAN  
 HUI WAI KIT  
 KWAN KUN KIN  
 MA YUEN TUNG  
 TAM WING CHAU  
 YEUNG TIN LEUNG VINCENT

#### GP DIVISION

陳一凡  
 陳志宏  
 陳志軍  
 陳宗彪  
 常虹  
 常忠文  
 程家龍  
 鄧峰  
 丁海  
 丁金禮  
 董素梅  
 杜康  
 杜長平  
 杜建國  
 費金標  
 高軍  
 高喜善  
 耿繼進  
 龔秋平  
 郭建波  
 郭宏偉  
 韓衛東  
 侯陽華  
 胡澄  
 黃廣斌  
 黃勁秋  
 黃廉鋒  
 黃西勤  
 計曉忠  
 季永蔚

江建華  
 蔣明傑  
 蔣文軍  
 蔣曉秋  
 金建清  
 金序能  
 晉植  
 康小芸  
 李傳勇  
 李國偉  
 李建中  
 李俊峰  
 李開猛  
 李彤皓  
 李煒文  
 李玉璽  
 梁津  
 廖凡幼  
 廖攀武  
 林文勝  
 劉軍  
 劉海濤  
 劉衛國  
 劉勳濤  
 呂敏峰  
 羅峰  
 羅守坤  
 馬軍  
 馬力  
 任敏傑  
 石滔  
 宋星慧  
 孫克偉  
 孫玉穎  
 孫明彥  
 譚志榮  
 王瑾  
 王穎  
 王常華  
 王海韜  
 王億彬  
 魏新  
 吳軍  
 吳玲  
 吳青  
 吳守志

吳正訓  
 伍世璠  
 武東潮  
 肖巧玲  
 邢潔  
 徐志革  
 薛姝  
 嚴章波  
 徐文井  
 楊斌  
 楊軍  
 楊麗豔  
 楊雲林  
 尹建生  
 俞鵬  
 袁東華  
 岳連紅  
 曾展暉  
 戰強  
 趙強  
 趙小荊  
 朱雯  
 莊嚴  
 LIN TIEN CHI

#### LS DIVISION

CHAN HUEN KI VICKY  
 CHAN KA CHI  
 HON YAT HEI TONY  
 LAM LIT YIN  
 LEUNG PUI YEE  
 LIU BESSIE

#### QS DIVISION

CHAN HO WAI  
 CHAN HOI LAM  
 CHAN TIN LAI MIKE  
 CHAN WANG KONG  
 CHENG KA YAN  
 CHEUNG KA YI DENISE  
 CHU WAI FAN  
 FUNG CHI TAT

HOR WAI CHUNG  
 KWOK WING CHEUNG  
 KWONG CHUNG YAN  
 LEUNG YIU TAI  
 LUI WAI LEUNG  
 PENG LILI  
 SIU LAI YING  
 WOO TSUEN HOI  
 YEUNG SHIU FUNG  
 YUEN LAI YIN

#### **CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (3)**

#### GP DIVISION

MOK YORK YEE

#### PFM DIVISION

CHOW SIU HUNG STEVEN  
 TAN YUI CHING JENNY

#### **RESIGNATION (5)**

LING WING KIT  
 MOK WAI HUNG STEPHEN  
 PANG CHUNG HANG  
 WONG KIN LEUNG  
 WOO MEI HANG

## Council Members Reaching Out

<b>5 August 2011</b>	Sports and Recreation Club Night organized by the Hong Kong Institute of Certified Public Accountants	Mr Lesly Lam
<b>8 August 2011</b>	Building Management Workshop organized by Kwun Tong District Council	Mr Andrew Kung
<b>12 August 2011</b>	Consultation Meeting for Policy Address 2011	Mr Wong Bay
<b>12 August 2011</b>	Opening Ceremony of the 26th Summer Universiade (第26屆世界大學生夏季運動會開幕禮)	Mr Stephen Lai
<b>15 August 2011</b>	Briefing on the Lifts and Escalators Bill by Electrical and Mechanical Services Department	Mr Wong Bay Mr Andrew Kung
<b>16 August 2011</b>	Meeting with the Bureau of Housing and Construction of Shenzhen Municipality (深圳市住房和建設局)	Ms Serena Lau Mr Vincent Ho Mr Antony Man Mr Honby Chan Mr Robin Leung
<b>17 August 2011</b>	"Certificate Course for Building Management in Kwai Tsing District" (「葵青區大廈管理證書課程2011」) organized by Kwai Tsing District Council Private Housing Affairs Working Group, Property Management Advisory Centre (Tsuen Wan) of Hong Kong Housing Society and Kwai Tsing District Office	Mr Peter Dy
<b>17 August 2011</b>	The Forum on 12th Five-Year Plan and Mainland-Hong Kong Economic, Trade and Financial Cooperation (「十二五」規劃與兩地經貿金融合作發展論壇) jointly organized by the HKSAR Government, Ministry of Commerce of People's Republic of China, National Development and Reform Commission of People's Republic of China and The People's Bank of China	Mr Stephen Lai Mr Charles Hung
<b>20 August 2011</b>	Kowloon City District Building Management Certificate Course 2011-2012	Mr Vincent Ho
<b>20 August 2011</b>	HKIA Forum on "Carbon Mission Reduction in Household, Office, Retail and Catering"	Mr Andrew Kung Guest: Mr Wong Bay
<b>30 August 2011</b>	Certificate Presentation Ceremony of Quality Water Recognition Scheme for Buildings organized by Water Supplies Department	Mr Wong Bay Mr Daniel Pong



## Media Coverage Report – August 2011

Date	Media / Publication	Headline	Spokesperson
3 August 2011	The Standard	Break-ins defended in checks on flats safety	Raymond Chan
3 August 2011	am730	倡修例容許申請手令 屋宇署破門查兩劊房	Raymond Chan
3 August 2011	Ming Pao	黑點大廈違規嚴重 屋署破門查高危劊房	Raymond Chan
3 August 2011	Hong Kong Daily News	街坊：被爆劊房空置多時	Raymond Chan
3 August 2011	Hong Kong Commercial Daily	署方承認擾民 建議修例頒發手令 屋署引例爆門 查劊房	Raymond Chan
4 August 2011	Ming Pao	議員憂門檻降缺口開	Paul Ho
6 August 2011	Metro Finance	樓市焦點《從劊房、工廈改建及強拍 探視房產市場情況》	David Chan
7 August 2011	Apple Daily	天匯豪宅加高圍欄涉僭建	Andrew Kung
10 August 2011	South China Morning Post	Demolition order looms for flats in factory building	Raymond Chan
10 August 2011	Oriental Daily	發展商若誤導 建議判坐監	Lawrence Poon
10 August 2011	The Sun	政府擬規管售一手樓	Lawrence Poon
12 August 2011	Hong Kong Economic Times	中產置業難 房策踉跄勿再空談	Lawrence Poon
16 August 2011	Hong Kong Economic Times	「實而不華」樓 實用率起碼8成	Lawrence Poon
17 August 2011	RTHK	自由風自由 PHONE：死因裁判官建議測量師工程師仔必驗樓	Vincent Ho
20 August 2011	RTHK	星期六問責：馬頭圍道場樓事件死因裁決	Vincent Ho
20 August 2011	Property Times	減價盤有支持 租買角力	Wong Bay
20 August 2011	Wen Wei Po	香港需要科學房屋政策	Wong Bay
20 August 2011	aTV News	業界認為無必要同時派測量師及工程師巡樓	Vincent Ho
20 August 2011	Sing Tao Daily News	測量師結構工程師同驗樓不可行	Vincent Ho
20 August 2011	CRHK News	測量師說樓宇涉結構問題才由工程師跟進符效益	Vincent Ho
21 August 2011	Oriental Daily	屋署態度散漫懶理大廈剝石屎	Vincent Ho
21 August 2011	The Sun	舊樓修葺屋署懶跟進	Vincent Ho
21 August 2011	Sing Tao Daily News	工程界促加快拆危樓	Vincent Ho
21 August 2011	Hong Kong Daily News	官倡測量師工程師一同巡樓 工程界憂互相卸責	Vincent Ho
21 August 2011	Wen Wei Po	工程界指「仔必」驗樓無必要	Vincent Ho
21 August 2011	Sing Pao	業界指行仔必巡樓不可行	Vincent Ho
24 August 2011	South China Morning Post	40pc of sites in residential area non-residential	Lawrence Poon
25 August 2011	Oriental Daily	探射燈：城門引水道淪「私人行宮」	Vincent Ho
25 August 2011	Ming Pao	曾偉雄物業釘契4年 一哥：僅餘一牆未拆 因鄰居反對	Vincent Ho
26 August 2011	Apple Daily	村屋僭建地牢 肉眼驗樓難察	Raymond Chan
26 August 2011	Apple Daily	懶理馬頭圍塌樓案四建議 屋宇署當死因庭無到	Vincent Ho
26 August 2011	CRHK News	測量師學會稱毋須跟結構工程師一同視察樓宇	Vincent Ho
26 August 2011	CRHK News	測量師學會稱測量師及結構工程師分工無問題	Vincent Ho
26 August 2011	RTHK News	測量師學會：目測樓宇為勘察必要程序	Vincent Ho
26 August 2011	Metro Finance	場內外聯線	Vincent Ho
27 August 2011	Oriental Daily	獨立專家助屋署檢討驗樓	David Chan & Vincent Ho
27 August 2011	Hong Kong Economic Times	測師會：認同舊樓「目測」	David Chan
27 August 2011	Sing Tao Daily News	測量師學會撐驗樓分工	Vincent Ho
27 August 2011	Sing Pao	屋宇署覓專家檢討樓宇巡查	
27 August 2011	Hong Kong Commercial Daily	測量師學會拒「仔必」驗樓	Wong Bay & Vincent Ho
27 August 2011	Ta Kung Pao	回應死因庭「仔必」巡樓建議 林鄭：無需每次巡樓都「拍拖」	Vincent Ho
27 August 2011	Hong Kong Daily News	油尖旺危樓現形擾居民商戶	Wong Bay & Vincent Ho
27 August 2011	Hong Kong Daily News	林鄭：樓宇安全業主負責 測量師學會倡簡化舉證手續	Vincent Ho
27 August 2011	South China Morning Post	Expert Review of Safety Checks after Collapse	Vincent Ho
27 August 2011	Apple Daily	主力樑空心發展商卸膊	Andrew Kung
30 August 2011	Ming Pao	施政報告兩招增住宅供應 釋放政府用地 公屋加密加高	Lawrence Poon
31 August 2011	Ming Pao	新立會大樓研減百CCTV	Vincent Ho
31 August 2011	Sing Tao Daily News	建築署：「門常開」沒發現滲水	Vincent Ho
31 August 2011	Ta Kung Pao	馬頭圍「劊房」業主被檢控	Vincent Ho

# 為何要採用註冊專業測量師 (RPS) 提供的服務?

註冊專業測量師 (Registered Professional Surveyors, 縮寫 RPS), 是根據《測量師註冊條例》(第417章), 在測量師註冊管理局旗下註冊的專業人士。註冊專業測量師一共分為六個組別, 其組別名稱和英文名銜縮寫為:

- 建築測量 Building Surveying RPS(BS)
- 產業測量 General Practice RPS(GP)
- 土地測量 Land Surveying RPS(LS)
- 規劃及發展 Planning and Development RPS(PD)
- 物業設施管理 Property and Facility Management RPS(PFM)
- 工料測量 Quantity Surveying RPS(QS)

測量師註冊管理局負責監管註冊專業測量師, 以保障公眾對測量服務的要求。註冊專業測量師代表了:

- 高水平的專業能力;
- 擁有足夠和有關的本地經驗;
- 高準則的專業誠信。

概括而言, 註冊專業測量師不單符合專業資格, 而且富有經驗和熟悉本地執業運作, 能提供最好的專業意見和服務。

所以, 無論是與規劃、產業、樓宇、建造工程、地界測量或設施管理的事項, 要保障服務水準和客戶權益, 都需要尋求註冊專業測量師的協助。

# Building Surveyors Conference 2011

## “Built Environment: Health and Safety”

**Date:** 22 October 2011 (Saturday)

**Time:** 0900-1635

**Venue:** Hotel ICON, 17 Science Museum Road,  
Tsim Sha Tsui East, Kowloon

### About Conference

This year marks the 25th Anniversary of this Conference. In view of the emerging importance of health and safety of built environment, the Building Surveying Division of the Hong Kong Institute of Surveyors organizes the Conference with the theme “Built Environment: Health and Safety”. The Conference aims to provide a platform for industry professionals, academia and practitioners to share their valuable experiences and insights. It is our honour to have invited Mr. LEUNG Chun Ying, GBM, GBS, JP, Convenor, Non-official Members of the Executive Council Chairman, The Hong Kong Coalition of Professional Services, to deliver a Keynote Speech at the Conference.

### Conference Registration Fee

**Early Bird Rate (HK\$980)**

– Registration on or before 23 September 2011

**Standard Rate (HK\$1,080)**

**Student Rate (HK\$250)**

\*Lunch is not included

### About Conference Dinner

To celebrate the 25th Anniversary of Building Surveyors Conference and mark this special occasion, a Conference Dinner will be held in the evening of 22 October 2011. We are much honoured to have invited Mr. C.K. LAU, MH, JP, Director of C.K. LAU & Associates Limited, to be the Guest of Honour of the Conference Dinner.

