

# SURVEYORS

測量師時代  
Times

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## HKIS ANNUAL DINNER 2012



## HKIS 2011-2012 General Council

### 香港測量師學會2011-2012年度理事會

#### Office Bearers 執行理事

President 會長	Sr Serena Lau 劉詩韻測量師
Senior Vice President 高級副會長	Sr Stephen Lai 賴旭輝測量師
Vice President 副會長	Sr Simon Kwok 郭志和測量師
Honorary Secretary 義務秘書	Sr Robin Leung 梁志添測量師
Honorary Treasurer 義務司庫	Sr Gary Yeung 楊文佳測量師

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Vice Chairman 副主席	Sr Andrew Kung 龔瑞麟測量師
Immediate Past Chairman 上任主席	Sr Kenneth Yun 甄英傑測量師

##### General Practice Division 產業測量組

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

Chairman 主席	Sr Raymond Chan 陳旭明測量師
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##### Property & Facility Management Division 物業設施管理組

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Vice Chairman 副主席	Sr Edmond Cheng 鄭錦華測量師
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Vice Chairman 副主席	Sr Keith Yim 嚴少忠測量師
Honorary Secretary 義務秘書	Sr Paul Wong 黃國良測量師

##### Young Surveyors Group 青年組

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Vice Chairman 副主席	Sr Michelle Chung 鍾敏慧測量師

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### “Sr” – The Abbreviation for Surveyor

“Sr” is adopted as the abbreviation for surveyor by The Hong Kong Institute of Surveyors. The pronunciation for “Sr” is “surveyor”.

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation “Sr” in front of their English names in their official communications. Likewise, corporate members are also invited to address themselves as “測量師” after their Chinese names.

### “Sr” - 測量師的英文簡稱

香港測量師學會採納「Sr」作為「Surveyor」（測量師）的英文簡稱。其發音與 Surveyor 相同。

為向公眾宣傳「Sr」的用法，我們鼓勵正式會員在日常生活中，在英文名字之前加上「Sr」。至於中文方面，我們亦會邀請正式會員在其中文名字之後加上「測量師」。



*Sr Serena Lau*

It has been eleven months since I ran for the HKIS presidency last December. During this period, I have been backed by a strong and capable team of office bearers, council members, members, and staff. I would like to thank for their unfailing support and assistance, which have allowed me to fulfill my responsibilities and duties as the HKIS President. Team spirit is a valuable asset in any successful organization and it is particularly important for us to deliver services to over 8,000 members.

For this last month of my term, I foresee challenges and excitement will still remain with us.

Our Annual Dinner, which was held on 6 November 2012, once again provided members with the best opportunity to meet with so many distinguished guests, professionals, and friends from various sectors. It was indeed another successful event arranged by the Organizing Committee led by Vice President Sr Simon Kwok.

A Special General Council meeting was held on 7 November 2012 to approve the funding for the fitting-out works of the new office premises, the reinstatement works of the existing office premises, etc. Office Premises Working Group's members have been busy considering and commenting on the design and tender analysis. We are now moving to the implementation stage, and the secretarial staff have also been engaged in the removal work. I trust that they will still manage to offer you quality services, but please acknowledge their current busy schedule. I would like to take this opportunity to express our gratitude to our current landlord, Hongkong Land, for its generous supports throughout the past 14 years of our stay at Jardine House.

I would like to draw your attention to the Institute's financial situation. Given the recent changes in tax policy, our expenses to be incurred in the new premises for the coming months, our observations of the increased costs for legal advice and the insurance cover for our coming services, and inflation, we must carefully weigh and set out our coming financial strategy.

The appeal from the judgment of Reyes J on 26 September 2011 (re: CACV 227/2011), in which he dismissed the application for a judicial review brought by one of our members against the HKIS, was dismissed with costs to the HKIS, along with a certificate for two counsels. The reasons for the judgment handed down by the Court on 14 November 2012 are good references for members who want to understand more about the Institute and its current disciplinary procedure. You may want to download the content from [www.judiciary.gov.hk](http://www.judiciary.gov.hk) for reference. As a reputable professional Institute, the HKIS is determined to uphold the integrity of the profession and, hence, the image and status of our members. We trust that the current disciplinary framework will continue to protect the public, as well as our members, under fair and established procedures. Meanwhile, in view of the public's aspiration for fact-finding, the HKIS shall continue to review and enhance the effectiveness and efficiency of these procedures.

We had a lunch reception with the Secretary for the Civil Service, Mr Paul Tang, JP, and the Administrative Assistant to the Secretary for the Civil Service, Ms Jenny Choi, on 16 November 2012. Our latest statistics indicate that we have close to 1,200 corporate members that are currently working with government departments. During the meeting, our

council members expressed their views on the permanent job nature of various surveying works, the importance of upholding professional standards, and the recognition of quality.

On 22 October 2012, a delegation from the Property Institute of New Zealand paid a visit to the HKIS office. You can find more details from the Chairman's report of the GP Division. Meanwhile, the meeting was a good opportunity to exchange not only property market information, but also the use of e-learning systems and property courses provided by the PINZ, the applicability of which we should observe and consider for our members in the future. Besides, YSG and the Guangzhou Forum also arranged activities for members on 17 November 2012 respectively.

自去年十二月至今，我出任香港測量師學會會長已十一個月了。期間，我獲得強大及能幹的執行理事、理事會成員、會員及員工團隊的支持。藉此機會，感謝各位的支持和協助，讓我可以履行香港測量師學會會長的責任及職務。團隊精神是任何成功機構的重要資產，尤其當學會需要提供服務予超過 8,000 會員時，這對我們尤其重要。

在任期完滿前的最後一個月，我相信我們仍會面對多項具挑戰性及令人興奮的事宜。

2012 年 11 月 6 日舉行的周年晚宴再一次為會員提供良機，與眾多賓客、專業人士及各界友好相聚。周年晚宴籌備委員會在副會長郭志和測量師帶領下舉辦，確實是年內另一個成功的活動。

為批核學會新會址的裝修及回復現有會址改動的款項，學會於 2012 年 11 月 7 日舉行了一個特別理事會會議。會址工作小組成員較早前忙於評核裝修設計及投標分析。現在我們已進入執行階段，秘書處職員亦已開始進行搬遷準備的工作。我相信，秘書處的同事在期間將會繼續努力為各位會員提供優質服務，但亦請體諒他們忙碌的工作日程。此外，我希望借此機會感謝現學會辦事處業主「HongKong Land」十四年以來的支持。

會員應留意學會的財務狀況。由於最近稅務政策的變更、學會辦事處搬遷的相關支出，以及未來可預見的法律諮詢成本及保險支出的增長而至通貨膨脹，我們必需小心地權衡及制訂未來的財務策略。

就有關 2011 年 9 月 26 日高等法院法官 Reyes J 駁回一名會員向學會提請的司法覆核的上訴案件，法院已於 2012 年 11 月 14 日頒佈裁決，駁回有關提呈，學會亦獲得訟費，連同兩位律師的證明。有關之裁決理據內容，記述了學會及其現

The Annual General Meeting (AGM) will be held on 14 December 2012. During this year, we have made a number of positive moves and have seen desirable progress in some ongoing projects. Certainly, there are still a lot of works we have not caught up on. I, together with other Office Bearers, shall report to you the details of the AGM. We look forward to meeting and sharing them with you in due course.

Last, but not least, may I wish every success to the incoming Council and members in the years to come.

Sr Serena Lau  
President

行的紀律程序的資料，適合會員進一步了解學會運作，會員可於 [www.judiciary.gov.hk](http://www.judiciary.gov.hk) 下載有關裁決資料。作為知名的專業學會，學會決意維持專業誠信，以及其會員的形象及地位。我們深信，在公平及既定的程序下現行的紀律架構將繼續保障公眾和會員。然而，在公眾的期望下，學會亦應繼續檢視及提升這些程序的有效性及其效率。

我們於 2012 年 11 月 16 日與公務員事務局局長鄧國威先生，太平紳士及其政務助理蔡梅芬女士進行午餐聚會。我們最新的數據顯示，現時約有 1,200 名的正式會員在政府部門工作。會上，理事會成員表達了多個測量範疇下工作的永久性、維持專業水平的重要和對質素的認同等意見。

2012 年 10 月 22 日，新西蘭房地產學會的代表團到訪學會辦事處，有關詳情可參閱產業測量組主席報告。會議不僅讓雙方交換物業市場資訊，同時亦有機會讓我們認識到新西蘭房地產學會的網上學習系統及其推出的物業課程，值得我們留意，並考慮其應用是否適用於學會。此外，2012 年 11 月 17 日，青年組及廣州議會亦分別為會員安排了活動。

會員周年大會將於 2012 年 12 月 14 日舉行。年內，我們議決了多個正面的方案，並樂見一些項目得到理想的進展。誠然，我們在很多工作上仍需努力。我與其他執行理事將於會員周年大會上，為各位會員作出匯報。我們期望屆時與各位會員會面及進行分享。

最後，我祝願來屆的理事會及各位會員萬事如意。

劉詩韻測量師  
會長

## Council Members Reaching Out

1 November 2012	Building Services Operation and Maintenance Executives Society (BSOMES) 12th Anniversary & Annual Dinner 2012	Sr Serena Lau
1 November 2012	The Opening Ceremony of American Express Hong Kong Wine and Dine Festival organised by Hong Kong Tourism Board	Sr Raymond Chan
5 November 2012	「第十六屆北京 香港經濟合作研討洽談會」由香港貿發局主辦	Sr Serena Lau Sr Thomas Ho
5 November 2012	The Law Society of Hong Kong Annual Cocktail Reception	Sr Serena Lau
9 November 2012	Joint Annual Dinner of the Hong Kong Institute of Housing and Chartered Institute of Housing Asian Pacific Branch	Sr Serena Lau
16 November 2012	Lunch with Secretary for the Civil Service	Sr Serena Lau Sr Stephen Lai Sr Simon Kwok Sr Robin Leung Sr Wong Bay Sr Vincent Ho Sr Francis Ng Sr Dick Kwok Sr Thomas Ho Sr Kenny Chan
19 November 2012	The Annual Dinner of the Hong Kong Association of Property Management Companies	Sr Serena Lau
19 November 2012	Policy Address 2013 cum Consultation Meeting on Budget 2013/14	Sr Serena Lau
20 November 2012	Hong Kong Green Building Council 2nd Anniversary Cocktail Reception and Dinner	Sr Serena Lau
24 November 2012	The Hong Kong Institute of Architects Annual Dinner 2012	Sr Serena Lau

## Congratulations to the Following who were Elected as HKIS Members on 22 November 2012

### FELLOW (2)

#### GP DIVISION

AU SING HEI EDWARD

#### QS DIVISION

KAM KA FAI RAYMOND

### MEMBERS (12)

#### BS DIVISION

KWOK KA MAN

NG MO FEI  
SHEK HON YIN  
TSANG KAI FUNG  
WONG TSZ KIN  
YEUNG SAI YU

#### LS DIVISION

CHAN CHOI YIN

#### QS DIVISION

CHIU YU SUN  
CHOI MEI CHING CINDY

TSANG WAI KIT  
TSE KAM FAI  
WONG KOON MING JEREMY

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

#### PFM DIVISION

CHICK KAM CHAU  
LIN KA HING  
TAM YEE TAT

### RESIGNATION (3)

LUI YUET KUM FLORENCE  
TO PUI HANG  
YAU SUI KI CHRISTIE

## HKIS Annual Dinner 2012

The HKIS Annual Dinner was successfully held on Tuesday, 6 November 2012, at the Grand Ballroom, Grand Hyatt Hong Kong. We were delighted to have The Honourable Leung Chun-ying, GBM, GBS, JP, Chief Executive of the Hong Kong Special Administrative Region, as our Guest of Honour.

The ceremony started with a welcome speech by the President, Sr Serena Lau. Sr Lau gave the guests a brief summary of the activity highlights of the Institute during this council year. The Guest of Honour delivered an opening speech after the President's speech. The current Executive Committee members, the Board Chairman, and the Past Presidents under the lead of President Sr Lau toasted about 600 guests in the Grand Ballroom. Following that, the Vice President and the Chairman of the Annual Dinner Organizing Committee, Sr Simon Kwok, gave a vote of thanks to the Guest of Honour, guests from Hong Kong and overseas, sponsors, members of the Organizing Committee, the Dinner Secretariat, and all HKIS colleagues.



The dinner was well attended by member firms. Those prominent guests at the Head Tables included, but were not limited to, Mr Paul Chan, Secretary for Development; Sr Tony Tse, Legislative Councillor; Mr Barry Cheung, Chairman of the Urban Renewal Authority; Mr Cao Guo-ying, Deputy Head of the Education, Science and Technology Department of the Liaison Office of the Central People's Government in the HKSAR; Sr Marco Wu, Chairman of the Hong Kong Housing Society; Sr Lau Ping Cheung, Founder and Chairman of The Hong Kong Coalition of Professional Services; and Mr Teo Chee Hai, President of the International Federation of Surveyors.

The Organizing Committee Chairman, Sr Simon Kwok, sincerely thanked the following members of the Organizing Committee for their contributions to the Annual Dinner.



Sr Caskie Hung	BSD representative
Sr Kason Cheung	GPD representative
Sr Ada Chan	LSD representative
Sr Fanny Lam	PDD representative
Ms Carrie Yu	PFMD representative
Sr Sandy Lui	QSD representative
Sr Steven Chan	QSD representative
Sr William Chau	YSG representative

During the dinner, a series of performance was arranged. There was an exciting magic show, which invited participation from attendees. There was also a Children's Kung Fu performance in which the performers demonstrated the use of various weapons.



# HKIS Annual





# Dinner 2012





## Building Surveying Division Chairman's Message



Sr Vincent Ho BSD Council Chairman

### Overview of Council Year 2011–12

Time flies. This is the last message I write as Building Surveying Division Chairman. I have prepared a separate Chairman's Report for Council Year 2011–2012, which will be posted separately in the next issue of Surveying Times and on the BSD

website.

However, I would like to give a brief recap of the major events, businesses, and achievements of the BSD over the past year.

### Promotion of Building Surveyors

The promotion of the building surveying profession was undoubtedly the main focus of the BSD over the past year. I reckon that without sufficient public exposure, the attributes of building surveyors would never be acknowledged by society at large. In line with this belief, the BSD hired a public relations consultant to assist it with planning, organizing, and launching a series of promotional events and tasks in the middle of this year. So far, we have successfully attracted much public attention by way of contributing regular articles published in several newspapers and magazines, attendance on TV interview programmes, press conferences on hot social topics, the MBIS workshop for building owners, public talks, etc. The BSD even pitched two profile reports on the building surveying profession in The Hong Kong Economic Times (香港經濟日報) on 21

August and in the South China Morning Post on 13 October. Moreover, we engaged with TVB 財經透視 for a special feature on MBIS, which aired on 25 November (details in the following context). The programme gave Sr Kenny Tse and I ample time to introduce the role of building surveyors in building inspection and repair works, as well as to promote building surveyors as the experts of building maintenance and safety.

Still, we are not satisfied with only these achievements. Our promotions will continue and expand our presence not only in the areas of building safety and maintenance, but also in other building design areas in respect of green buildings, energy efficient building designs, and building conversion and upgrading works.

### Awareness to Building Inspection and Maintenance and Opportunities with MBIS/MWIS

MMBIS/MWIS is a hot topic in the society as it has been landed the city. Buildings Department has commenced issuing pre-notification letters to some of the concerned owners in June 2012 and the first batch of Statutory Notices will be issued in early 2013. The BSD has launched a series of activities such as press conference, workshop, advising the public the estimated budget and the necessary actions if receiving the pre-notification

letters / Statutory Notices. The importance of the Schemes attracted media attention. BSD was invited by TVB Jade to talk about the inspection to buildings and the necessary attention to be paid when selecting and employing consultants/Registered Inspectors to carry out inspection under MBIS/MWIS on 財經透視. Besides, a young BS member from YSG also appeared in the programme to show her involvement in the industry.

### Developments on the Mainland

Tongji University has almost completed a study on the development of building surveying services on the Mainland. The paper entitled, 我國建築測量專業的市場環境及實施策略研究, should be ready for distribution to members after further refinements.

In recent months, the HKIS and, in particular, the BSD have

developed a closer relationship and contacts with Qianhai Development Authority (深圳前海管理局) in connection with the development of Qianhai with the assistance of Shenzhen Project Management Engineers Association. Sr Fu Xiao Ming of the association gave a brief account of the potential careers and job opportunities for our building surveyors in Qianhai during the 2012 Building Surveyors Conference held in October.



## Development of professional practices

To support and guide the continued development and enhancement of the building surveying practice among our BS members, the BSD has commissioned several studies with a view to preparing practice guidelines for our members.

We announced in October the research results on repair and maintenance cost data, as well as the professional fee scale for building inspections and repairs. These data and fee references are considered very useful by the public and the government. Many media outlets have also delivered positive reviews of our publications.