**Reception:** 6.30pm

**Dinner:** 7.15pm

**Dress Code:** Business Attire

### Conference Dinner Registration Fee

**Early Bird Rate**

– Registration on or before 23 September 2011

- ◆ HK\$10,800 / full table (12 persons)
- ◆ HK\$5,670 / half table (6 persons)
- ◆ HK\$990 / head

**Standard Rate**

- ◆ HK\$12,000 / full table (12 persons)
- ◆ HK\$6,300 / half table (6 persons)
- ◆ HK\$1,100 / head

**Special Rate for Conference Registrants**

- ◆ HK\$9,000 / full table (12 persons)
- ◆ HK\$4,725 / half table (6 persons)
- ◆ HK\$550 / head

<Only applicable to those registered for the Conference, i.e. 1 Conference registrant can only purchase 1 Conference Dinner ticket.>

Time	Program / Topic
08:30 – 08:55	<b>Registration</b>
09:00 – 09:10	<b>Welcome Speech</b> Mr. WONG Bay President The Hong Kong Institute of Surveyors
09:10 – 09:40	<b>Keynote Speech - The Supply Side Considerations</b> Mr. LEUNG Chun Ying, GBM, GBS, JP Convenor, Non-official Members of the Executive Council Chairman, The Hong Kong Coalition of Professional Services
09:40 – 09:50	Souvenir Presentation to Guest-of-Honour
09:50 – 10:20	<b>Harmonising New and Old Buildings in the Dense Built Environment</b> Mr. AU Choi Kai, JP Director of Buildings Buildings Department
10:20 – 10:40	Coffee Break
10:40 – 11:10	<b>Our Changing Environment</b> Mr. Geoff MITCHELL Managing Director, GMA Certification Group Pty Ltd (Building Surveyors) Past National President, Australian Institute of Building Surveyors
11:10 – 11:40	<b>Control, No Control, or Loss of Control</b> Mr. Daniel C. LAM, BBS, JP Past President The Hong Kong Institute of Surveyors
11:40 – 12:10	<b>Construction Site Safety Management in China</b> Prof. LIU Yi Sheng Professor & Head of Construction Management Department Beijing Jiaotong University
12:10 – 12:30	<b>Q &amp; A</b> Moderator Mr. Kenneth Y.K. YUN Immediate Past Chairman, Building Surveying Division The Hong Kong Institute of Surveyors Convener of BSD Green and Sustainability Panel
12:30 – 12:35	Souvenir Presentation to Speakers (Morning Session)
12:35 – 14:00	Lunch
14:00 – 14:05	Souvenir Presentation to Sponsors
14:05 – 14:35	<b>Control, Change, Observe - The Art of Project Management</b> Mr. C.K. LAU, MH, JP Director C. K. LAU & Associates Limited
14:35 – 15:05	<b>A Study on the Crowd Flow Pattern in Mass Transit Rail Stations</b> Mr. S. M. LO Associate Head Department of Civil and Architectural Engineering City University of Hong Kong
15:05 – 15:25	Coffee Break
15:25 – 15:55	<b>Building Safety – Building Surveying</b> Prof. Barnabas H. K. CHUNG
15:55 – 16:25	<b>Q &amp; A</b> Moderator Mr. Edwin TANG Past BSD Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:25 – 16:30	Souvenir Presentation to Speakers (Afternoon Session)
16:30 – 16:35	<b>Closing Remarks</b> Mr. Vincent HO Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:35	End of Conference

### Enquiries:

Ms. Christine TAI / Ms. Kee YIP

Tel: +852 2372 0090

Fax: +852 2372 0490

Email: christine@creativegp.com / kee@creativegp.com







## Summary of HKIS CPD / PQSL Events 14 September 2011 - 14 December 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	✓
14 Sep	2011089	Reverse Mortgage Programme in Hong Kong	1.5	Representative from the Hong Kong Mortgage Corporation Limited (HKM/C)	YSG	
24 Sep to 25 Sep	2011076	BSD APC Camp - Mock Assessment for Practical Task	1	Experienced Assessors	BSD/YSG	✓
27 Sep	2011105	Total Life Cycle Cost Contracts	1.5	Nelson Ho	BSD	
28 Sep	2011090	Forest Resources Valuation - Principles and Application	1.5	Joseph C Ho	GPD	
29 Sep	2011100	Land Boundary Survey in Hong Kong	1.5	Yu Sau Chung	LSD	
4, 11, 18, 25 Oct and 01 Nov	2011106	Training Course on Standard Form of Building Contract 2005 Edition	2 per lecture	Bernard Wu	QSD	
12 Oct to 17 Oct	2011071	YSG Study Tour 2011	10		YSG	
13 Oct	2011075	Expert - Role and Liability	1.5	Damon So	QSD	
20 Oct	2011094	Urban Renewal Strategy's New Initiatives - Facilitator Role and Demand-led Redevelopment Projects	1.5	Iris Tam	GPD	
22 Oct	2011080	BSD Annual Conference 2011 - Build Environment: Health and Safety	6	Refer to Page 18	BSD	
24 Oct	2011095	Win-win-win Resolution of Insurance Issue	1.5	Lawrence Chung	QSD	
27 Oct	2011091	No Man is an Island - The Importance of Networking Skills	1.5	Justin Wong	QSD	
22 Nov	2011096	Managing your Stress at Anytime, Anywhere: Mindful Sitting & Walking	1.5	Dr Mei-yung Leung, Dr Isabelle yee-shan Chan	QSD	
08 Nov	2011104	Investment in Stamp / Banknotes collection	1.5	Alan Cheung	QSD	
28 Nov	2011098	Corruption Prevention and Professional Ethics for Surveyors	1.5	Elis Leung	HKIS	
30 Nov	2011102	Applications of Automation Software for Measurement, Cost Control and Forensic Expert Witnessing	1.5	Ricky Chan, CH Wong, MK Leung	QSD	
14 Dec	2011103	Prolongation and Loss and Expense Claims	1.5	Mike Allen	QSD	

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

## STANDARD RESERVATION FORM

Event date(s) : \_\_\_\_\_ Event code : \_\_\_\_\_  
 Event name : \_\_\_\_\_

### Member details

Surname : \_\_\_\_\_ Other names : \_\_\_\_\_

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

Division\* : BS  GP  LS  PD  PFM  QS

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Tel no. : \_\_\_\_\_ Fax no. : \_\_\_\_\_ E-mail : \_\_\_\_\_

### Payment method

I enclose a cheque payable to "**Surveyors Services Ltd**". Cheque no. \_\_\_\_\_ Amount HK\$ \_\_\_\_\_

Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)

Please charge my American Express card

**Ref.:** [ \_\_\_\_ ]

### To: Credit Card Service Department

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

Cardholder name : \_\_\_\_\_ HKIS no. : \_\_\_\_\_

Card number : 

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 Expiry date : \_\_\_\_\_ / \_\_\_\_\_

Cardholder's signature : \_\_\_\_\_ Date : \_\_\_\_\_

**For Bank Use Only**

Approved by :

Date:

### Notes

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



## 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 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 ( <i>Lecture Conducted</i> )
25 August 2011 (Thursday)	Review of MOE Code ( <i>Lecture Conducted</i> )
2 September 2011 (Friday)	Building/Lease/Planning Control ( <i>Lecture Conducted</i> )
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 24 and 25 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/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 whose age are 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, a 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)

**Priority** YSG Member; First-come-first-served

## CPD/BSD/2011105

### Total Life Cycle Cost Contracts



<b>Speaker</b>	<p>Mr Nelson Ho, BSc, MBA, FPFM, FHKIoD, MHKIS, MRICS, MCMI, RPS(BS), BEAM Pro, Senior Manager, Facilities Management, Hong Kong Science and Technology Parks Corporation</p> <p>Mr Nelson Ho is responsible for facility management of the Hong Kong Science Park and InnoCentre, and the environment and safety management of the above properties and the 3 industrial estates of Hong Kong.</p> <p>Mr Ho is an experienced Building Surveyor and Facility Manager, possessed over 23 years' experience in Projects and Facilities Management. He served in various renowned developers, major consulting firms and public organisations in Hong Kong. Mr Ho's major professional/research interests are Facilities management, project management, sustainable technologies and policies, outsourcing management, maintenance, BIM- FM technology, conservation, rehabilitation and restoration of heritage buildings.</p>		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 27 September 2011 SLC, HKIS		
<b>Details</b>	Life cycle cost is already a well known topic for maintenance and facility management practitioners. However, the journey to put the idea into practice is a challenging task both facing the initial cost budget rise as well as the reception of the industry. Mr Ho will share his concept about total life cycle cost contract in facilities management and his experience in promoting and implementing total life cycle cost contracts in the maintenance and replacement projects which had saved his organization a considerable amount of money in the long run.		
<b>Language</b>	Cantonese/English	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member (HK\$20 walk-in surcharged for all pricings listed).
<b>Deadline</b>	14 September 2011	<b>Priority</b>	BSD Members; First-come-first-served

## CPD/GPD/2011090

### Forest Resources Valuation - Principles and Application

<b>Speaker</b>	<p>Mr Joseph C. Ho FHKIS MRICS MAPM ICIQB MCIM MHKIVM Managing Director, LCH (Asia-Pacific) Surveyors Limited</p>		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Wednesday 28 September 2011 SLC, HKIS		
<b>Details</b>	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.		
<b>Language</b>	Cantonese	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member (HK\$30 walk-in surcharge for all pricings listed)
<b>Deadline</b>	14 September 2011	<b>Priority</b>	GPD Member: First-come-first-served

## CPD/LSD/2011100

### Land Boundary Survey in Hong Kong



<b>Speaker</b>	<p>Mr Yu Sau-chung, Senior Land Surveyor, Survey and Mapping Office, Lands Department</p> <p>He is a land surveyor and has been practicing land boundary surveys in different parts of the territories since 1991. He has extensive experience in this field and has been involved in several court cases concerning boundary disputes. He is now the Section Head of the District Survey Office, Yuen Long in the Lands Department and is responsible to perform various duties in relation to the land boundary survey in Yuen Long area. He is the Vice-chairman of the Land Surveying Division, Hong Kong Institute of Surveyors and the Chairman of the Association of Government Local Land Surveyors.</p>		
<b>Date &amp; Venue</b>	6:30 pm - 8:00 pm Thursday 29 September 2011 SLC, HKIS		
<b>Details</b>	The speaker will introduce the essence in carrying out land boundary survey in Hong Kong. He will also highlight the law behind and the principles to be considered in the determination of land boundary.		
<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$100
<b>Deadline</b>	27 September 2011	<b>Priority</b>	First-come-first-served



## CPD/QSD/2011106

### Training course on Standard Form of Building Contract 2005 Edition



**Speaker** Mr Bernard Wu, BSc, LLB, FHKIS, FRICS, MCI Arb

Mr Wu is a practicing barrister specialized in construction law. He has given lectures on Standard Form of Building Contract 2005 Edition for several intakes at the HKU SPACE and lectures on Construction Law for Professional Diploma Course in 2008 and 2009. He is appointed to be Adjunct Lecturer of HKU SPACE from 1 January 2009 to 31 December 2010. Mr Wu was invited to be a Guest Speaker for M Sc course of Polytechnic University on construction law subjects from 2008 to 2010. Mr Wu completed his B.Sc. (Building Studies) and B. Building at the University of Hong Kong in 1982 and 1983 respectively, awarded with Hong Kong University Alumni Prize 1983 and obtained his LLB as external student of University of London in 1999. He was awarded Certificate of Mediation by the Accord Group in 2004.

Mr Wu started his career as a quantity surveyor and specialized in claims preparation and settlement of construction disputes. Mr Wu is conversant with drafting contract documents for both main contracts and subcontracts.

Mr Wu has started his legal practice since 2005 and has acted for various clients in resolving construction disputes by means of litigation and arbitration. He is nominated by the Hong Kong Institute of Surveyors to be a member of the Hong Kong International Arbitration Centre Appointment Advisory Board from 1 January 2008 to 31 December 2010. He was appointed to be the Voluntary Legal Consultant of the Hong Kong Construction Sub-Contractors Association for 2007-2009, and Honorary Legal Advisor of the Hong Kong Institute of Project Managers for 2009 and 2010.

Mr Wu serves as a member of the Panel of Experts under the Board of Education, HKIS, for accreditation of university courses in Hong Kong from 1 January 2006 to 31 December 2011. He is one of the members of the Disciplinary Panel of the HKIS and is an arbitrator listed in the HKIS/HKIA Joint Panel of Arbitrators. He is also included in the List of Dispute Resolution Advisers for Architectural Services Department and Housing Authority Projects. He acts as Dispute Resolution Adviser and Arbitrator, apart from acting as counsel in litigation.

**Date & Venue** 7:00 pm - 9:00 pm Tuesday 4, 11, 18, 25 October and 1 November 2011 SLC, HKIS

Details		
Date	Topic	
1	4 October 2011	Overview of the Old and New Form – Comments on the Old Form with reference to the Grove's Report and the Tang Report – Loopholes of the Old Form – Brief introduction of the New Form
2	11 October 2011	Dispute Resolution – Clause 41 Settlement of Disputes – Mediation Procedures – Arbitration Ordinance – Appeals – Arbitration compared with litigation – Comparison of Alternative Dispute Resolution Techniques
3	18 October 2011	Certificates and Payments – Pay when paid/ Pay if paid – Temporary finality of interim certificate – Nominated Subcontractors – Conclusive Evidence of Final Certificate
4	25 October 2011	Extension of time – Acts of Prevention – Condition Precedent – Delay recovery measures – Delay caused by NSC – Penalty/LD – Concurrent Delay
5	1 November 2011	Direct Loss and/or Expenses – Constructive acceleration – Global claims – Notice of claim – Remoteness rule – Items of claim – Concurrent delay

**Language** English

**Fee** Members are free to join 1 / 2 / 3 / 4 / 5 lecture(s).  
Members pay \$500 / \$900 / \$1300 / \$1700 / \$2000 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively.