After two years' hard work by the working group and its consultant, the research and report on the water seepage investigation is almost complete. The practice guide resulting from the study is undergoing final editing and I hope the final guidebook will be available by the end of the year.

Another important research and practice guide writing on building inspection formally commenced a few months ago. I hope the practice guide can be ready soon so that it can provide a useful and practical guide to our members when they conduct building inspections and, in particular, when they handle MBIS inspection.

## Education and Training

The New BSD APC Rules and Guide have been in effect since 1 September. I trust that under the revamped assessment regime, probationers can more readily proceed to the final assessment under a more predictable time frame and schedule.

This year has been fruitful for the BSD, as we have a total of 33 new professional members and 153 new probationers joining the building surveying profession.

## Outreach to the City University of Hong Kong

A group of BSD representatives, including Sr Kenny Tse, Sr Daniel Pong, Sr Arthur Cheung, and I, visited and met with a group of final year surveying degree students at City University on 15 November. We took the opportunity to introduce the role and duties of building surveyors, as well as the career prospects

of BS graduates in both the private and public sectors. Job opportunities were also offered to students by some of our representatives during the meeting in the hopes that the industry can convince more graduates to join the profession before they graduate.

## Talks with building owners in Tuen Mun on Building Maintenance and Repairs

I delivered a talk on the Building Management Certificate Course that is jointly conducted by the Hong Kong Housing Society and the Home Affairs Department in Tuen Mun on 21 November.

I advised owners on the proper approach and arrangement in performing building inspections and hiring repair consultants and repair works contractors. I also outlined the major roles and

duties of professional consultants in such building inspection and repair works with a view to assisting the owners to avoid the "traps". The owners were keen to know how they could distinguish a capable professional consultant from an incompetent one.



## BSD AGM 2012

By the time you read this message, I will have stepped down from the Chairmanship of the BSD Council after the BSD's Annual General Meeting on 30 November.

I take this opportunity to thank you for the guidance, advice and

support all BS members and BSD council members have offered me. I sincerely wish the incoming council, Chairman, and office bearers every success in the coming year.

Bye-bye! 🇭🇰

## General Practice Division Chairman's Message



*Sr Francis Ng GPD Council Chairman*

### 2012 – An Exciting Year

This year, the GPD Council was very successful in promoting and maintaining the GP surveyors' professional standards. In the GPD AGM held on 15 November 2012, Sr Edward Au and I delivered the Treasurer and Chairman Reports for 2012, viz,



*GPD council members in the HKIS 2012 Annual Dinner*

### Major Works Done by the Council during the Year

#### 1. Land Supply Working Group

In response to the Northeast New Territories New Development Areas Planning and Engineering Study (the NENT NDAs Study) jointly commissioned by the Civil Engineering and Development Department (CEDD) and the Planning Department (PlanD), the HKIS GPD has set up a Land Supply Working Group (LSWG) to focus on the proposed NDAs and to respond to the government's consultation by recommending ways to mobilize private sector resources to enhance land supply instead of simply relying on the government. The LSWG was convened by Sr CK Lau with members from different sectors, including Sr Charles Chan, Joseph Ho, Andrew Fung, Tony Wan, Edward Au, and Selene Chiu.

The LSWG has reviewed the Government Land Supply Program, the New Town Resumption Experience, the NENT NDA study, and the Land Resumption procedures. The NENT NDAs will not only offer chances to promote social and economic developments in Hong Kong and its vicinity due to their strategic locations, but will also addresses housing and employment demands that result from population growth after the provision of approximately 533 ha of developable land. The LSWG solicited views from its members and submitted its comments to the government for its consideration.

#### 2. HKIS Press Conference on our views to Development of the North East New Territories

Subsequent to the submission of the GPD's comments on and responses to the NENT NDAs, the GPD arranged a press conference on 22 October 2012 to publicize its views. The

conference went off well, with elaboration made by CK Lau, Convenor of the Working Group on Land Supply, and Francis Ng.



*HKIS Press Conference on our views to the Development of North East New Territories*

#### 3. Construction costs of the Land Premium and Negotiations during the Valuation Liaison Meeting

A GPD Working Group on Valuation (members included Lawrence Poon, Charles Chan, Joseph Ho, and CK Lau) was set up and liaised with the relevant government department on a regular basis. The WG is in negotiating with RLB and REDA to work out a new mechanism to adopt construction costs in residual valuations for land premium assessments. There has been good progress on the issue and members will be kept informed of further developments in due course.

#### 4. Lands Department/HKIS Liaison Meeting

Convened by Sr CK Lau, the GPD Council has held regular liaison meetings with the Lands Department. Numerous land administration issues, including inter alia lease conditions interpretation, DD&H approval, the definition of GFA, site coverage for exempted features/structures, etc., have been



covered. The GPD representatives included Lawrence Poon, Tony Wan, Joseph Ho, and Selene Chiu. Talks on these topics are in progress.

### 5. HKIS/RICS (HK) Joint Guidance Notes for Surveyors acting as Experts in Commercial Rent Reviews in Hong Kong

A Working Group on the Guidance Notes for Commercial Rent Reviews in Hong Kong (JGNs) (working group members are: CK Lau, David Faulkner, Paul Dwyer, and Simon Lynch) has re-considered the said guidance note. The updated draft is being scrutinized by an appointed legal consultant. The first draft of the JGNs was prepared early this year and has taken into account the RICS Guidance Notes, current practices on the appointment of independent valuation experts by the HKIS, and suggestions/comments by the working group.

The JGNs are Joint RICS and HKIS Guidance Notes, not a Statement of Standard Practice. They are primarily designed to assist those who are appointed either by the President or directly by the parties concerned to act as Experts in rent review disputes. JGNs are also intended to assist the parties themselves and those acting on their behalf by making them aware of the procedures likely to be followed and the issues involved. The JGNs are not intended to provide guidance to those acting as arbitrators, in which other specific procedures will be relevant. A surveyor may also be called upon by the parties to determine matters in disputes, such as the assessment of service charges or a valuation in connection with an option to purchase. The JGNs are not intended to cover all such matters, but in general terms, the basic principles set out would apply.

When procedures for specific professional tasks are recommended in the JGNs, they are intended to embody the 'best practices'. That is, these procedures, in the opinion of the RICS and HKIS, will meet a high standard of professional competence. The person appointed must exercise his or her professional expertise and judgment to the best of his or her ability.

The JGNs are consistent with the standard practices and procedures adopted by the RICS and HKIS, which have been carefully considered and revised to deal with common problems that are encountered in the determination process and to facilitate individual decisions for the benefit of both the appointed expert and the parties to a rent review dispute.

The JGNs are based on Hong Kong's laws and practices. When members are appointed to act as experts, they are vested with substantial authority. The law continues to evolve and members have a professional duty to keep their

knowledge up-to-date. The JGNs are relevant to professional competence because each surveyor should be equipped with the latest knowledge and acquaint him or herself with the Notes within a reasonable amount of time.

Pending final scrutiny by the legal consultant, the JGNs should be finalized in the near future.

### 6. Vetting Panel for Real Estate Valuers and Business Valuers for Public Disclosure Purposes

The GPD Council has resolved to conduct an annual review of the List of property valuers for undertaking valuations for incorporation or reference in listing particulars, circulars, and valuations in connection with takeovers and mergers ("the List"). A Panel for Real Estate Valuers and Business Valuers for Public Disclosure Purposes (the "vetting panel") has been formed to vet the qualifications of professional surveyors. The first meeting of the panel was held early this year to go through its terms of reference, regulations, and associated business.

An annual return of relevant forms and declarations by members on the List shall be submitted to the HKIS. The declarations shall confirm if the relevant members fulfill the necessary requirements to be included on the List (including employment by a firm providing valuation services). The submission will come at the end of November each year and announcements on/updates to the List will be made by the end of January in the following year. Another update of the List will be made by the end of July of each year for new applications and/or applications for re-instatement onto the List. The vetting panel will commence operations once related issues have been settled.

### 7. New Assessment of Professional Competence ("APC") Rules and Guide and New Arrangements

Members may recall that following the EGM on 18 July 2011, a new APC scheme ("the New Scheme) took effect on the same date. The New Scheme recognizes the importance of professional knowledge in some specific areas and, as such, probationers undergoing the APC will have to attain the required level in this respect. The GPD Education Committee convened by Louie Chan with Panel Members Edward Au, Joseph Ho, Thomas Chan, and Lawrence Pang had re-vamped the GPD APC Rules and Guide in accordance with the resolutions of the EGM.

There are two parts under the New Scheme. Part 1 is a combination of: (a) 12 months' experience; (b) 20 hours' pre-



qualification structure learning (“PQSL”) for cognate degree holders [40 hours’ PQSL for non-degree holders] within 12 months after a probationer takes Part 1 of the written assessment; and (c) written assessments on four papers. Probationers who have passed Part 1 may proceed to Part 2 if they have accumulated a minimum of 24 months’ structured training. Part 2 is a submission of a critical analysis followed by an oral assessment.

The GPD Education Panel has reviewed and fully revised the APC Rules and Guide for the General Practice Division. A new edition (“the 2012 Guide”) was subsequently approved by the Board of Education in June of this year. Under the 2012 Guide, APC Candidates who are in their first year of the APC Programme could proceed to the Part One Assessment in October 2012 (“the 2012 Part One Assessment”). On the other hand, candidates who are in their second year of the APC Programme could reference the previous APC Rules and Guide at the time they enrolled in the APC Programme in 2010 (which was also treated as the commencement of the diary and the APC Programme), as they obviously had no knowledge of the new APC Programme as at 18 July 2011. In this regard, the Education Committee of the GPD, as directed by the Board of Education, formulated the transitional arrangements in respect of the Part One APC Programme in 2012.

### 8. New APC and Revision Workshop

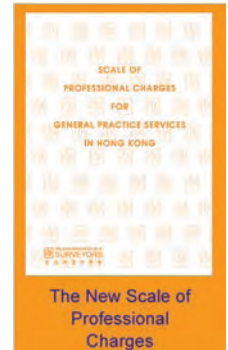
During the transition period, candidates who enrolled prior to 2011 were allowed to sit for the APC written examination, which was held on 4 October this year. In order to help candidates with their preparations for the APC written examination, the Education Committee of the GP Division and the Young Surveyors Group arranged seven APC Revision Workshops to cover the entire syllabus of Part 1 of the APC written examination.

### 9. New “Scale of Professional Charges for the General Practice Services in Hong Kong” is in operation

The current “Scale of Professional Charges for General Practice Services in Hong Kong” (“Scale of Charges”) was first published jointly by the HKIS and the RICS (HK Branch) in 1995. The HKIS reviewed and re-printed it again in 2005. With the help of a GPD WG, the Scale of Charges was updated and re-published at the end of 2011.

The new Scale of Charges is advisory in nature and is intended as guidance for Professional GP Surveyors. The document has served many useful purposes in the following areas of work:

- Compensation claims. Consultation has been made with the Lands Department from time to time.
- Certain types of valuation work.
- Courts/Tribunal – reference points for the determination of the reasonableness of “costs” for expert surveyors’ fees.
- Independent expert – reference points for the determination of reasonableness of experts’ fees by the President of the HKIS, the courts/tribunal, etc.



After the publication of the document, the HKIS launched a promotion of the Scale of Charges by sending a copy of it to all stakeholders. This new fee scale has been welcomed by practitioners and related institutions, including the Urban Renewal Authority.

### 10. The Business and Property Standards Panel

Members may recall that a GPD Valuation Standard Panel was set up and convened by Sr Joseph Ho to conduct a comprehensive review of standards with a view to continuing the maintenance of the best professional standards when preparing valuation reports. At present, the HKIS has two mandatory valuation standards, namely “The HKIS Valuation Standards on Trade-related Business Assets and Business Enterprises” (2004) and “The HKIS Valuation Standards on Properties” (2005). There also exists a separate “Guidance Notes on Valuations of Properties for Mortgage Purpose” (2005). The Business and Property Valuation Standards Panel noted that there have been drastic changes in recent years to the capital market and financial reporting standards in Hong Kong. This has led to greater demand for valuation services on different types of property.

After the review, the Panel proposed that a unified and concise set of valuation standards, which is mandatory in nature, should be prepared to cope with the changes. In addition, since the first editions of both standards came out, there have been significant developments in the International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC), of which the HKIS is a Valuation Organization Member. As it is committed to achieving the objective of securing a set of common valuation standards that is acceptable worldwide, the HKIS would, wherever possible, adopt the standards set by the IVSC.

A new edition will be issued by the end of 2012.



## External Affairs

### 1. The 7th Cross Strait Land Conference (第七屆兩岸四地土地學術研討會)

The 7th Cross Strait Land Conference was held from 5 to 7 July 2012 in Macau. The GPD convened this event with representatives from Macau, Taiwan, and China. Sr Edward Au, Francis Ng, and Dr Lawrence Poon were nominated as the GPD representatives in the organizing committee.

A team of HKIS Delegates, including GPD representatives Sr Francis Ng, Lawrence Poon, Edward Au, Ringo Lam, Jason Chan, and KM Chau, along with HKIS President Serena Lau and Vice President Simon Kwok, attended the conference, which was attended by about 120 participants from China, Taiwan, and Macao.

As a keynote speaker, Sr Francis Ng presented a land administration paper, while Sr Edward Au, Simon Kwok, and Francis Ng acted as panelists in various conference sessions.

valuation and related professions and to ensure the provision of services of consistently high quality and uniformity in the public interest. WAVO carries out its mission by promoting the best practices, supporting robust and consistent standards, encouraging higher education, and facilitating lifelong learning among its Members.

#### (i) WAVO AGM 2012

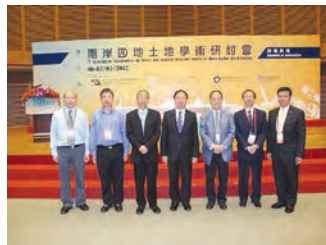


*Representatives of WAVO member associations outside the conference hall*

Apart from vetting the finance report, membership list, and the business plan of WAVO 2012-15, the WAVO AGM also discussed Joint WAVO member courses and the WAVO Valuation Report Competition. WAVO intended to draw up a 'Competency guide for valuers,' amendments to the WAVO constitution, and a WAVO list of valuation experts, as well as discuss International Valuation and Appraisal Week and the WAVO International Valuation Certificate (known as WIVCert). Mr Edward Au (Hon Treasurer of GPD) was appointed one of the four Vice-Presidents of WAVO.

#### (ii) WAVO Board Meeting 2012

Representatives of association members present at the Board Meeting held on Monday, 1 October 2012 at the Travelodge, Dockland of Melbourne, Australia, included Messer Richard Borges (AI (USA)), Edward Au (HKIS), Prof Lim (SISV), Keith Goodwin (AIC (Canada)), David Shum (AIC), Keith Lancaster (AIC), Dr Adrian Crivii (ANEVAR), Ian Campbell (PINZ), David Clark (PINZ), Tan Choi Heng (SISV), John Teo (SISV), and Gan Bee Ghee (SISV)(WAVO Secretary). The Meeting was chaired by Prof LIM. Mr Ricardo Garza, President of the Federacion De Colegios De Valuadores, Mexico, attended the Board Meeting as an observer. The Meeting reviewed the progress of the work that arose from the last WAVO Board Meeting (mentioned above) and discussed the future development of the organization.



*The 7th Cross Strait Land Conference opening ceremony*

### 2. WAVO AGM and Council Meetings 2012

The World Association of Valuation Organizations (WAVO) held its Annual General Meeting on 28 & 29 May 2012 in Singapore and its Board Meeting on 1 October 2012 in Melbourne, Australia.

WAVO is a body that brings together professional property valuation organizations that represent valuers and related property consultants employed in private practice, business and industry, the public sector, and education, as well as some specialized groups that interact frequently with the profession. WAVO's mission is to develop and enhance the



The World Association of Valuation Organizations (WAVO) holds its Board Meeting on Monday, 1 October 2012 at the Travelodge, Dockland of Melbourne, Australia



WAVO Representatives at the 2012 WAVO Council Meeting

### 3. 7th ASEAN VALUERS (AVA) Congress in Brunei Darussalam – 2 to 5 July 2012

Upon invitation by the President of the AVA, HKIS GPD Chairman Sr Francis Ng and the Hon Treasurer Edward Au, jointly with Vice President Simon Kwok attended the 7th AVA Congress in Brunei Darussalam from 2 to 5 July 2012.

During the AVA Congress, Sr Edward Au presented a Hong Kong Report.