Non HKIS Members pay \$630 / \$1130 / \$1630 / \$2130 / \$2500 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively

**Deadline** 2 weeks prior to the event date

**Priority** First Priority to Corporate Members (MHKIS and FHKIS); Corporate Members from the other Professional Institutes are welcomed.

Remark: In case of less than 20 applicants, the particular lecture will be cancelled. We will notice the applicants 3 days prior to the event.

## CPD/QSD/2011075

### Expert – Role and Liability

<b>Speaker</b>	Mr Damon So		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Thursday 13 October 2011 SLC, HKIS		
<b>Details</b>	<p>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.</p> <p>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.</p>		
<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	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)
<b>Deadline</b>	29 September 2011	<b>Priority</b>	QSD Member; First-come-first-served

## CPD/GPD/2011094

### Urban Renewal Strategy's New Initiatives - Facilitator Role and Demand-led Redevelopment Projects



<b>Speaker</b>	Ms Iris Tam, FHKIP		
<b>Details</b>	<p>Iris Tam is the Executive Director (Planning and Project Control) of the URA. She has some 28 years of experience in the Town Planning profession, firstly with the Government, then in a private consultant firm, and with the URA in the last 5 years. She is an ex-President of the HKIP and has served on many public advisory committees. Ms Tam was actively involved in the recent Review of the Urban Renewal Strategy.</p> <p>After a 2-year public engagement exercise on the Review of the Urban Renewal Strategy (URS), the New URS was promulgated by the Government in Feb 2011 and it stresses on "People First, District Based, and Public Participatory Approach". New initiatives have been formulated to allow new modes of redevelopment which could reflect these central principles. In addition to the existing URA self-initiated redevelopment projects, URA may act as a Facilitator to help private owners to assemble titles for public auction, or as an implementation agent in Demand-led redevelopment projects. The main objective is to help speed up urban renewal.</p>		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Thursday 20 October 2011 SLC, HKIS		
<b>Language</b>	English supplemented by Cantonese	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member HK\$30 walk-in surcharge for all pricings listed)
<b>Deadline</b>	06 Octoberr 2011	<b>Priority</b>	GPD Member; First-come-first-served

## CPD/QSD/2011095

### Win-win-win Resolution of Insurance Issues



**Speaker** Mr Lawrence Chung is the Chief Quantity Surveyor of Housing Department of the Hong Kong SAR Government. He has over 25 years of experience in cost management and contract administration for both new works and maintenance works.

**Date & Venue** 7:00 pm – 8:30 pm Monday 24 October 2011 SLC, HKIS

**Details** In this seminar, Lawrence will be pleased to share with us his recent experience in leading a task force comprising representatives from the Hong Kong Federation of Insurers (HKFI), the Hong Kong Construction Association (HKCA) and the Hong Kong Housing Authority (HA) in reviewing some of the additional endorsements usually imposed by insurers on HA's Contractors' All Risks (CAR) insurance policy. The task force was set up to resolve the gap among the various stakeholders which relates to industrial and trade practices, risk assessment and financial interests.

This cross functional interface helps parties understand each other's sectoral interests, develop common objectives and enhance mutual trust. Apart from refining the endorsements with success, the HA's specification for site safety has also been enhanced. This win-win-win resolution is an invaluable experience for all parties concerned and has formed a solid foundation for continuous collaboration.

<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	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)
<b>Deadline</b>	10 October 2011	<b>Priority</b>	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 (CI Arb), 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

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

<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	13 October 2011	<b>Priority</b>	QSD Member; First-come-first-served

## CPD/QSD/2011104

### Investment in Stamp / Banknotes collection



<b>Speaker</b>	Mr Alan Cheung - Council member of QSD, HKIS; VC and Moderator (CM) of Chartered ICES; Vice-President of Hong Kong Collectors Society		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 8 November 2011 SLC, HKIS		
<b>Details</b>	<p>Alan is well known of his tram Collection of Hong Kong as well as historic Collector of old HK stuffs. He has been invited by publishers to publish 3 books in relation of HK historical postcards and HK trams that these books all awarded with many prizes.</p> <p>Alan always popular with media about his Collection - TVs, magazines, radios and newspaper. Parts of his Collection are used in Website of HKTL and Star Ferry. Materials from his Collections are always been requested from Museums, Universities, Colleges, Government Authority and Private sectors. "</p> <p>A recent cool topic depicted on most newspaper. A trend of investment from China since the last few years. This is due to hot money growing from China market with the following major reasons :</p> <ol style="list-style-type: none"> <li>1. China becomes very rich</li> <li>2. RMB earns the exchange rate at higher side against Hong Kong currency</li> <li>3. Peoples from China wish to gain big profit by introducing a mechanism of generating cash from financial commodities such as stamps collecting, banknotes collecting and coin collecting other than traditional investments such as properties, gold, stock market, antique paintings and oil paintings.</li> </ol> <p>The topic I am going to share my observation with our members is pinpointing on stamp collecting and banknote collecting which I was involved.</p>		
<b>Language</b>	Cantonese	<b>Fee</b>	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)
<b>Deadline</b>	24 October 2011	<b>Priority</b>	QSD Member; First-come-first-served

## CPD/QSD/2011096

### Managing your Stress at Anytime, Anywhere: Mindful Sitting & Walking



<b>Speakers</b>	<p>Dr. Mei-yung Leung BSc (Hons), BRS, PhD, MHKIS, MRICS, MCIQB, MHKICM, CVS (SAVE), FHKIVM</p> <p>Dr. Isabelle yee-shan Chan BSc(Hons), Mph, PhD, MISHP</p>		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 22 November 2011 SLC, HKIS		
<b>Details</b>	<p>Dr. Leung is an Assistant Professor in Dept. of Civil and Architectural Engineering, City University of Hong Kong, Hong Kong. She has been leading over 30 research and professional projects, on which stress and health of construction professionals is one of her major research area. She has also been successfully trained with the Mindfulness-based Stress Reduction (MBSR) program in HK, the Australia and the US. She has over 150 publications in international journals and conferences.</p> <p>Dr. Chan is Research Fellow in Dept. of Civil and Architectural Engineering, City University of Hong Kong, Hong Kong. She has been researching on the stress and health management of construction professionals, including quantity surveyors, project managers, general professionals, and workers, in Hong Kong and Mainland China for over six years. The fruitful results of her studies have resulted in more than 20 publications in international construction management and engineering journals and conferences.</p> <p>In our construction industry nowadays, nearly 70% of construction professionals are suffering from work-related stress, anxiety, and depression. Responsible to handle the demanding estimating tasks within the often tight project schedule, Quantity Surveyors (QS) are believed to be more vulnerable to stress. Stress may not only affect their work performance, but also influence their health. The demand of stress management on QS is significant in the construction industry. Mindfulness-based stress reduction (MBSR) has proven to be effective in alleviating an individual's sufferance to psychological and physical health via various mindfulness skills that can be conducted at anytime and anywhere, like mindful sitting and walking. Hence, the current seminar aims to manage the stress of QS through the promotion of sustainable MBSR skills.</p>		
<b>Remark</b>	Participants are suggested to wear causal, loose outer clothing, preferably with a pair of socks.		
<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	8 November 2011	<b>Priority</b>	QSD Member; First-come-first-served



## CPD/HKIS/2011098

### Corruption Prevention and Professional Ethics for Surveyors



**Speaker** Ms Elis Leung, Community Relations Officer, ICAC

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

**Details** This aims to:

- enhance surveyors' awareness of the risk of corruption and ethical challenges surveying professionals may face with illustrative cases;
- equip participants with knowledge on anti-corruption legislation in Hong Kong;
- encourage participants to uphold professional ethics in their work.

In this 1.5-hour seminar, representative from the ICAC will introduce the corruption-prone areas of construction industry in Hong Kong, illustrate the common problems surveyors would face through a video/case study, explain the anti-corruption legislation in Hong Kong and introduce the skills to handle ethical challenges encountered at work.

With the question-and-answer session at the end of the seminar, participants could well interact and share with the speakers and other participants on practical matters encountered in their daily work.

**Language** Cantonese  
**Deadline** 14 November 2011

**Fee** HK\$50 per member  
**Priority** First-come-first-served

## CPD/QSD/2011102

### Applications of Automation Software for Measurement, Cost Control and Forensic Expert Witnessing



**Speakers** Mr Ricky Chan, Mr CH Wong and Mr MK Leung

Mr Chan has over 23 years on professional surveying experiences, acts as a forensic expert witness in connection with litigation and arbitration proceedings. Mr. Chan is a fellow member of Hong Kong Institute of Surveyors, full members of Royal Institution of Chartered Surveyors, Chartered Institute of Building, Chartered Institute of Arbitrator and Associate member of Hong Kong Institute of Arbitrator, as well as a Registered Professional Surveyor (QS) in Hong Kong.

Mr CH Wong, Consultant, is a Chartered Engineer and Qualified Quantity Surveyor with 10 years of IT experience in the Silicon Valley and 15 years of infrastructure experience in Hong Kong, Taiwan and China.

Mr MK Leung, is a Quantity Surveyor with more than 8 years working experience on a full range of Quantity Surveying services including pre-and post-contract in Quantity Surveying Firms and International Main Contractors.

**Date & Venue** 7:00 pm – 8:30 pm Wednesday 30 November 2011 SLC, HKIS

**Details** Program rundown as listed below:-

1. QS productivity improvement opportunities – Ricky Chan, Rick's Management Consulting Limited
2. QS automation tools – CH Wong and Ken Leung from the Exactal Asia Limited
3. Sample QS automation software tool – A Construction Estimating Software with an On-screen Take off System (CostX)
4. Q&A

A Construction Estimating Software with an On-screen Take off System will be available for live testing after the talk (2 computers).

**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

**Deadline** 15 November 2011

CPD/QSD/2011103

## Prolongation and Loss and Expense Claims

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 14 December 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.

As a follow-up to a previous talk on the valuation of delay and disruption costs. This talk will focus upon some of the key elements that contribute to the successful identification and subsequent valuation of such Prolongation/Loss and expense claims.

<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	30 November 2011	<b>Priority</b>	QSD Member; First-come-first-served

EVENT CODE: CPD/YSQ/2011071

# 香港測量師學會 青年組

**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)  
(非青年組會員<sup>#</sup>)

**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

尚餘少量名額

\*以上費用已包括住宿、膳食、交通、機票及稅項等。各參加者可按個人須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

## YSG 廚師

# の 龜形菠蘿包製作課程

日期: 08/10/2011 (六)

地點: 葵涌荔枝嶺路 31 號明愛賽馬會荔景社會服務中心低層

時間: 下午二時至五時

費用: \$70 (包括實習材料費)

課程: 龜形菠蘿包

名額: 20 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
- 查詢請致電 2526 3679 或電郵 cpd@hkis.org.hk 與余小姐聯絡
- 截止報名日期為 2011 年 9 月 20 日

EVENT CODE: YSG/S/201115



# 螢火蟲 生態夜遊 有機晚餐

EVENT CODE: YSG/S/201114

日期: 2011 年 10 月 29 日

地點: 新界粉嶺的馬屎埔村 (馬寶寶社區農場)

時間: 晚上七時至十時

費用: \$150 \*

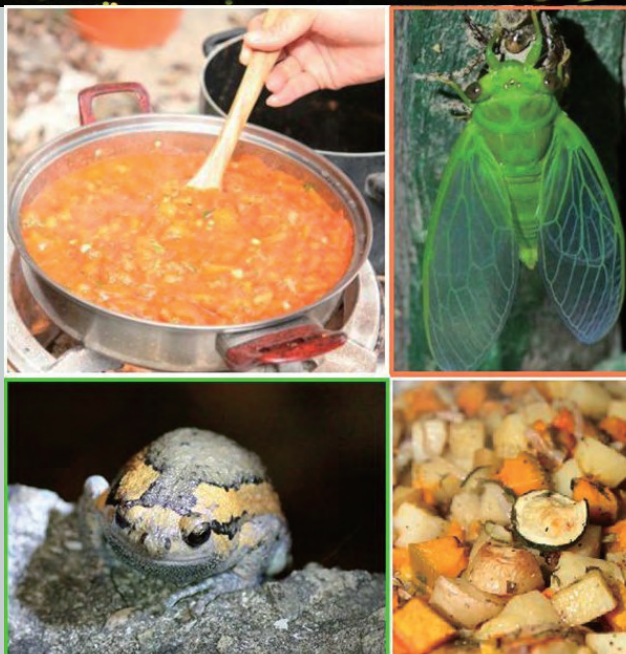
名額: 30 人 (先到先得, 額滿即止, 青年組會員優先)

簡介: 仲夏夜之際, 螢火蟲是指路明燈, 帶領我們進入有機菜的美妙境界。來了解一下農地生態, 了解一下粉嶺馬屎埔農夫惜害蟲, 愛益蟲的非一般sustainable farming。然後, 可有興趣進一步了解, 用這種非一般sustainable farming 種出來的有機時蔬, 會幾有菜味呢? 夜遊回來, 在農場嚐一頓有機晚餐。

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
- 查詢請致電2526 3679或電郵cpd@hkis.org.hk與余小姐聯絡
- 截止報名日期為2011年9月25日
- 集合及解散地點: 港鐵粉嶺站

\*以上費用已包含有機晚餐。各參加者可按個人須要購買合適之旅遊保險





### Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

Summer recession used to mean a period of release and refresh after a year's hard work in my school time. Hard luck, it appears building surveyors do not have this privilege to take a short break in this year.