Sr Francis Ng and Edward Au at the Congress Hall and Opening Ceremony

### 4. GPD Delegation Visit to ROCREAA, Taiwan

To enhance liaison and cooperation with our counterparts in Taiwan, a delegation of eight HKIS Members visited the ROCREAA (Republic of China Real Estate Appraisers Association) [中華民國不動產估價師公會全國聯合會 (ROCREAA)] and met with other stakeholders in Taiwan from 19 to 22 April 2012. The GPD delegates were Sr Francis Ng, Edward Au, KK Chiu, Joseph Ho, CK Lau, Lawrence Poon, and Elsa Ng. HKIS Vice President Simon Kwok also joined the event.

The HKIS delegates met with representatives of the ROCREAA and our counterparts from the Department of Land Administration, National Taipei University, the Land Administration Agent Guild of Taipei City, etc. The hosts extended a warm welcome to us. We introduced the HKIS's set-up, professional training, work of practitioners, and related issues. We took the chance to discuss business valuation standards with Taiwan's financial stakeholders. ROCREAA representatives elaborated on problems encountered when assessing current market land values, controls on property speculation, and the provision of housing for low/middle income groups.



HKIS Delegates - Sr Francis Ng, Edward Au, KK Chiu, Joseph Ho, CK Lau, Lawrence Poon, Elsa Ng, and HKIS Vice President Simon Kwok meet with ROCREAA President Mr Chen Chen and his members



HKIS Delegates and ROCREAA Members

GPD Delegates also met with representatives of the Securities and Futures Bureau to exchange views on the alignment of valuation practices with international standards, the valuation approach to intangible assets, and professional qualifications for carrying out business valuation. The delegation also





visited the Taipei 101 Tower to learn about the leasing and management of the highest office tower in Taiwan. We were pleased to have the opportunity to discuss issues of mutual concern with members of ROCREAA Kaohsiung and the key stakeholders of land administration and property development. From the responses and various issues raised, I would say that the visit was very successful in building a closer relationship between the HKIS and the ROCREAA and other counterparts in Taiwan.

## 5. FIG Working Week 2012

This year, the HKIS sent a six-member delegation to FIG Working Week, which was held in Rome, Italy. The Delegation included Sr Simon Kwok (HKIS Vice President), Edward Au (GPD Hon Treasurer), Raymond Chan (P&D Chairman), Tzena Wong (QSD), Bessie Liu (YSG), and me. Sr Winnie Siu, LSD member, also joined the delegation.



*Sr Francis Ng presenting his paper at FIG Working Week*      *Sr Edward AU presenting his paper at FIG Working Week*

## 6. The 26th PAN PACIFIC CONGRESS of REAL ESTATE APPRAISERS, VALUERS AND COUNSELLORS – 1 to 4 October 2012 in Melbourne, Australia

Sr Edward Au represented the HKIS GPD at the 26th Pan Pacific Congress of Real Estate Appraisers, Valuers and Counsellors (PPC). It was held from 1 to 4 October 2012 in Melbourne, Australia. The PPC is held biennially around the Pacific Rim by member associations in turn. This year's Congress focused on sustainable development, green buildings, and their effect on valuation. Other discussion topics included valuation for financial instruments, intangible assets, detrimental assets, and capital investments.



*HKIS Representative Sr Edward Au at the 26<sup>th</sup> PPC opening Ceremony*

## 7. Visit of the Property Institute of New Zealand

On 22 October 2012, 23 members from the Property Institute of New Zealand (NZPI), led by Ian Campbell (Past President & Board Member) and David Clark (CEO), visited the HKIS. The delegation was greeted by HKIS President Sr Serena Lau, Hon Treasurer Sr Gary Yeung, Francis Ng, KK Chiu, Eugina Fok, and Edward Au. Everyone exchanged views on current intuitional affairs and the property situations in Hong Kong and New Zealand.

The NZPI delegates were briefed on the structure, history, and organization of the HKIS and the Hong Kong property market. They showed a keen interest in Hong Kong's residential property market and property prices. The NZPI intended to expand its cooperation with overseas institutes and questions on a reciprocity arrangement with China were raised. On the other hand, the HKIS noted that the NZPI has launched online property professional teaching courses that may be of interest to HKIS members. We will ask for further information on this development and keep members informed on its progress.



*Group Photos of Members of the NZPI Delegation Team and HKIS Representatives*



*HKIS Representatives presenting a souvenir to the NZPI's Mr Ian Campbell*



## CPD Events

Our CPD Event Conveners, Sr Jason Chan, KM Chau, and Simon Poon, have been actively organizing important events for our GPD members. In 2011-2012, the GPD organized over 16 CPD events and seminars. The CPD topics covered

a wide range of issues including the Hong Kong property market, professional practices, and the world economic impact on property. All CPD events were enthusiastically attended by members.

## Looking ahead

The coming year will be a busy one for the GPD. We will continue to serve our members and concentrate on the following issues:

- Publication of the new HKIS Valuation Standards
- Guidance Notes for Commercial Rent Reviews in Hong Kong
- Liaise with the government on Land Premium and Valuation parameters
- Liaise with the Lands Department on various land administration aspects
- Comments on new policy and initiatives
- Provision of professional inputs and views on NENT, land, and housing supply
- Trainings for graduates in connection with the APC
- Arranging CPD for members
- Keeping closer ties with and participating in events organized by related professional bodies

## A Vote of Thanks

I wish to take this opportunity to thank GPD Council Members (and co-opted members) who made relentless efforts and gave support to the Council during various functions and activities over the past year. My special thanks go to all panel and committee members as well.

### GPD Council Members at the HKIS 2012 Annual Dinner

The existing office of the GPD Council consists of the following members:



*Chairman presenting a report at AGM 2012*

Name	Post	Name	Post
NG Hang-kwong, Francis	Chairman	FUNG Kin Shing	Council Member
CHIU Kam-kuen	Vice-chairman (External Affairs)	LAM Chun Chiu, Ringo	Council Member
FOK Eugina	Vice-chairman (Internal Affairs)	LAM Yam On, Jim	Council Member
HO Chin-choi, Joseph	Vice-chairman (Prof Standards)	LAU Chun-kong	Council Member
PANG Ho-chuen, Lawrence	Vice-chairman (Local Affairs)	TANG Chiu-man, Thomas	Council Member
WAN Wai-ming, Tony	Honorary Secretary	LEE Tat King, Patrick	Council Member
AU Sing-hei, Edward	Honorary Treasurer	TSE Wai-hung, Cliff	Council Member
CHAN Chiu-kwok, Charles	Council Member	POON Wing-cheung, Lawrence	Council Member
CHAN Chak-sum, Jason	Council Member	POON Kai Man, Simon	Co-opt Member
CHAN Chak Wa, Jason	Council Member	HUNG Wing-ye, Connie	Co-opt Member
CHAN Hon Kwong, Louie	Council Member	CHAN Slayman	Co-opt Member
CHAU King Man	Council Member	NG Elsa	Co-opt Member
YUEN Phyllis	YSG Representative	CHEUNG Kason	YSG Representative



My thanks also extend to all panel and committee members. To cope with the heavy divisional works, we adopted the working panel structure of the last Council. The following panels and their respective Conveners are endorsed:

Name of Committee/Working Group	GPD representative
Annual Conference Organizing Committee	Eugina FOK/Cliff TSE
Annual Dinner Organizing Committee	Kason CHEUNG
CEPA Committee	Charles CHAN/KK CHIU
Community and Charity Services Committee	Cliff TSE/Slayman CHAN
Dispute Resolution Committee	Lawrence PANG/Louie CHAN
Editorial Board	Edward AU
Heritage Working Group	TBA
IT Committee	Cliff TSE
Mainland Affairs Committee	Lawrence POON/KK CHIU
Finance Committee	Edward AU
Members Welfare Committee	Kason CHEUNG
Project Management Committee	Joseph HO
Public and Social Affairs Committee	Thomas TANG/Ringo LAM
Strategic Planning Committee	Francis NG/Jason CHAN Chak-sum
Housing Policy Panel	Francis NG/Thomas TANG
Research Committee	Jim LAM/SK PANG
Tree Management Working Group	TBA
HKIS/RICS Liaison Committee	Joseph HO
Administration Committee	Eugina FOK
Standing Committee on Code of Measuring Practice (PS)	Stanley FUNG Kin-shing/Ringo LAM
Mediation Training Working Group	Lawrence PANG/Louie CHAN/Thomas TANG
HKIS Office Premises Working Group	Jason CHAN Chak-sum/Cliff TSE

Other Working Panels:

Name of Working Panel	GPD representative
Business and Property Valuation Standards	Joseph HO (Convener)
CPD Panel	CHAN Chak Wa/KM CHAU/Louie CHAN/Jim LAM/Simon POON (Co-conveners)
Education Committee	Thomas TANG/Louie CHAN (Co-conveners)
External Affairs Panel	KK CHIU (Convener)
Professional Practice Panel	Tony WAN (Convener)


In addition to the above, we have nominated the following members to act as GPD Representatives on the various HKIS Boards:

Name of Board	GPD representative
Board of Education	Lawrence POON/Louie CHAN
Board of Membership	Eugina FOK/Augustine WONG
Board of Professional Development	Patrick LEE/Charles CHAN
Surveyors Registration Board	Lawrence POON/Tony WAN/CK LAU



### Hon Treasurer Report – by Edward Au

Over the past year (from November 2011 to October 2012), the GPD had a total income of \$258,545.00, whereas the total expenses for the same period were \$221,968.27. That resulted in a net income of \$36,576.23 for fiscal year 2012. The GPD's income mainly came from CPD and social events, while expenses were primarily from venue charges, overseas

events, and meal expenses for Council activities. The unaudited "Accumulative Balance of GPD" was, as at 31 Oct 2012, \$816,574.76 (compared to a balance of \$779,998.03 as at the end of Oct 2011). Details of the breakdown of the GPD's account are annexed hereof. 

<b>The Hong Kong Institute of Surveyors General Practice Division Income and Expenditure Statement (For the Account period Nov 2011 to Oct 2012) (provisional and unaudited)</b>	
<b>Revenues</b>	<b>HK\$</b>
CPD Income - GPD	258,545.00
Social Event Income - GPD	0.00
<b>Total Revenues</b>	<b>\$258,545.00</b>
<b>Expenses</b>	<b>HK\$</b>
Insurance - GPD	-
Postage - GPD	2,731.80
Bulk mailing services - GPD	503.00
Advertising expenses - GPD	-
Venue charges - GPD	30,410.00
Travelling expenses - GPD	-
Transportation expenses - GPD	-
Bank charges - GPD	1,953.40
Sundry expenses - GPD	-
Office stationery - GPD	84.00
Printing expenses - GPD	2,246.05
Souvenir expenses - GPD	7,630.00
Meal expenses - GPD	24,401.90
PR reception expenses - GPD	-
Entertainment expenses - GPD	-
HKIS AGM - GPD	7,005.30
AVA Congress - GPD	10,383.96
FIG WW 2012 - GPD	29,224.93
Cross-Strait-Four-P Land C-GPD	8,517.00
IVSC Board meeting - GPD	4,162.29
SISV Singapore - GPD	-
CIREA/HKIS Cert. Presentation-GPD	2,606.99
Reciprocal Professional Qualification Training-CIREA - GPD	1,052.55
Overseas Visits - GPD	89,055.10
<b>Total Expenses</b>	<b>\$221,968.27</b>
<b>Net Income</b>	<b>\$36,576.73</b>
<b>Accumulative Balance as at 1 November 2011</b>	<b>\$779,998.03</b>
<b>Balance for the period 1 Nov 2011 to 31 Oct 2012</b>	<b>\$36,576.73</b>
<b>Accumulative Balance as at 31 October 2012</b>	<b>\$816,574.76</b>



## Summary of HKIS CPD / PQSL Events 04 December 2012 - 11 January 2013

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
04 Dec	2012123	Introducing the QS Practice Notes: Tendering, Cost Control and Financial Statements	1.5	Amen Hor, Amelia Fok	QSD	✓
06 Dec	2012126	An Overview of Expert Evidence	1.5	Phillip Rompoties	QSD	
08 Dec	2012125	Visit to Aluminium Products Factory in Foshan	3	Xian Li Xuan, Ken Chiu	QSD	
12 Dec	2012112	Resolving Disputes between Contractors	1.5	Gilbert Kwok, Honby Chan	QSD	
13 Dec	2012127	Judicial Review and Town Planning Board Decision	1.5	Louie Chan	GPD	
15 Dec	2012117	Visit to LED Screen Factory at Huizhou	3	Jimmy Lo	QSD	
18 Dec	2012119	International Standards for Construction Procurement Policies, Strategies and Procedures	1.5	Dr Paul H K Ho	QSD	
19 Dec	2012065G	Preparation of Self Assessment Report and Final Assessment	1.5	Alex Wong, Peter Dy	BSD/YSG	✓
20 Dec	2012111	A Hotel Is A Place (Originally held on 4 October 2012)	1.5	John Alexander Girard	GPD	
05, 12, 19, 26 Jan 02 Feb 2013	2013002	Intermediate Building Information Modeling (BIM) Training Course for Quantity Surveyors – Revit 2013	3 per session	Trainers from PolyU	QSD	
05 Jan 2013	2013003	Visit to Tower Crane Yard	3	Bosco Ku	QSD	
10 Jan 2013	2013004	Facility Management for Elderly in Public and Subsidizing Housing	1.5	Dr Mei-yung Leung	PFMD	
11 Jan 2013	2012124	Introducing the QS Practice Notes: Valuation for Interim Payments and Assessment of Variations	1.5	Sandy Tang, Raymond Kong	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.



## PQSL/BSL/YSG/2012065

### BSL APC Series

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

**Venue** 7:00 pm – 8:30 pm  
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

Date	Topics	Details
No.2012065A 10 Jul 2012 (Tuesday)	Condition survey and building diagnosis	Condition survey and building diagnosis are core skills of building surveyors. Probationers shall develop such skills and learn the techniques in order to equip themselves for professional practice. The speaker will discuss in this talk how to plan for a condition survey and the skills of building diagnosis with illustration by cases and examples.
No.2012065B 26 Jul 2012 (Thursday)	Understanding of the new fire safety code	Practitioners shall have full awareness of the Code of Practice of Fire Safety in Buildings 2011 issued by Buildings Department. It is crucial for our members to have good understanding on this Code for planning and design of building scheme, no matter it is a new development or conversion works. The Speaker of this talk who is the member of the Steering Committee will introduce this new Code and highlight the key changes of the present code from the previous.
No.2012065C 1 Aug 2012 (Wednesday)	Building, lease and planning control of development	All building development, including any alterations and additions or conversion works, is basically controlled under Government lease, the Town Planning Ordinance and the Buildings Ordinance and their subsidiary regulations. These three development control parameters are distinguished by their different origin of authority, which Government lease is actually non-statutory and contractual relationship in nature whilst the other two are ordinances with statutory powers. The Speaker will try to elaborate and provide a clear concept in this regard.
No.2012065D 16 Aug 2012 (Thursday)	Processing of application for licensed premises	The use of premises in building for certain business is under control by the Government through licensing system. Different rules and guidelines are set by the respective licensing authorities, specific requirements on health and hygiene, fire and building safety have to be observed for getting required license for the operation. The Speaker will explain the procedures and discuss the various considerations on the licensing application.
No.2012065E 23 Aug 2012 (Thursday)	Preparation of project scheme	Preparation of good project schemes or a scheme that can acquire good marks from assessors is always not an easy task. Working within an extremely tight time frame and under examination pressure further increase the difficulty and become a big challenge to candidates. A fellow assessor will be invited to discuss about the relevant skills and share his experience on how to overcome such fears.
No.2012065F 17 Sep 2012 (Monday)	Design and planning of building services	The planning and installation of building services is in no doubt a key part of building design for the efficient operation of the building. Various building services can be considered as system running independently but are also said to be related with each other. It would be a mess no matter to the site work or future operation of building upon completion of building if co-ordination of building services is not properly planned. The Speaker will discuss on how to carry out a proper design and planning of building services.
No.2012065G 19 Dec 2012 (Wednesday)	Preparation of Self Assessment Report and Final Assessment	Self Assessment Report (SAR) is the new terms introduced in the new BS APC Rules and Guide. It is considered as a written submission for the counsellors to evaluate the progress of candidates. Candidates may have queries on how to get the well preparation of the SAR to meet the new requirements. Some candidates also get nervous for preparation of final interview. What is the expectation of counsellors and assessors on candidates and is there any technique for better preparation of both SAR and final assessment. The two invited speakers will discuss and also share with the audiences on the mistakes commonly made by candidates.