The sad collapse accident of 45J Ma Tau Wai Road has sparked off a hot discussion on building maintenance problem and the control of unauthorized building works since early 2010. We have repeatedly advised the government and the public the appropriate way to deal with the existing building problems. Still, it requires concerted actions from legislation, enforcement and public education. BSD has put a great effort in advising the government in pushing forward the minor works control system and the Mandatory Building Inspections Scheme (MBIS) in one end while on the other end, spent tremendous effort in educating the public on the importance of building maintenance and the risk and liability of building owners in these respects. Our building safety voluntary inspection service provided to owners of the old buildings last year has contributed to this aim successfully. However, it has yet to see the results as it would take time to reverse the passive mind set of the owners. It is still a long way to go for the society as well as for us, building surveyors! 雖前路漫漫，但任重道遠。

The recent Coroner's Court judgment and comments on this tragedy has effectively served a serious warning to the building profession in particular, we, building surveyors. With due respect, I could not personally agree with all of the comments and recommendations of the Court due to the presence of a lot of unanswered doubts of the case transpired in the expert reports and opinions regarding the causes of collapse of the building. However, the Court did bring out an important message that we should equip with adequate professional knowledge and experience in conducting building surveying and related safety assessment. Consistent approach, procedure, methods and assessment

criteria would be critical to facilitate us to make a correct and reliable professional judgment.

In the past few weeks, I have persistently explained and clarified to the public, media and LegCo members our professional practice and approach in conducting building inspections and building safety assessment in order to obviate the misunderstandings and misjudgments on our professional competence. At the same time, we have to catch time to consolidate and update a set of practice guide on building inspections. I trust the working group set up early this year will work hard to make it ready the soonest possible.

The term "visual inspection" seems being misunderstood by the Coroner's Court and the public. We held a technical seminar to the media on 26 August 2011 to explain and clarify the real professional approach and functions of this surveying method. We grasped this opportunity to support the view that there was no practical need to require initial inspection of every complaint / emergency case received by BD by "twin professionals". I have presented the same message to the media and the public through various radio programs, TV interviews and newspaper reports.





### LegCo Subcommittee meeting on 26 August on Building Safety & Related Issues

A LegCo subcommittee meeting on Building Safety & Related Issues was held on 26 August 2011 to follow up the judgment and recommendations of the Coroner's Court on the tragedy of the Ma Tau Wai Road building collapse case. In response to the judgment and other comments raised, BSD has issued a press release and submitted a statement letter to the LegCo to present our views on the subject.

Raymond Chan, Robin Leung and I attended the meeting as observers.

We have to safeguard our professionalism and fight for dignity against malicious attack. I earnestly appeal your support and contributions in uniting our profession for sustaining and moving forward.

### Qianhai, Shenzhen 深圳前海

BSD has joined the meeting on 4 August 2011 to receive Shenzhen Nanshan Science & Technology Institute (NSSTI, 深圳市南山科技事務所), a research and study organization. NSSTI represented the Authority of Qianhai Shenzhen-



致：樓宇安全及相關事宜小組委員會主席  
劉秀成議員, SBS, JP

#### 香港測量師學會就馬頭圍道 45J 的樓宇倒塌事件的回應

死因裁判法庭於 2011 年 8 月 16 日就四名人士在 2010 年 1 月在馬頭圍道 45J 的樓宇倒塌事件（下稱「該事件」）中死亡的原因作出裁決，再次引起大眾對樓宇安全的關注。香港測量師學會（下稱「學會」）一直以來重視本港樓宇安全，致力推動社會對樓宇安全的關注，提升大眾對樓宇安全及維修保養的意識，對於不幸事件的發生，學會感到難過。惟期望在各方的通力合作下，避免不幸事件再次發生。

學會尊重死因裁判法庭就該事件作出的裁決，包括對個別屋宇測量師作出的意見及評論。學會藉此機會重申，專業建築測量師均是接受過嚴格而有系統的專業訓練，通過專業評核及考試，才能取得專業資格。而樓宇安全勘察及評估是其中重要的一環，建築測量師是有能力對樓宇安全狀況作出專業的評估，並因應實際情況建議進一步的行動。

「目測」是一般樓宇勘察中的必須方法及首要程序，學會亦肯定「目測」的作用。在測量專業界內，「目測」只是泛指以非破壞性方法進行的勘察方式。測量師透過此方法勘察，初步判斷樓宇的狀況，並就是否需要作進一步詳細檢查提出意見。在大多數情況之下，一些有問題的樓宇可以透過其表面跡象觀察得到。同時，亦可透過定期的勘察，監察樓宇狀況的變化。當然，專業測量師在有需要的時候，會輔以其他測量工具及器材，確認勘察結果及確定樓宇的狀況。在進行樓宇勘察前，亦會做足準備工夫，如翻查樓宇的批准圖則和改變用途的記錄等，以了解樓宇的整體狀況，包括建築方式、批准用途、間隔設計、窗戶採光、通風、排污排水設計、防火建築、逃生救援通道、防水防滲設計、外牆飾面設計用料、其他外掛構件、水缸及機房設計、必須的屋宇設施、結構設計形式等。若發現樓宇狀況出現異常問題，測量師會連同其他專業人士作進一步詳細的檢測，或轉介其他專業人士跟進。

-續下頁-

香港中環康樂廣場 1 號怡和大廈 8 樓 801 室  
Suite 801, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong  
Telephone: 2526 3679 Facsimile: 2868 4612 E-mail: info@hks.org.hk Web Site: www.hks.org.hk



維持樓宇安全需要各方－包括法團、業主、住客等的通力合作。專業建築測量師可以為大廈進行樓宇勘察及安全評估，並對業主作出建議。而具有維修保養總體責任的業主則須採取相應的行動，如聘請合資格人士進行維修。

樓宇安全是涉及樓宇整體，並非如近期一些言論所指只關注單一結構安全。學會認為屋宇署以屋宇測量師為樓宇作整體狀況安全把脈，並以結構工程師以專家身份為嚴重結構問題進行詳細深入驗測、評估、計算等跟進工作的專業分工、互相輔助的安排是合情合理之做法。

面對近日嚴重的樓宇老化問題，學會認同屋宇署在處理樓宇安全的工作一直以來都積極應變及強化其工作效率。惟學會認為屋宇署可透過加快對樓宇安全查詢的回應，從而改善情況。另外，亦可透過簡化舉證手續或加快司法程序的處理，提升法令的阻嚇性，加強屋宇署法令的執行力。此外，政府可考慮延續樓宇更新大行動或推動類似活動，提升業主進行維修保養的動機。政府亦可考慮由屋宇署聯同民政事務處及消防處，分別加強對業主立案法團的監管及消防條例的執行，完善現行執行力度的不足。

黃比  
香港測量師學會會長

二零一一年八月二十六日

香港測量師學會

Hong Kong Modern Service Industry Cooperation Zone (前海深港現代服務業合作區管理局) to collect views and opinions of our profession on participating the Qianhai development. BSD has expressed positive interest of BSs in the development.

Later on 15 August 2011, Bureau of Housing and Construction of Shenzhen Municipality (深圳住房及建設局) led a team including 深圳建設監理協會 to visit HKIS and discuss the corporation issue with HKIS, in particularly BSD's participation the Qianhai development. BSD has put forward a proposal to formulate a total development project management system for this development which would allow and facilitate joint-hand of BSs and 內地監理工程師 in providing professional project management services. As agreed in the meeting, a cooperation agreement will be prepared for this corporation between HKIS and 深圳建設監理協會. I believe it would be an important breakthrough of BS profession in future practice in the mainland.

### Talk for Kowloon City Building Maintenance and Repair Workshop

I represented BSD to deliver a talk on building maintenance and repair for the Building Maintenance and Management Workshop organized by Kowloon City District Council on 20 August 2011.

### Free consultation service for Hong Kong Housing Society

On 19 August 2011, on behalf of BSD, Nathan Lee and I received a group of building owners and provided advice and opinion in how to handle problems encountered in the repair and improvement works projects at the HKHS Yau Ma Tei Centre.

### Draft Code of Practice on MBIS/MWIS

Amidst the hot discussion on building safety, BD has just issued a draft Code of Practice on MBIS/MWIS on 26 August

2011 in the web site. It is with regret that the draft code still fails to respond or address to most of our comments made in the past two years. Notwithstanding, I still invite members to take close study on the draft code in order to prepare for the implementation of the schemes. You may also furnish any comments or queries on the draft to me for my feedback to BD accordingly.

### Revision courses for the APC 2011

We continued to have a series of revision courses for the APC 2011 in August and three topics, "Structural consideration on A&A works", "Review of MOE Code" and "Basic building services design considerations" have been delivered. The last two topics, namely "Building/ Lease/ Planning Control" and "Contract Administration" which are very often questions picked out by assessors at the practical task and the final professional interview, will be held on 2 and 20 September respectively. Probationers should not miss these two revision courses. Besides, a mock assessment workshop for Practice Task has been confirmed to be conducted in the weekend of 24 and 25 September at Wu Kwai Sha Youth Village. Candidates applying Practice Task this year are highly recommended to join this workshop and at the soonest ask the HKIS office for any vacancy available.

I would like to thank the following personnels who have contributed us enormous help and valuable time. 🇭🇰



Andrew Kung on  
7 July 2011



Andrew Woo on  
15 July 2011



YY Yip on  
26 July 2011



Andrew Kung on  
5 August 2011



Wong Kam-wah on  
15 August 2011



Junkers Lam on  
25 August 2011

## General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

### CIREA and HKIS Diploma Presentation Ceremony and Valuation Forum

After the reciprocity arrangement with CIREA in March 2011, a Diploma Presentation Ceremony and Valuation Forum has been scheduled on 21 October 2011 in Beijing. GPD delegates will attend the event. Besides, three GPD Council members will attend the Valuation Forum as speakers. This event will be opened to HKIS Members particularly those who had passed the CIREA assessment through the Reciprocity Arrangement in March this year. Invitation will be sent to these members very soon.

The diploma presentation ceremony will be held in the morning and valuation forum in the afternoon. This year, the topic is "Valuation for Taxation". Members who wish to partake on this occasion may watch out for the announcement in the next issue of Surveyors' Times.

### GP Surveyors under CEPA

After a meeting with the Development Bureau (DEVB) on CEPA affairs which HKIS GPD (and others) raised issues on difficulties that GP Surveyors faced with when practicing in Mainland, a HKIS delegation which will be led by the President will visit officials in Beijing on 2-4 November 2011. GPD has prepared a wish list of discussion items. Main items to be submitted to the concerned authority are :

- Reciprocity of Professional Qualification – Since HKIS has already obtained reciprocity arrangement with the CIREA, we now wish to achieve similar arrangements with the other two counterparts - China Appraisal Society and China Real Estate Valuers Association.

- The current situation of the Hong Kong GP surveyors in Mainland, their difficulties and hurdles faced.

Meanwhile, HKIS would have a meeting with officials of The Liaison Office of the Central People's Government (中聯辦) and solicit their assistance and coordination for this visit.

### The New APC

As reported earlier, the GPD APC structure is undergoing reforms in line with the recent amendments of the HKIS Constitution & Bye-Laws. APC leading to professional membership consists of two parts. Part One takes the form of written tests whereas Part Two remains as an interview assessment. Candidates may take Part One after one year training and if they pass Part One, they may proceed to Part Two upon completion of two years' training.

In Part Two, candidates, before the interview, are required to submit a critical analysis of two cases, one of which must be a valuation case. Candidates may choose any one case for presentation.

Cognate degree holders and Non-cognate degree holders take a different path at the initial stage. Non-cognate degree holders will have to attend a mandatory structured learning programme ("the Programme"), upon completion they can take the same path as the cognate degree holders. Cognate degree holders are encouraged to attend the Programme although this is not mandatory. Details of the new APC will be announced in due course. It is expected that Part One of the new APC will start to run in 2013.

Members will be kept informed of the progress on the APC review.



### Nanjing Technical Visit (late July)

During the tour, delegates had the opportunity to visit the Planning/Development Exhibition Gallery, seminar with officials in the Housing and City/Rural Development Bureau and discussion with the management staff of South-east University.

A DVD on this visit is being prepared. A few copies will be kept in the HKIS library for reference purposes. 🇺🇰



The chairman attending a seminar in Nanjing. To his left is Mr. Guo Hong Ding, Secretary of Development Bureau.

### A Message from the GPD Editor

#### Has Francis Ng turned academic?

Some may be aware that Francis has been a professional surveyor for over 38 years. In 2009, after leaving the civil service, he spent most of his time to give lectures on Land Administration to two local universities. As a matter of fact, he started giving CDP talks and lectures some 14 years ago. Possibly, because of his devotion, he is now appointed as an Adjunct Professor of the City University.

We note that the control period for him to take paid/unpaid work ended in early August. He is considering taking on assignments and pursuing his interest on land matters.

We wish him best of luck in teaching and professional services. However, he must continue to give unfailing support to GPD council and HKIS.