**Language** English **Fee** HK\$120 for member/per talk; HK\$150 for non-member/per talk (HK\$30 walk-in surcharge for all pricings listed)

**Deadline** One week before the event **Priority** BSD Probationers & Students; First-come-first-served

## PQSL/QSD/2012123

### Introducing the QS Practice Notes: Tendering, Cost Control and Financial Statements

<b>Speakers</b>	Mr Amen Hor, MHKIS, MRICS, RPS(QS), ACI Arb Ms Amelia Fok, MHKIS, MRICS, RPS(QS), MCI Arb, MHKICM		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 04 December 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
<b>Details</b>	The seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims at assisting participants to understand the basics and the various aspects of Preparation for Tendering, Implementation of Cost Control and Preparation of Financial Statements.		
<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge on all pricings listed).
<b>Priority</b>	QSD Probationers and Students		

## CPD/QSD/2012126

### An Overview of Expert Evidence

<b>Speaker</b>	Mr Phillip Rompotis, Consultant, Stephenson Harwood		
	Phillip is a Consultant with Stephenson Harwood solicitors and has nearly 20 years' experience specialising in commercial litigation, arbitration, mediation and alternative dispute resolution in Hong Kong and Australia, with a particular emphasis on disputes arising in the building and construction industry. Phillip represents employers, contractors and professionals. Until recently, Phillip practised as a barrister in Australia, has been appointed as an arbitrator, and is an accredited Mediator.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Thursday 6 December 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
<b>Details</b>	In this talk, the speaker will provide an overview of expert evidence as follows : <ol style="list-style-type: none"><li>1. General Principles<ol style="list-style-type: none"><li>(a) The role of the expert;</li><li>(b) Importance of instructions;</li><li>(c) Professional qualities.</li></ol></li><li>2. Practical issues affecting the expert's role.<ol style="list-style-type: none"><li>(a) Explanation of the disputes process; where the expert fits in;</li><li>(b) Rules of High Court Code of Conduct including requirement for Statement of Truth/Declaration; general duty to the Court; form of expert report; proceedings for contempt;</li><li>(c) Types of reports; pre-litigation; provisional, final and joint reports and expectations depending on the type of proceedings, e.g. formal court/arbitration proceedings, mediation, expert determination;</li><li>(d) Practical tips regarding the content of an experts report.</li></ol></li><li>3. Role and expectations of an expert in formal legal proceedings including preparation for the hearing, giving evidence at hearing and preparation for cross-examination.</li><li>4. Immunity for experts/ liability for negligence.</li></ol>		
<b>Language</b>	English	<b>Fee</b>	HK\$120 for members; HK\$150 for non-members; (HK\$20 walk-in surcharge for all pricings listed)
<b>Priority</b>	QSD Members; First-come-first-served		



## CPD/QSD/2012125

### Visit to Aluminium Products Factory in Foshan

<b>Speakers</b>	Mr Xian Li Xuan – Sales Officer of Xingfa Aluminium (HK) Ltd. Mr Ken Chiu – Senior Project Manager of Universal Door & Window Holdings Ltd.		
<b>Date &amp; Venue</b>	9:00 am – 7:45pm Saturday 8 December 2012 Foshan Factory of Xingfa Aluminium (HK) Ltd. No.5 Industrial Section D, Leping Town, Sanshui Central Science And Technology Industrial Zone, Foshan, Guangdong, China. (興發鋁業(香港)有限公司佛山廠房) – 廣東省佛山市三水中心科技工業園樂平鎮工業區D區5號 (三水生產基地)		
<b>Details</b>	<p>Itinerary:</p> <p>08:45 am – Gathering at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road)</p> <p>09:00 am – Depart from Hong Kong to Foshan</p> <p>12:30 pm – Lunch</p> <p>02:00 pm – Factory visit</p> <p>05:00 pm – Depart from Foshan to Shenzhen</p> <p>07:45 pm – Dismiss at Fu Tian Check Point, Shenzhen (福田口岸) (Successful registration will receive details of the visit.)</p> <p>Xingfa Aluminium (HK) Ltd. (“Xingfa”) is a local extrusion and aluminium products supplier. Xingfa has its production line in Foshan factory. The factory has a total floor area over 70,000 m<sup>2</sup>, which offers wide range of extrusion products including PVF2 coating system, etc.</p> <p>This event will visit the aluminium products factory of Xingfa in Foshan. The manufacturing process of aluminium extrusion products (e.g. curtain wall, window, door and cladding, etc.) and the coating (e.g. PVF2 and powder coat, etc.) process for aluminium products will be demonstrated during the visit.</p> <p>The speakers will also introduce the technical knowledge and market information of aluminium products.</p>		
<b>Remarks</b>	<p>1. Please fill in the below Declaration Form together with Standard Reservation Form for this CPD event.</p> <p>2. Please bring valid travel documents.</p> <p>3. Please equip with your own non-slip shoes.</p> <p>4. Latecomers will not be picked up.</p>		
<b>Language</b>	Cantonese	<b>Fee</b>	HK\$300 for members; HK\$350 for non-members (subject to availability) (fee includes transportation, lunch and insurance)
<b>Priority</b>	QSD members; first-come-first-served with payment (with maximum quota of 45)		

## DECLARATION FORM

### **CPD Event: Visit to Aluminium Products Factory in Foshan Saturday, 8 December, 2012**

I, \_\_\_\_\_, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Membership No: \_\_\_\_\_

Address : \_\_\_\_\_

Mobile : \_\_\_\_\_ Email: \_\_\_\_\_

Remarks :

Members who apply for participating the above visit shall be in good health conditions.

While HKIS has effected insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider to procure an appropriate insurance policy to cover their own risks before attending the event.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

## CPD/QSD/2012112

### Resolving Disputes between Contractors

<b>Speakers</b>	Sr Gilbert Kwok, FHKIS, FRICS, LLB, Past Chairman of the HKIS(QSD), Partner of Clyde & Co.  Sr Honby Chan, MCF(Distinction), FHKIS, FCIInstCES, FRICS, FICE, FHKICM, FHKIPM, FSZCEA, Vice Chairman of the HKIS(QSD), Managing Director of A1 Surveyors Ltd.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Wednesday 12 December 2012 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
<b>Details</b>	<p>Sr Kwok is a qualified surveyor and a qualified Hong Kong lawyer. He has extensive experience in drafting and advising on construction contracts, consultancy agreements and other relevant contracts relating to a wide range of construction projects in the region. He has also represented employers, contractors and consultants in resolving their disputes in many litigation, arbitration and mediation cases for two decades.</p> <p>Sr Chan is a Dispute Resolution Advisor (DRAd), Accredited Mediator, qualified surveyor and professional civil engineer, construction manager and project manager. He has extensive experience in quantity surveying, contract and project management, preparing and advising on quantity surveying, contractual claims and dispute management relating to a wide range of construction and decoration projects in the region. He has been appointed or jointly appointed as the DRAd, contract advisor, mediator, expert witness and single joint expert by various employers, contractors and consultants in resolving their disputes in many contractual claims, litigation, arbitration and mediation cases.</p> <p>The speakers of this CPD event will analyze and discuss dispute resolution between contractors under common Hong Kong contract forms and common strategies adopted by representatives of contractors.</p>		
<b>Language</b>	Cantonese	<b>Fee</b>	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge for all pricings listed); Free of charge for full time University students (subject to availability)
<b>Deadline</b>	28 November 2012	<b>Priority</b>	QSD Members; First-come-first-served

## CPD/GPD/2012127

### Judicial Review and Town Planning Board Decision

<b>Speaker</b>	Mr Louie Chan FHKIS MRICS Barrister-at-law		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Thursday 13 December 2012 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
<b>Details</b>	In the recent case of Hysan Development Limited & others vs Town Planning Board ("TPB"), the Hysan Group sought judicial review of the TPB's approval of the draft OZP that imposes building height restrictions, setbacks and non-building areas on properties owned by the Group. The speaker will lead a discussion on the principles of judicial review and the challenges by the developers on the decisions of the TPB and/or other Government agencies/departments.		
<b>Language</b>	English supplemented with 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 December 2012	<b>Priority</b>	GPD Students & Probationers

CPD/QSD/2012117

## Visit to LED Screen Factory at Huizhou

**Speaker** Mr Jimmy Lo, Director - Business Development of Lighthouse Technologies Limited

**Date & Venue** 8:30 am – 6:00 pm Saturday 15 December 2012  
**惠州市兆光光電科技有限公司** 中國廣東省惠州市江北惠州大道南26號

**Details** Itinerary:  
 08:15 a.m. - Gather at Junction between Kent Road and Somerset Road near Kowloon Tong MTR Station  
 (late comers will not be picked up)

LED video display screens are widely used in retail and office projects in Hong Kong. QSD will organise a one-day visit to Lighthouse Technologies's LED video display screen factory at Huizhou and members can look at their production lines and also attend a briefing from Lighthouse Technologies on the followings:

- initial cost and maintenance cost of LED screens
- safety of LED screens
- best viewing angle and distance from LED screen at building facade with best installation position
- usual procurement arrangement for LED screens
- latest trend of LED screens
- builders' work provisions for LED screens, such as anchor supports, platform etc.
- comparison with other products

Lighthouse Technologies Limited is a global leader in LED display technology founded in 1997 that develops, manufactures, and markets LED video display solutions for multiple indoor & outdoor applications, media and entertainment events, and sports arenas across the globe. Our guest speaker, Mr Jimmy Lo, is one of the founders of Lighthouse Technologies Ltd, which has been specializing in the design and production of large LED video screens since 1997. Jimmy's interest and credential in LED display technology dated back to 1989, when he founded Roctec Electronics, an electronics factory that produced Pay TV systems and LED display products. Jimmy holds a Bachelor of Science Degree from the University of Hong Kong and a Master of Science Degree from the University of Wales in the United Kingdom.