## 測量精英 不斷提升 Surveying Professionals in Search of Excellence

### 持續專業發展 Continuing Professional Development

Surveyors Learning Centre, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong  
香港中環康樂廣場1號怡和大廈8樓測量師研習中心

For reservation, please call the Secretariat on 2526 3679 or email: [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)  
歡迎預定設施，請電 2526 3679 或 電郵 [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)



## Land Surveying Division Chairman's Message



*Koo Tak Ming LSD Council Chairman*

### Hong Kong Professional Land Surveying Service in Qianhai Cooperation Zone (前海深港現代服務業合作區管理局), Shenzhen, Mainland

The Ordinance of Shenzhen Special Economic Zone on Qianhai Shenzhen-Hongkong Modern Service Industry Cooperation Zone (Qianhai Cooperation Zone) was recently approved at the ninth meeting of the standing committee of the Fifth Shenzhen Municipal People's Congress.

Under the Ordinance, the Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone of Shenzhen (the Qianhai Authority) will be established and given the authority to exercise the power of examining and approving non-financial projects enjoyed by cities with separate planning status. On 4 Aug 2011, we met delegates from Shenzhen Nanshan Science and Technology Institute (深圳市南山科技事務所) which is appointed by the Qianhai Authority to discuss:

- 1) The intention of surveyors in working and developing at Qianhai Cooperation Zone;
- 2) The difficulties and obstacles of surveying profession in developing at Qianhai Cooperation Zone;
- 3) The type of support required from the Qianhai Authority if surveyors work in Qianhai Cooperation Zone.

We had a fruitful discussion on how professional land surveyors in Hong Kong could provide our professional service in Qianhai under the current Surveying and Mapping Law of the People's Republic of China and other regulations.

Follow-up discussions and site visits will be held in the near future. I shall keep you updated on the latest development.

### Ordinance for determination of land boundaries and establishment of Cadastre system

An effective land boundary system supports sound land governance of Hong Kong by enabling an identification of the extent of land parcels with certainty. It is of utmost importance to know the exact boundaries of the property as it protects the rights and interests of the property owners.

We support the Government's enactment of legislation for determination of land boundaries, in order to administer the leased and un-leased land, control land use and formulate policies for planning and land development. It is essential for the Government to carry out its duties with certainty of land boundaries.

The provision should best be incorporated in the Land Survey Ordinance (Cap 473) such that the standard and control of relevant professional are already in place.

We also urge the Government to consider establishing a cadastre system in Hong Kong to facilitate the public and other professionals to access relevant land boundary information. The cadastre is a record of land right supplementing the current land registration system in Hong Kong. There are various ways in which details about the land may be recorded, reflecting the diversified ways in which land can be viewed. Broadly speaking there have been two approaches: one focusing on its legal aspects and the other on its fiscal or resource potential. The former, called land registration or the land book system, concentrates on the abstract rights associated with the land. The latter is the cadastre and often contains more evidence about the physical size and shape of areas, and data on land values or land use.

A key element in the cadastre is the cadastral map or plan. They serve one of two purposes – to locate areas of land and to provide information about each area. They may provide details about a single parcel of land in support of a land book entry; or they may show all the parcels within a given area and thus act as an index to help identify each one of them relative to the others.




## Introducing HKIS to potential land surveyors

HKIS was invited by the Hong Kong Polytechnic University to give a brief introduction of HKIS and the student membership to the LSGI Orientation Programme.

The talk was held on Friday, 26 August 2011 and aided by our corporate video with a short powerpoint. The students were interested to learn that Professional Surveyors in Hong Kong are supported by various ordinance, namely the Hong Kong Institute of Surveyors Ordinance (Cap 1148), the Surveyor Registration Ordinance (Cap 417) and the Land Surveyor Ordinance (Cap 473).

## 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](mailto:lsd@hkis.org,hk) or to me at [lsdchairman@hkis.org,hk](mailto:lsdchairman@hkis.org,hk). 



## LSD Annual Dinner 14 October 2011

- Venue:** Eaton Hotel Hong Kong  
Pearl Ballroom, 2/F,  
No. 380 Nathan Road,  
Kowloon, Hong Kong
- Time:** 18:30 - 19:30 Registration &  
Drinks Reception  
19:30 - 22:00 Buffet
- Fee:** HK\$300 Member  
HK\$250 Probationer /  
Technical Trainee /  
Student Member  
HK\$400 Non-member

**Registration:** Complete Standard  
Reservation Form for CPD/PQSL

**Enquiry:** Ms. Donna YU at 2526 3679 /  
[cpd@hkis.org,hk](mailto:cpd@hkis.org,hk) or Ms. Maris LO at  
9257 1695 / [marislo@hkis.org,hk](mailto:marislo@hkis.org,hk)

## Planning & Development Division Chairman's Message



*Raymond Chan PDD Council Chairman*

### Surveyors' Work in Visual Inspection to Buildings – TVB News Interview

I was interviewed by TVB News on 10 August 2011 to give some description about surveyors' work in carrying out visual inspection to buildings. I hope that my explanation can help the public to understand more about our work thus enhancing our status in the society.



These works are traditionally undertaken by different streams of professionals and overseen by the boss (investor) himself/herself. However, the current trend is that these works are best supervised and administered by a suitable professional. A P&D Surveyor, being a surveyor with high level knowledge and experience in all these aspect, is generally considered to be the most suitable person to take this post. The investor, after appointing such a suitable professional to oversee all these works, can be more relaxed and confident in making decisions. The decisions will be made with the support of through analysis and professional advice.

In short, the role of the P&D Surveyors is to assist clients to employ the best development strategy with justifications and maximize the development potential of a site for clients.

P&D Surveyors are working hard on and contributing on the sustainable development of the community.

### Promotion of Planning and Development Surveyors through Qianhai Shenzhen – Hong Kong Modern Service Industry Cooperation Zone

As part of the work on promotion of Planning & Development (P&D) Surveyors in the mainland China market through the Qianhai platform, I have prepared an essay giving a brief description of our division and the works of P&D Surveyors in mainland market. The original was written in Chinese. Here below is the English version and would like to share with you:

#### Our Specialism

P&D Surveyors take the role as the overall planner & administrator of landed property development projects. The larger in scale of project is, more a P&D Surveyor can contribute.

P&D Surveyors can provide services and leadership in a development project in the following aspect:

- 1) Market analysis & forecast
- 2) Investment strategy planning
- 3) Proper phasing of development
- 4) Cash flow analysis & control
- 5) Harmonize different uses
- 6) Risk analysis & risk control
- 7) Design and construction administration
- 8) Sales planning
- 9) Planning for social awareness & environmental friendliness
- 10) Fulfillment of government planning requirements


#### Our History and Present Status

HKIS set up its Planning & Development Division in 2005. Up to now, this division has 52 professional grade members (Fellows & Members). This division has been well known for its high threshold in admitting new members. Members in this division are expected to process high level knowledge & experience in:

- 1) Project administration & management
- 2) Property market analysis & forecast
- 3) Investment strategy planning
- 4) Cash flow analysis & control
- 5) Government land use policy, aims & objectives
- 6) Buildings design & construction
- 7) Sales planning
- 8) Image building
- 9) Cost-in-use
- 10) Environmental & social awareness
- 11) Mediation skill
- 12) Other related matters

In the recent years, our members have been very active in providing development planning consultancy services to large scale development projects in both Mainland China & Hong Kong.

#### Entry to Mainland China Market

Based on the platform provided by Qianhai, we hope that we can market and provide our professional services to clients (including both public and private sectors) in mainland China better. 

# Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

## Property and Facility Management Division Conference 2011

In view of the beginning of worldwide corporations to manage their corporate real estate strategically to gain greater value, our Conference this year will focus discussion in this area and the topic has been finalized by the Organizing Committee as **"Corporate Real Estate - Value Enhancement or Business Support?"**. It will be held on 3 December, 2011 (Saturday) at Harbour Grand Kowloon, 20 Tak Fung Street, Whampoa Garden, Hungghom, Kowloon.

The Conference is organized to promote excellent practices among practitioners on the property and facility management field as well as to provide a platform for the professionals, academia and practitioners to share their valuable experiences and insights on the value orientation of the corporate real estate industry.

This year, we are privileged to have Ms Carrie LAM CHENG Yuet Ngor, GBS, JP, Secretary for Development of the Hong Kong SAR Government, as our keynote speaker. Furthermore, Mr Freddy LEE from Shui On Land Limited, Professor CHAU Kwong Wing from The University of Hong Kong, Ms Susan LIM from DEGW Asia and Ir Edmund LEUNG Kwong Ho from Hsin Chong Construction Group Limited have already accepted our invitations to deliver a presentation to mark this important event. It will be a valuable opportunity for fellow members to exchange your views in issues relating to Corporate Real Estate. Please show your support to the Division and register your place once you receive the information flyer and the enrolment form.



## Recognition of Prior Learning for the Property Management industry

Members may be aware of that the Recognition of Prior Learning (RPL) mechanism for the Property Management

industry was officially launched on 15 March 2011. The information set out below was summarized with the kind assistance of Mr Tony Tse, our surveyor member in the Real Estate Services Training Board of the Vocational Training Council for members' information. He is also a member of the Property Management Industry Training Advisory Committee.

### Benefits of RPL to industry practitioners

- Formal recognition of the Knowledge, Skills and Experience acquired by employees
- Help determine a starting point for further training and progression
- Reduce duplication in training for the same skills

### Value of RPL qualifications

- RPL qualification is QF-recognized
- Widely accepted by the industry
- Education & Training providers will provide articulated program for the RPL qualification holders
- Preferred qualifications for employment by employers

### Criteria for Recognition

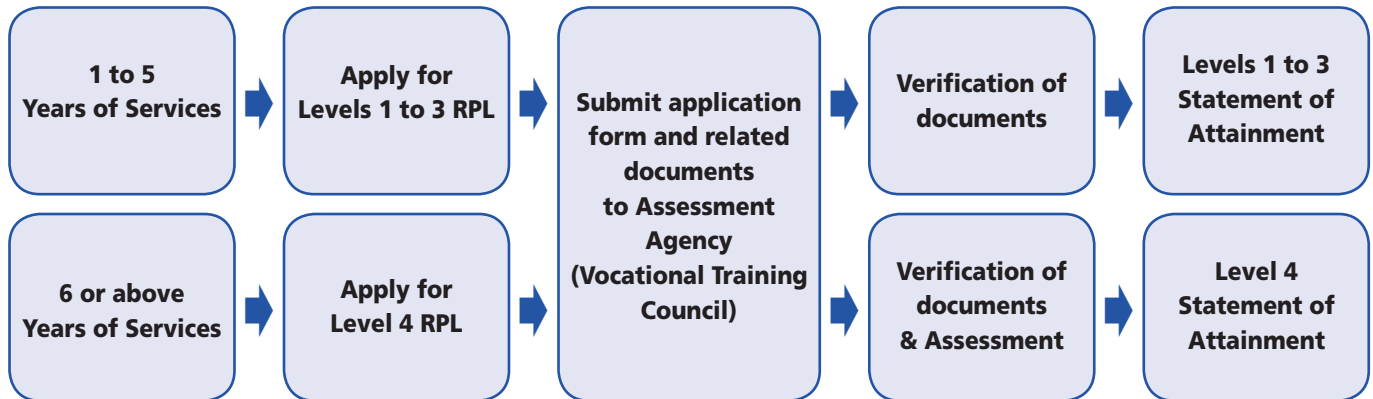
- Benchmarked against the Specification of Competency Standards (SCS) developed by the industry
- Years of relevant working experience

QF Level	Minimum years of services	Relevant working experience	Assessment*
Level 4	6	4	Required
Level 3	5	3	NOT required
Level 2	3	2	
Level 1	1	1	

\* There is a 5-year transitional period for each industry during which employees may apply for recognition of QF qualifications at levels 1 to 3 based on their past relevant working experience, without the need to take any assessment



### Procedures of application

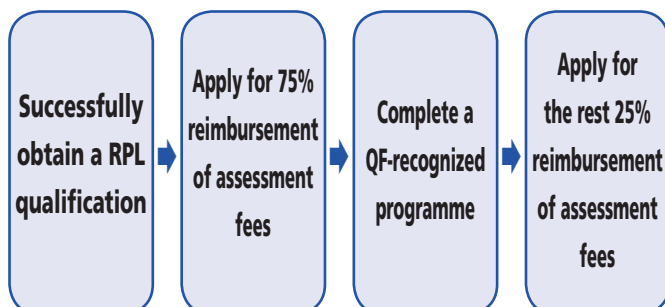


### RPL Qualifications available for Application

Areas of Work	Level 1	Level 2	Level 3	Level 4
Security Operational Work	✓	✓	✓	✓
Gardening Work	✓	✓	✓	✓
Cleaning Work	✓	✓	✓	✓
Building, Repair and Maintenance	✓	✓	✓	✓
Customer Service	✓	✓	✓	✓
Leasing Administrative Work		✓	✓	✓
Club House Service	✓	✓	✓	✓

### Government support — Reimbursement of RPL Assessment Fees

To encourage RPL qualification holders to pursue for their education and training, the Education Bureau will provide a financial subsidy on reimbursement of the assessment fees as follows:



### Apply NOW

Please contact the Vocational Training Council (Assessment Agency) or the Hong Kong Association of Property Management Companies (the RPL Collaborating Organization) for details.

VTC RPL Unit Hotline : 2573 1023  
 VTC RPL Website : <http://rpl.vtc.edu.hk>  
 HKAPMC Hotline : 2186 6101  
 HKAPMC Website : [www.hkapmc.org.hk](http://www.hkapmc.org.hk)

## Quantity Surveying Division Chairman's Message



*Antony Man QSD Council Chairman*

### Opportunities for Surveyors in Development of Qianhai, Shenzhen

Representatives of the Institute (including the Senior Vice President together with Council Members from the Building Surveying Division and Quantity Surveying Division) as well as the Hong Kong Institute of Architects are invited by the Development Bureau for meeting with a delegation from the Bureau of Housing and Construction of Shenzhen Municipality (深圳市住房和建設局) held at Murray Building on 16 August 2011. The delegation consisted of more than ten members, which was led by the Vice Director of the Municipality, Mr Duan. Their study missions for the visit to Hong Kong included the following:

1. Understanding of the professional service provided and professional practice of Architects, Building Surveyors and Quantity Surveyors for the projects in and outside Hong Kong;
2. Operation of the professional/consultants firms;
3. Organization and operation of HKIS;
4. Statutory requirements and private practice of project management;
5. Co-operation and Implementation of mutual recognition of professional qualification;
6. Difficulties found in professional practice in Guangdong Province and Shenzhen;
7. Difficulties found in establishment of professional firms, including registration for appropriate qualification in Mainland;
8. Proposal for professional service provided for the Development of Qianhai, Shenzhen; and
9. Development of green buildings in Hong Kong.

The meeting started with some PowerPoint presentation for the project development by the Government of HKSAR by representatives of Development Bureau and followed by discussion/Q&A sessions.

The delegation visited HKIS on the second day. After watching the promotion video of the Institute at our Board

Room, the President with the Chairman and Vice Chairman of BSD and QSD had a meeting with them. The chief delegate, Mr Duan, introduced the proposed development of Qianhai, Shenzhen, which included the pilot scheme for introducing financial, insurance, logistic, information technology and professional services from Hong Kong and overseas in this 15 Ha development. Professionals from Hong Kong may set up their firms there with some stringent qualification requirements exempted. The delegation was briefed with the differences in management and control of the professional firms between the Mainland and Hong Kong.

Another meeting for in depth discussions for further co-operation between the professional firms at Shenzhen and Hong Kong with the Authority of Qianhai Shenzhen-Hongkong Modern Service Industry Cooperation Zone of Shenzhen Administration of Qianhai Bay Bonded Port of Shenzhen has been arranged in early September 2011 in Shenzhen.



### Raising Quantity Surveyors' Profile and Status, Singapore and Hong Kong

The President and five QSD Council Members met the three representatives from the Building and Construction Authority

(BCA) of Singapore at our offices on 29 August 2011. They are Mr William Tan, Director, Ms Ng Siew Kuan, Deputy Director and Ms Karen Tan, Senior Executive Development Officer of the Business Development Division. The purpose of the visit is to find out a more effective way to raise the profile of the Quantity Surveying profession and also to attract adequate quality graduates to join the QS profession.

Subsequent to the brief introduction of each individual participant, Mr Tan told us the registration system of Architects and Engineers, but there is no such a requirement for Quantity Surveyors in Singapore. It is quite often in Singapore that general public will approach the Architect instead of the Surveyors in the first place for proposed development, redevelopment and renovation works. In Singapore, youngsters who enrol surveying courses in the university are diminishing in number, which in turn, there are less people entering the Profession. It was raised in the discussion that career prospect, social status, job satisfaction and wages are key elements for attracting the young generation in the surveying courses of the universities and entering the Profession.

Career opportunities in the Government of HKSAR, such as Architectural Services Department and Housing Department, are exclusive for candidates with Quantity Surveying professional qualification, which is different from Singapore. It is very important to have the Government's recognition in order to help promoting the image of Quantity Surveyors.

Secondary School visits and career talks by the Institute/QSD are very useful and effective for introducing the surveying profession to the youngsters and the public.




## HKIS Quantity Surveying Division Scholarship Presentation Ceremony

The presentation ceremony for the HKIS QSD Scholarship will be held on 8 September 2011, 18:30 at the Surveyors Learning Centre of HKIS. Members of the Selection Committee finally confirmed all the awardees after serious consideration. The scholarships are awarded to students studying the following courses of the local universities:

1. BSc (Hons) in Surveying of the City University of Hong Kong;
2. ASc (Surveying) of the City University of Hong Kong;
3. BSc (Hons) in Surveying of the Hong Kong Polytechnic University;
4. Higher Diploma in Building Technology and Management (Surveying) of the Hong Kong Polytechnic University; and
5. BSc (Surveying) of the University of Hong Kong.

We have our pleasure in inviting the following donors for presenting the scholarship to the awardees. HKIS Office Bearers, Members of the HKIS Executive Committee, teaching staff from the universities, students and their guests and QSD Council Members will join the ceremony, too.

- a. Beria Consultants Limited
- b. Davis Langdon & Seah Hong Kong Limited
- c. Donald L Reader
- d. K C Tang Consultants Limited
- e. KCI Management Consultancy Limited
- f. KL Partnership Limited
- g. KPK Quantity Surveyors (HK) Limited
- h. Northcroft Hong Kong Limited
- i. NQS(BJ)
- j. Rick's Management Consultancy Limited
- k. Rider Levett Bucknall Limited
- l. RMC Surveyors Limited
- m. TLS & Associates Limited
- n. Widnell Sweett Limited

Actually, thank you for the continuous support of the above donors. The HKIS QSD Scholarship is now under review by a Working Group comprising Mr. Daniel Ho, Mr. Patrick Yip and Dr. Sandy Tang. Announcement for recruiting sponsorship will be issued in September 2011 and hope to receive your encouraging response. 



# Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman



August was a very busy month to the Young Surveyors Group. We have finished four self-organized CPD events as well as a Joint APC workshop with GPD. We have also kicked off our long-awaited basketball competition, Surveyor League 2011, this month. In addition, we submitted our views to the President in response to the Policy Address consultation meeting organized by the Financial Secretary's Office. Besides, YSG expressed our concerns of young

profession who may play a part in Shenzhen-Hong Kong Cooperation on Modern Service Industries in Qianhai Area (前海深港現代服務業合作區) to Authority of Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone (前海深港現代服務業合作區管理局). I hope all young members can share the fun and/or benefit from the hard works which are immensely contributed by our committee members and co-opted members.

## Surveyor League 2011

A total of four games in the first round of Surveyor League 2011 with the participation of 8 teams were held successfully on 14 August 2011. The games were so exciting that it kept the audiences on the edge of their seats and cheered at the top of their lungs right through to the end. Special thanks should be given to our referees and all helpers including Rex Ying, Michelle Chung, Mandy Ko, Hazel Tee, Sylvia Leung and Iris Chau.

- 28 August 2011 at Po Kong Village Road Sports Centre (starting at 12 noon)
- 4 and 11 September 2011 at Tsui Lam Sports Centre (starting at 12 noon)
- 18 and 25 September 2011 at Hang On Sports Centre (starting at 12 noon)

Schedule of the coming rounds of Surveyor League 2011 are:

Please come and support the exciting and action-packed games! To review the highlights of the day, the results, scores, and the schedule of all games, please keep an eye on our e-broadcasting.



▲ Avenger

Buzzer Beaters ▶

▼ TBC

◀ Bloody Fighter

▲ Buildings Department

◀ RLB

▼ USA

▲ Uni-all stars



### CPD Events

#### 27 July 2011 - Professional Ethics in Property and Construction by Mr Joseph McCaffrey



This is the first joint CPD with College of Estate Management (CEM) this year. Mr Joseph McCaffrey, who is an expert on business ethics, from CEM was invited to be the speaker of this event. He did not only discuss with us the research results on ethics undertaken by the CEM, but also the comparison of the rules of conduct among different



professional bodies including HKIS. I would like to express my sincere thanks to CEM and Joseph for their contributions to the success of this CPD. We look forward to having more joint CPD with CEM in the near future.

#### 10 August 2011 – How to Prepare for an appeal against a decision of the Building Authority by Mr Cheung Kwok Kit

Thank Mr K K Cheung, partner of Litigation and Dispute Resolution Group, Deacons Hong Kong, for giving us an insightful seminar about the preparation for an appeal against a decision of the Building Authority. The seminar attracted more than 170 members to attend.

discretionary power. The introduction was then followed by a detailed explanation on the procedures and practical tips, such as the time frame and essential materials for preparing an appeal against a decision of the Building Authority.

The seminar began with an introduction of the power conferred by the Building Authority under the Building Ordinances and how the Building Authority exercises the

At the end of the seminar, Mr Cheung shared some relevant court cases with us and also covered the new Buildings Department Enforcement Policy against Unauthorized Building Works (UBW) that was published in April 2011.



### 16 August 2011 – An Overview of Disputes relating to Old Lease Clause by Mr Lawrence Pang

Owing to the different periods of the land grant, the terms and conditions of the leases are not only different in nature, the wordings being used might also be quite different although they sometimes have similar meaning. The CPD was full house that evening. During this CPD, Mr Lawrence

Pang shared his views with members by reference to selected court cases and went through with our members the background relating to those old lease clauses in question and the application of the clauses nowadays.



### 16 August 2011 – Site Visit to HATS2A – Construction of Sewage Conveyance System from North Point to Stonecutters Island (Contract No. DC/2007/23)

On that Saturday morning, over 20 members from different divisions visited the North Point site under the Harbour Area Treatment Scheme Stage 2A (HATS2A). The project comprises of the construction of a network of vertical shaft and sewage tunnels to collect sewage from preliminary treatment works at northern and south-western part of Hong Kong Island. The collected sewage is conveyed to the Stonecutters Island Sewage Treatment Works via a total of 21km deep tunnels with depth up to 160m below sea level. Before the site tour,

Mr CF Chan and Ms Edith Sia from Gammon Construction Limited and AECOM delivered a very detailed presentation to our members about the background and the objective of this project and the associated construction methods like the drill and blast method, etc. Then, we were guided to visit the shaft excavation and ELS construction. It was an excellent opportunity to our members to learn and understand more about this world-class civil project. Thank Mr CF Chan and Ms Edith Sia.



Finally, I would like to thank Janette Wong, Steve Yu, Sylvia Leung and Alison Lo from YSG for all the great efforts in organizing the above CPD events.





### ONE DAY SEMINAR WORKING GROUP

Mr Kenny Chan, YSG Vice Chairman, and Mr Rex Ying who are nominated by YSG have taken up the roles as the Chairman and the Treasurer of the one day seminar working group respectively. The working group will keep organizing

the joint annual one day seminar on contract management and other events together with other young professionals from HKIE, CI Arb, CIBSE, LSHK and ICE.

### UPCOMING EVENTS

We will organize the following CPD and social events in the coming September and October:-

#### CPD

1. Joint CPD with BSD – BSD APC Series 2011 including APC Camp
2. 新界東北地質公園及海岸公園生態導賞團
3. Site Visit to 太古
4. Site Visit to MTR West Island Line Contract 704

#### Social Event

1. Young Surveyors League (Basketball) – Thanks a lot for the support from members. The series of exciting basketball games with 8 teams competing for the championship of Young Surveyors League have started since 14 August 2011 at Po Kong Village Road Sports Centre.
2. Bread Making Class
3. 老饕宴 PART 2 大閘蟹

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

### EVENTS CANCELLATION NOTICE

We regret to inform you that the following events were cancelled due to low registration rate:

1. 老饕宴
2. CQB Night

Simon, thanks a lot for your hard work!

### WE NEED YOU!

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

If you are interested in becoming part of us or you have any enquiry about YSG, please email us at [hkis.ysg@gmail.com](mailto:hkis.ysg@gmail.com). Besides, you may attend our next YSG meetings in September and October on 9 September 2011 and 10 October 2011 respectively, 7:00pm at HKIS. 🇭🇰

## Study Tour 2011

We have already received over 30 registrations for this event. Thanks a lot for the continuous support from all of you. The working group is now finalizing the visit schedule and the details of arrangement with the working parties.

If you are still interested in joining the tour, please give Donna a call to check for possible vacancies.

See you all in Chong Qing in October!

➔ 重慶  
CHONGQING



2011



## Visit to Kerry Parkside, Shanghai

**Iris Lee**, Chairlady of Shanghai Forum

A half-day CPD event was held in the afternoon on 6 August 2011 (Saturday) for HKIS members in Shanghai. Amidst typhoon warning on that day, we visited Kerry Parkside in Shanghai developed by Kerry Properties. Located in Pudong's emerging Huamu Business District adjacent to Shanghai New International Exhibition Centre (SNIEC) and Century Park, Kerry Parkside is a 330,000 sqm mixed-use project. Designed by an international team of professional consultants, Kerry Parkside offers 92,000 sqm of Grade A office accommodation, 45,000 sqm of vibrant retailing, a 574 room Shangri-la managed 5-star Kerry Hotel, 182 unit serviced residences also managed by Shangri-la and an underground car park with 1,200 lots.

With the kind arrangement of the Hotel's Catering Director, we had a mini-buffet lunch at The Brew in the Kerry Hotel, with good food and free flow of soft drinks and beer in a relaxed atmosphere. Everyone was so busy eating and chatting that we forgot to take photos during lunch.

After lunch, the CPD event started with an introduction by Mr Philip Cheung, the Director of Property Management. Philip gave us a brief review of the various functions in Kerry Parkside, followed by a tour around the development. We visited several hotel guest rooms

and back-of-house areas, serviced apartments, typical floor of the office building and the shopping mall. After about two hours, we went back to the conference centres located on 3rd floor of the office building and had discussions on the development concepts of Kerry Parkside.

About 20 HKIS members and 20 HKIA members stationed in Shanghai joined the CPD event.

Members of both the HKIS and HKIA expressed that the visit was fruitful.



*Discussions in Central Control Room*



*Philip Cheung showing HKIS members the model of the project*

## Land Survey Ordinance - Authorized Land Surveyor and Code of Practice by TM Koo

We had over 50 young surveyors attending the CPD on 23 August 2011. As the determination of land boundary and its quality control becomes hot topic in newspaper as well as in the society, we all like to discuss how the Ordinance would regulate the standard of land boundary survey, the conduct of the authorized land surveyors and how it can be improved to serve the needs better. More talks on the related matters will be organized in the near future so that the experience and knowledge of practicing surveyor can be shared.



## Site visit to Lui Seng Chun

**Daniel Pong**, BSD CPD Convenor

On 27 August 2011, a technical site visit was conducted to Lui Seng Chun (雷生春) which has been categorized as Grade 1 historical building and included in the "Revitalizing Historic Buildings through Partnership Scheme". Its revitalization works was still in progress during our visit and it was indeed an invaluable chance to appreciate how to keep and control the alteration works in causing minimal disturbance to this historical building and make the works done reversible as far as possible. Special thanks is given to Mr L C Lam, Director of Estates, HKBU who is also our very senior BSD member, who has taken good care of our participants in the whole

course of site visit, given us a brief introduction of this project and participated in answering technical questions.



*Our Professor Chung presented souvenir to Mr. L C Lam at the end of the site visit.*



*Let's have a group photo for this fruitful visit!*



# Districts in the New Territories

Ronald Chan, FHKIS, FRICS, FRSPSoc

There are now Nine (9) Districts in the New Territories, namely Yuen Long, Tuen Mun, Tai Po, North, Shatin, Tsuen Wan, Kwai Tsing, Sai Kung and Islands. They are in line with the District Offices of the Home Affairs Department

which were established after a series of administrative regionalization. The diagram below depicts a historical account of the changes since 1899.

Year	Number of Districts	Districts
1899	1	Whole New Territories
		↙ ↘
1913	2	North • South
		↙ ↘ ↘
1948	3	Yuen Long • Tai Po • South
		↙ ↘ ↘ ↘
1957	4	Yuen Long • Tai Po • Tsuen Wan • Islands
		↙ ↘ ↘ ↘ ↘
1960	5	Yuen Long • Tai Po • Tsuen Wan • Sai Kung • Islands
		↙ ↘ ↘ ↘ ↘ ↘
1974	6	Yuen Long • Tai Po • Shatin • Tsuen Wan • Sai Kung • Islands
		↙ ↘ ↘ ↘ ↘ ↘ ↘
1979	8	Yuen Long • Tuen Mun • Tai Po • North • Shatin • Tsuen Wan • Sai Kung • Islands
		↙ ↘ ↘ ↘ ↘ ↘ ↘ ↘
1987	9	Yuen Long • Tuen Mun • Tai Po • North • Shatin • Tsuen Wan • Kwai Tsing • Sai Kung • Islands

Surveyors in Hong Kong concern most not the District Offices but the District Lands Offices and the District Survey Offices run by the Lands Department. So there were nine District Lands Offices as well as nine District Survey Offices in line with the District Offices. However Tsuen Wan and Kwai Tsing were amalgamated in 2004. So at present we have only eight (8) District Lands Offices as well as eight (8) District Survey Offices in the New Territories. They are Yuen Long, Tuen Mun, Tai Po, North, Shatin, Tsuen Wan & Kwai Tsing, Sai Kung and Islands.

Lands Department also runs two District Lands Offices in Hong Kong Island and two District Lands Offices in Kowloon. So the Department currently has twelve (8+4) District Lands Offices.

The above change is a prerequisite for a surveyor who digs past documents in the New Territories. For example one may find some old land records in Shatin which were deposited in the Land Office, Tai Po because once Shatin was part of Tai Po. 🇮🇪

# Property Investment - Road to Become Rich?

**Tony Tse Wai Chuen**, *General Practice Surveyor, Past President of the HKIS*

In recent years, the real estate market has been booming to such a high point that makes return from property investment extremely appealing. This leads to a general belief in the public that real estate business is the most profitable industry and that the property developers are the ones that benefit most from it. But is it true that investing in real estate is the easiest route to become rich?

Due to rapid population growth, high inflation, favorable economic condition and other social factors, Hong Kong property prices have risen considerably over the past three decades. However, it is my personal opinion that investment in real estate does not necessarily guarantee profit-making, the result could vary significantly due to the choice of different timing and type of property.

Upon analyzing the data from the Rating and Valuation Department, it is noted that the category of property that achieved the highest price increment over the period from 1980 to 2010 is not residential, but the core Grade A office space. Whilst property price, particularly the large-scale private housing estate has increased by about nine times, price of core Grade A office space has appreciated stunningly beyond eleven times.

### Successful Investment counts on choice of purchases with the right timing

As for investment on ground floor shops, choices such as the Canton Road at Tsim Sha Tsui or Russell Street at Causeway Bay may top your investment to much higher than ten or even more than hundred times! However, for industrial premises, data shows that the gain is only about five times in the last three decades, which may be even less than investing on a blue chip stock. Such return could even be down to merely three times if not for the government "revitalizing industrial buildings" policy introduced not too long ago. Thus, return on different choices of type of property can differ drastically.

Substantial increase in property prices can be very rewarding. Yet the market fluctuates dramatically over the past 30 years and investment in real estate is not always a "sure win"! Compare to the peak in 1997, residential property prices in 2003 have been down by more than 60%, a huge loss to property owners, whether developers or individual investors. So if acquiring a property in 1997 and sold it during the year

2003, you could end up with a huge debt! There have been cases like even as solid as banks did not survive the financial turmoil. Like all other investments, real estate market is also subjected to financial risks and market fluctuations. Since choices of property type and timing are crucial, how could one master the right timing and choice to invest? The key, I believe lies in a thorough understanding of government policies.

### Government Policies – The Key to Good Results

As Hong Kong's largest landowner and property supplier, HK government also is the authority to determine and implement land and housing policies. Thus, her every move would have different degree of impact on the real estate market. In the 80's, the "fifty hectares" limited the annual land supply. In the early 90's, the policies to combat property speculation, such as the increase of stamp duty, restriction on the sales of uncompleted properties and the famous "85,000 housing flats" policy in 1997, all imposed direct impacts on the rise and fall of property prices. Since 2003, the government has changed her land sale policy by introducing the "Land Sales Application List" system, which effectively allows the developers to have "large say" on the amount of new land supply. The reduction of new supply, the cessation of HOS, the relaxed policy on sales of uncompleted properties etc. are some of the main reasons to the drastic increase of property price in the last few years.

To conclude, no matter it is the private individuals or the property developers, a thorough understanding of government policies is the key to success in real estate investment. Developers have much resource in hiring experts to analyze and recommend strategies, so their investment odds are naturally higher than the general public. ■

### Correction

Please note the following correction to article "A Way Out for Development Intensity" contained in the Members Corner on page 44 as published in the June Surveyors Times: The total notional site area was incorrectly displayed as  $864\text{m}^2 + 1000\text{m}^2 + 1864\text{m}^2$ , instead of  $864\text{m}^2 + 1000\text{m}^2 = 1864\text{m}^2$ .

We apologize for any inconvenience this may have caused.

# 讀「地產霸權」後感 (二)

鍾永佳

退休前為地政總署助理署長  
專責估價事宜

自從寫下讀「地產霸權」後感後，我覺得始終不能迴避究竟香港有沒有地產霸權這一論點，故此我今次嘗試深入淺出探討這個問題。

我們就由什麼是地產霸權開始吧，請容許我再次引用潘慧嫻女士在「地產霸權」一書中引邱吉爾在 1909 年的演說（見第 190-192 頁）「壟斷土地的地主無須作任何努力或貢獻」，請注意地主一詞，雖然書中沒有給予一個定義，但英國的土地大部份是 freehold 的，即永久擁有（沒有年期和用途的限制：it is a perpetual monopoly and it is the mother of all other forms of monopoly, page 171, Land and The Ruling Class in HK），freehold 是源自封建制度，即類似中國歷史中皇帝對諸侯封邑，是明証言順的地主。由 freeholder 批租給其他人士使用他/她們的土地叫 leasehold，租約給予承租人對該土地有清楚列明年期和使用權的限制，租約完後，一切得歸回 freeholder 地主。明白上列制度，我們可以看看我們現今處身香港的情況。

基本法第七條（註一）訂明「香港特別行政區境內的土地和自然資源屬國家所有」，這有什麼特別意義呢？這要返回中華人民共和國憲法來看了。

中華人民共和國憲法第一章總綱第十條（註二）說明「城市的土地屬於國家所有。……」又第九條「礦藏，水流，森林，山嶺，草原，荒地，灘塗等自然資源，都屬於國家所有，即全民所有」，這樣看來，基本法第七條中的「國家所有」的意義是指香港特別行政區境內的土地是全民所有。又第十條說明「任何組織或者個人不得侵占，轉讓土地或者其他形式非法買賣。土地的使用權可依照法律的規定轉讓。」同理香港房產的買賣其實是使用權的轉讓，即是香港特別行政區按基本法第七條批出的使用權，而並非土地本身的買賣。使用權其實就是 leasehold 的特色了。

故此，我想藉此說明潘慧嫻女士所指的個人地主，不可能在香港發生，因為香港土地擁有者在九七前是英女皇，九七後卻是全民。使用者的身份只一個租客，又怎能成為土地霸主（除租霸外？），極其量，他只能把握和發揮他在租約期內由外在因素所產生的機遇，如遇上物業市道週期性的蓬勃加速興建樓宇套現而以。

無疑，香港地產商經歷了七、八、九十年代經濟騰飛的日子，累積了不少財富，以至將盈餘投資在其他領域，如買下航空，港口，油公司，超級市場和公用事業等等，但將此說成霸權甚至升呢入統治階層，實有抬高他們的感覺。

再者，作者列舉地產商買公用事業時，其實是看準它們的土地，這也是事實，美孚新村和海怡半島前身是油庫而太古城前身則是船塢等。但政府近來批出的巴士廠已改為短期租約

形式，這意味著新批的公用事業地盤不再以長約批出而改為短期租約。約滿再續，故此地產商能經此途徑換地建屋的機會已越來越小了。

政府最近已推出競爭法的諮詢，我對此認識不深，故此不便提出意見，政府確實著手處理歷史遺留下來的問題。而從賣地，換地補價的收益持續膨脹，卻是不爭的事實，就以過去一年政府的收入為例，可見一斑。全年總稅收為 2090 億（不計賣地，補地價收入），正直與地產有關的印花稅為 507 億（其中包括股票），物業稅為 16.47 億，利得稅中的 931.86 億元中與地產有關的就無從得知，但從賣地和換地的收入卻有 680 億，因為全年開支遠低於稅收加收入，故此每位十八歲（雖然不是全民）市民可分得 6,000 元，其實派錢正正因土地升值回饋社會。誰是霸主，又或者根本沒有霸主，一目了然，看來明年或者也有盈餘，怎樣才是最好的使用，這還要好好的討論一下吧！

能凝聚一些共識，使盈餘更有效地運用就是寫這篇文章的額外收獲了！

註一：基本法第七條：「香港特別行政區境內的土地和自然資源屬於國家所有，由香港特別行政區政府負責管理、使用、開發、出租或批給個人、法人或團體使用或開發，其收入全歸香港特別行政區政府支配」

註二：中華人民共和國法律通典憲法國家法卷賈春旺總主編，中國檢察出版社 ISBN 7-80155-476-410.1451 第 048 編香港特別行政區基本法（見 711 頁）相關法律文件（見 712 頁）

### 第九條

「礦藏，水流，森林，山嶺，草原，荒地，灘塗等自然資源，都屬於國家所有，即全民所有；由法律規定屬於集體所有 森林和山嶺，草原，荒地，灘塗除外。國家保障自然資源的合理利用，保護珍貴的動物和植物。禁止任何組織或者個人用任何手段侵占或者破壞自然資源。」

### 第十條

「城市的土地屬於國家所有。農村和城市郊區的土地，除由法律規定國家所有以外，屬於集體所有；宅基地和自留地、自留山，也屬於集體所有。國家為了公共利益的需要，可以依照法律規定對土地實行征收或者征用并給予補償。任何組織或者個人不得侵占、買賣或者以其他形式非法轉讓土地。土地的使用權可以依照法律的規定轉讓。一切使用土地的組織和個人必須合理利用土地。」



# Building Excellence for the Future 卓越建設 成就未來 2012



## Quality Building Award [QBA]

The Quality Building Award is a biennial award giving public recognition to buildings of outstanding quality that have demonstrated excellent teamwork. The provision of quality building is an essential ingredient of a prosperous and modern society, and thus the Quality Building Award aims to promote a collective commitment by the building industry to maintain the highest standards of professionalism and competitiveness.

### Honorary Patron

- Mrs. LAM CHENG Yuet Ngor, Carrie, JP  
Secretary for Development, Development Bureau of HKSAR Government

### Honorary Advisors

- Ir Dr. Hon. HO Chung Tai, Raymond, SBS, S.B.St., JP  
Legislative Council Member (Engineering Functional Constituency), HKSAR Government
- Prof. Hon. LAU Sau Shing, Patrick, SBS, JP  
Legislative Council Member (Architectural, Surveying and Planning Functional Constituency), HKSAR Government
- Hon. SHEK Lai Him, Abraham, SBS, JP  
Legislative Council Member (Real Estate and Construction Functional Constituency), HKSAR Government

### Jury Panel

#### Chairman of Jury Panel

- Ir Prof. Paul PANG Tat Choi  
Past Chairman of The Hong Kong Institution of Engineers - Joint Structural Division

#### Members of Jury Panel

- Mr. AU Choi Kai, JP  
Director of Buildings, Buildings Department of HKSAR Government
- Mr. Stephen H. C. CHAN, JP  
Director of Electrical and Mechanical Services, Electrical and Mechanical Services Department of HKSAR Government
- Prof. Bernard LIM, JP  
Past President of The Hong Kong Institute of Architects  
President of Hong Kong Institute of Urban Design
- Dr. Peter K. S. PUN, SBS  
Former Director of Planning, Planning Department of HKSAR Government
- Ms. Jenny YEUNG  
President of The Hong Kong Chapter of International Facility Management Association
- Ir Dr. Eddie LAM Siu Shu  
Organizing Committee Chairman of Quality Building Award 2012

### Award Categories

- Hong Kong Residential (Single Building)
- Hong Kong Residential (Multiple Buildings)
- Hong Kong Non-Residential (New Building)
- Hong Kong Non-Residential (Renovation and Revitalization of Existing Building)
- Project Outside Hong Kong (Residential)
- Project Outside Hong Kong (Non-Residential)

# Nominated buildings should be practically completed in the period between 1 January 2009 and 30 June 2011 inclusively.

### The Award

- Quality Excellence Award
- Quality Building Awards
- Merits
- Special Awards
  - Quality Architect Award
  - Quality Building Services Engineer Award
  - Quality Building Surveyor Award
  - Quality Main Contractor Award
  - Quality Property and Facility Manager Award
  - Quality Quantity Surveyor Award
  - Quality Structural Engineer Award

### Key Dates for Nominees

Key Dates	Details
<b>Nomination Period</b>	
1 July 2011	Nomination Starts
14 October 2011 (12:00 noon)	Nomination Ends
<b>Jury Process</b>	
November - December 2011	Stage 1: First screening of nomination materials
January 2012	Stage 2: Site visits to shortlisted projects (except for "Project Outside Hong Kong" Categories)
March 2012	Stage 3: Presentation to Jury Panel cum QBA 2012 conference by selected finalists' project teams
<b>Award Presentation</b>	
June 2012	QBA 2012 Award Presentation Banquet

### Submission Details

- Submission Deadline: on or before 12:00 noon, Friday, 14 October 2011

### QBA Official Website

- Please browse [www.QBA.com.hk](http://www.QBA.com.hk) for further details and latest update

### ENQUIRIES

**QBA 2012 Secretariat Office**  
Creative Consulting Group Inc. Limited  
T: +852 2372 0090  
F: +852 2372 0490  
E: [enquiry@QBA.com.hk](mailto:enquiry@QBA.com.hk)

Media Partner: **PRC** 建設



HKIE  
香港工程師學會



HKCA  
香港建造商會



HKIA  
香港建築師學會



HKICM  
香港營造師學會



HKIH  
香港房屋經理學會



HKIS  
香港測量師學會



HKQAA  
香港品質保證局



IFMA (HK Chapter)  
國際物業設施管理協會  
香港分會



REDA  
香港地產建設商會

QBA 2012  
Alternate Chair  
本屆主席





### 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 activities, please contact the Chairman or Donna Yu at cpd@hkis.org.hk / 2526 3679 for registration.



### HKIS Band – The 2nd Mini Gig Concert by Bands of Professional Bodies

**Band Soul:** George Chan      **Band Manager:** Mandy Ko

**Band Mates:** Jeffrey Wong / John Lau / Philip Tse / Alison Lo / Jerry Chau / Michelle Chung / Chris Mook / William Lai / Lesly Lam



Jointly organized with the Hong Kong Dental Association, the Hong Kong Medical Association (HKMA) and the Law Society of Hong Kong (LSHK), the 2nd Mini Gig Concert was successfully held on 21 August 2011 at Grappa's Cellar. The Honorable Leung Chun-ying, GBM, GBS, JP came to offer us an opening remark. More than 250 audiences enjoyed a whole night of band music performed by professional dentists, doctors, lawyers and surveyors.



The Honorable Leung Chun-ying, GBM, GBS, JP giving an opening remark for the night



The HKIS - Surveyors' Band named S.I.R! was established in 2010. Though the daily works are busy, all band mates are in good spirit and kept practicing after work from 10pm every week for the band show. Photos taken in the concert are published in the back cover. Please stay tune to our next performance in the HKIS Annual Dinner on 14 November 2011.





## HKIS Badminton Team - Joint Professional Badminton Tournament 2011 on 28 August 2011

**Team Captain: Mr Sunny Chan and Mr Kim Tsui**

The Joint Professional Badminton Tournament was successfully held 28 August 2011 (Sunday) at Sun Yat Sen Memorial Park Sports Center (former Western Park Sports Center). The HKIS Badminton Team showed significant improvement in skills and had a good chance to be the top 3 teams in the competitions with teams of accountants, architects, barristers, dentists, doctors and lawyers. Finally, we got a good result at 3rd Runner up this year in the Joint Professional Badminton Tournament. Well done and Keep it up!



HKIS Badminton Team



Received Medals with The Honorable Leung Chun-ying, GBM, GBS, JP



## HKIS Sailing Team – Hebe Haven Yacht Club 24 Hours Charity Race (1-2 Oct 2011)

**Team Captain and Coach: Mr Christopher Wong / Mr Alain Choi**

The sailing team is planning to join Hebe Haven Yacht Club International 24 Hours Charity Aquathon again to be held on 1-2 October 2011, which is an event to raise funds for the Children's Cancer Foundation and some other charity organizations.

[http://www.hhyc.org.hk/page.php?page=page5\\_6.php&limit=1](http://www.hhyc.org.hk/page.php?page=page5_6.php&limit=1)

Please advise us if you have interest to join.



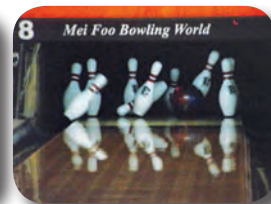
### HKIS Bowling Team - Joint Professional Bowling Tournament 2011

**Team Captain: Mr Tommy Lam**

The Joint Professional Bowling Tournament was successfully held on 14 August 2011 from 1 – 5pm at Mei Foo Bowling World. Our bowling team members got a fruitful reward after the tough practices and got the 3rd runner-up. Teammates included Rainbow Wan, Jason Fung, Stanley Law, Tommy Lam and Doanld Chan.



Group Photo with other teams



### HKIS Swimming Team – New World Cross Harbour Race 2011 (新世界維港渡海泳)

**Team Captain: Mr William Lai / Mr CY Wan**

It is nice to let you know that the HKIS Swimming Teammates will join the Cross Harbour Race 2011 on 16 October 2011 at Lei Yue Mun – Quarry Bay. It is a meaningful event since the race is paused since 1978 due to the water quality of the Victoria Harbour. In the first year of the return of the Race,

participation will be capped at 1,000 participants, split across Men’s and Women’s individual, men’s team and women’s team race categories. The course stretches approximately 1.8km



### HKIS Table-tennis Team

1. Friendly Match with the Architectural Services Department Table Tennis Team 30 August 2011
2. Joint Professional Table-tennis Tournament will be held on 4 September 2011

**Team Captain: Mr CY JIM / Mr Ping WONG**

To serve as a warm-up match before the Joint Professional Table-tennis Tournament 2011, the HKIS Table Tennis team will has a fun game with the Architectural Services Department Table Tennis Team on 30 August 2011. The teammates are keen to maintain and upgrade the skills through different competitions.

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. Members are welcomed to come to support our teammates.





## HKIS Running Team – Appeal for Participations on behalf of the HKIS

- (1) UNICEF Charity Run 2011 (聯合國兒童基金會慈善跑 2011)
- (2) 3rd Victoria to Peak (VTP) Challenge
- (3) The Hong Kong Standard Chartered Marathon 2012 (香港渣打馬拉松)
- (4) The HKDRC Hong Kong Green Half Marathon 2011(香港綠色(大尾篤)半馬拉松)
- (5) Hong Kong 10K Challenge 2011 (香港10公里挑戰賽)
- (6) Coca Cola 10K Run (Wu Kai Sha to Shatin) on 18 September 2011

**Team Captain: Mr Lesly LAM / Miss Kathy CHEUNG**

“UNICEF Charity Run” will be held again at the Hong Kong Disneyland Resort and Sunny Bay. It will be held on 27 November 2011 (Sunday). Online enrollment and event details please visit the event website below: <http://run.unicef.org.hk>.

“3rd Victoria to Peak (VTP) Challenge” will be held on 1 October 2011. Please let us know by email once you registered. The HKIS Running Team would like to have group photos before we run.

“The Hong Kong Standard Chartered Marathon 2012 (香港渣打馬拉松)” will open for registrations in September. Please stay tune. The HKIS Running Team will form a strong running team to win various awards again.

“The HKDRC Hong Kong Green Half Marathon 2011” and “Hong Kong 10K Challenge 2011” will open for registrations in September. Please stay tune.

“Coca Cola 10K Run (Wu Kai Sha to Shatin)” will be held on 18 September 2011 @ 7:30am. HKIS formed a team of 10 members to join the competitions. You are welcomed to give me support along the route.



Coca Cola 10K Run (Wu Kai Sha to Shatin)



## HKIS Volleyball Team

– Regular Practices are on the way.

**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) and 8 (Thursday) September 2011 from 7pm to 11pm at the Southorn Indoor Stadium, Wan Chai. Members are welcome to come and support our teammates.



## HKIS Tennis Team

Joint Professional Tennis Tournament 2011 – Teammates in Full Gear

**Team Captain: Mr Harry Jan**

The Joint Professional Tennis Tournament will be held in November 2011. Regular and tough practices have been conducting frequently. All teammates have confidence to have a much promising result in the tournament this year.

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





## Healthy Walking Programme

Walking is Healthy! Walking can help you whether your purpose is to stay fit or to improve your health and well-being. The **Sports and Recreation Committee** has developed a walking programme which you can enjoy doing with your fellows members and friends once a week. Details are listed below:

Class Name	Target participant	Dates	Session / Time
Healthy Walking	Low and moderate exercise members	19 Sept to 31 Oct (19 & 26 Sept and 3, 10, 17, 24 & 31 Oct) [All Mondays]	(1) 6:45 – 7:45 pm (2) 7:45 – 8:45 pm

**Class size:** Min 25 persons

*(Unless the minimum number of participants is reached, otherwise the programme will be cancelled.)*

**Venue:** Causeway Bay Sports Ground *(Next to Hong Kong Central Library)*

**Fee:** **\$400** *(The fee is a fixed fee for all 7 sessions)*

*No pro rata payment is accepted even if you cannot attend all 10 sessions.*

**Instructor:** Mr. Freeman Lee, Certified International Association of Athletics Federation Track & Field Coach; American College of Sports Medicine Health & Fitness Instructor and Core Strength & Conditioning Specialist of National Strength & Conditioning Association; graduated from Chinese University of Hong Kong with a Master of Science degree in Sports Medicine and Health Science

### Programme details

Power walking or fitness walking is basically fast walking at a pace somewhere between 8 min/km and 10 min/km. It is a fun and challenging workout ensuring accurate foot and body positioning for getting you the best benefits. You will use as many muscle groups as possible by combining balance and coordination and give your metabolism a jolt to shed extra pounds.

The progressive training teaches you the proper and effective walking techniques, how to maintain general health and fitness, and prepares you for running challenge.

#### Contents:

1. Fitness Evaluation
  - Cardiovascular test (3 minute step test) – stop watch and wooden bench
  - Flexibility test (modified sit-and-reach test) – wooden bench
  - Posture analysis
  - Core conditioning and coordination test
2. Proper walking gait – demonstration and practice
3. Introduction to power walking – the benefits and the essential elements of power walking
4. Power walking – warm up exercises, walking practice and cool down
5. Core stability training
6. Step climbing – warm up exercises, stepping practice and core training, cool down
7. Circuit walking – warm up exercises, walking practice and core training, cool down
8. Fitness evaluation and follow up programme



#### Registration

**To register**, please complete the reservation form and return it with full payment to the Institute on or before **12 September 2011**.

#### Enquiries

Mr. Lesly LAM / Ms. Donna YU  
(Tel: 9633 0273 / 2526 3679)  
*On a first-come first-served basis.*

## Book and Stationery

10%  
off

### Cosmos Book Ltd

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.



## Gasoline

### Caltex Starcard

For all HKIS successful applicants of the Caltex StarCard, you can enjoy a discount of HK\$1.5 per litre on Tuesdays and Fridays. A discount of HK\$1.2 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 Mr 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](http://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 usually enjoy a 10% discount on Opera Hong Kong programmes by simply showing your membership card at URBTIX outlets. For details of the programmes, please go to [www.operahongkong.org](http://www.operahongkong.org).



**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
<b>2011</b>			
<b>Sep</b>			
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
<b>Oct</b>			
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
<b>Nov</b>			
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
<b>Dec</b>			
9	HKIS Annual General Meeting	HKIS	SLC, HKIS

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





**THE 2ND MINI GIG CONCERT BY BANDS OF PROFESSIONAL BODIES**