**The rundown of the visit is as follows:**

- 08:30 a.m. – Depart from HK to Huizhou Lighthouse factory
- 11:30 a.m. – 1:00 p.m. - Introduction of Lighthouse & its products, latest trend of LED screens (also having quick lunch at the boardroom)
- 01:00 p.m. – 2:30 p.m. – Factory tour (split into two groups)
- 02:30 p.m. – 3:30 p.m. – Seminar (at factory board room)
- 03:30 p.m. – 4:00 p.m. – Q&A
- 04:00 p.m. – Back to HK
- 06:00 p.m. – Drop off at Kowloon Tong

**Remarks** 1. Please fill in the below Declaration Form together with standard Reservation Form for this CPD event.  
 2. Please check the validity of your re-entry permit or other travel documents for entering Mainland.  
 3. Please equip with your own non-slip shoes

**Language** Cantonese **Fee** HK\$300 for member; HK\$350 for non-member (including transportation, refreshment for lunch and insurance)

**Deadline** 4 December 2012 **Priority** QSD Members; First-come-first-served (with maximum quota of 24)

### DECLARATION FORM

#### **CPD Event: Visit to LED Screen Factory at Huizhou Saturday, 15 December**

I, \_\_\_\_\_, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall the Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Membership No: \_\_\_\_\_

Address : \_\_\_\_\_  
 \_\_\_\_\_ Mobile : \_\_\_\_\_ Email: \_\_\_\_\_

Remarks :  
 Members who apply to participate in the above visit shall be in good health conditions.  
 While HKIS has procured an insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider procure an appropriate insurance policy to cover their own risks before attending the event.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## CPD/QSD/2012119

### International Standards for Construction Procurement Policies, Strategies and Procedures

**Speaker** Dr Paul H K Ho

Dr Ho was the Chairman (2005-06) of the Quantity Surveying Division of the Hong Kong Institute of Surveyors. He was the Head (2007-12) of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, he has been worked as a quantity surveyor and project manager for over ten years. He is an active researcher and has published a good number of research papers.

**Date & Venue** 7:00 pm – 8:30 pm Tuesday 18 December 2012  
Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong

**Details** This seminar will provide an overview of the Code of Practice on the policies, strategies and procedures for the procurement of construction recently introduced by the British Standard Institution. These standards can apply to public or private sector client organizations in the development of their procurement systems and their principles can also apply down the supply chain. The objective is to create a generic framework for the development of procurement systems that facilitate fair competition, reduce the possibilities of abuse, improve predictability of outcome and allow the demonstration of best value.

**Language** English

**Fee** HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge for all pricings listed); Free of charge for full time University students (subject to availability)

**Deadline** 4 December 2012

**Priority** QSD Members; First-come-first-served

## CPD/GPD/2012111

### A Hotel Is A Place



**Speaker** Mr John Alexander Girard  
Vice President - Development, Area General Manager - Hong Kong, Regal Hotels International General Manager, Regal Airport Hotel

**Date & Venue** 7:00 pm – 8:30 pm Thursday 20 December 2012 (Originally held on 4 October 2012)  
Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong

**Details** John's presentation covers the subject of CHANGE being the only constant and how it effects Hotel Management in particular. A light hearted and animated presentation designed to keep the audience involved. John will take Q&A at the end of the show.

John is Maltese, from the Mediterranean Island of Malta. He has operated hotels in 18 countries from as far away as South America all the way to the Middle East and Australia. He has spent the last 25 years in Hong Kong with SINO Hotels, Marco Polo Hotels and now Regal Hotels. He has a passion for Service Delivery excellence and loves and lives life to the fullest.

His mentor / idol / guide is Steve Jobs who has inspired him all the way! He first arrival in Hong Kong in 1970.

**Language** English

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

**Deadline** 13 December 2012

**Priority** GPD Members; First-come-first-served

**CPD/QSD/2013002**

## Intermediate Building Information Modeling (BIM) Training Course for Quantity Surveyors – Revit 2013



**Date & Venue** 2:30 pm - 5:30 pm Saturday 5, 12, 19, 26, January & 2 February 2013  
Room TU302 (IT Teaching Laboratory), The Hong Kong Polytechnic University, Hung Hom

**Details** The Construction Virtual Prototyping Laboratory (CVP Lab) of The Hong Kong Polytechnic University has over 8 years of experience in BIM and Virtual Construction. CVP Lab has been providing industrial services covering Building Information Modeling (BIM), Virtual Construction, process simulation solutions from feasibility analysis to maintenance management. The Lab has provided BIM consultancy services to Housing Authority, Highways Department, Developers and Main Contractors on over 30 projects, including the International stadium, 5-star commercial building, hotel, public housing, highway, and shopping mall. The team consists of 5 BIM and technical managers, 4 R&D researchers, and 20 BIM engineers and modelers.

CVP Lab also has extensive experience in providing professional BIM training to consultants, developers and contractors in Revit BIM environment on architectural, structural and MEP disciplines. Experienced trainers from CVP Lab will deliver the below 5 sessions of training course.

Session	Date	Topic
1	05 Jan 13	Creating a Revit model for a two-storey residential project.
2	12 Jan 13	Creating & modifying families. Generating quantities with schedules and material takeoff.
3	19 Jan 13	Further understanding of the Architecture module.
4	26 Jan 13	Further understanding of the Structure module.
5	02 Feb 13	Further understanding of the MEP module.

After completing this course, attendees should be able to use the parametric 3D design tools to model projects, and extract information for quantity surveying applications.

- Remarks**
- 1. Paypal not accepted for this event.**
  - 2. In case of less than 15 applicants, the event will be cancelled.**
  - 3. Applicants can also enroll in one or more sessions, however first priority would be given to applicants intended to attend ALL five sessions.**
  - 4. Applicants shall have basic understanding of BIM and some knowledge of Revit. It is suggested to view some Revit tutorials online if the applicant has no prior experience in the use of BIM.**
  - 5. A course certificate will only be issued to those who attend ALL five sessions.**
  - 6. Attendance record will be issued for attending not less than 2.5 hours per session.**
  - 7. No walk-in is accepted.**

**Language** English supplemented by Cantonese      **Fee** HK\$200 per session (for members); HK\$250 per session (for non-members)

**Deadline** 29 December 2012      **Priority** QSD Members; First-come-first-served (with maximum quota of 40 per session). In case of over-subscription, first priority would be given to applicants intended to attend ALL five sessions.

CPD/QSD/2013003

## Visit to Tower Crane Yard



**Speaker** Mr. Bosco Ku - General Manager of Manta Engineering & Equipment Co., Ltd.

**Date & Venue** 9:00 am - 2:30 pm Saturday 5 January 2013  
Tower Crane Yard of Manta Engineering & Equipment Co., Ltd. at Fan Kam Road, Pat Heung, Yuen Long

**Details** Itinerary :  
08:45 am - Gathering at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road)  
09:00 am – Depart from Kowloon Tong  
09:45 am – Talk and visit at tower crane yard  
12:45 pm – Depart from tower crane yard  
01:10 pm – Lunch at Yuen Long  
02:30 pm – Dismiss at On Ning Road, Yuen Long  
(Successful registration will receive details of the visit.)

Manta Engineering & Equipment Co., Ltd. (Manta) is principally engaged in the tower cranes and mast-climbing work platforms businesses, serving primarily the construction and infrastructure sectors in Hong Kong, Macau, Singapore and Vietnam. Manta's principal businesses are the rental and trading of tower cranes, trading of mast-climbing work platforms and provision of maintenance service for tower cranes. It has been operating in Hong Kong since 1975 and in Singapore since 1997.

This event will visit the tower crane yard of Manta. The operation of tower crane erected at the yard will be demonstrated. The speaker will also share his experience on the following technical knowledge and market information of tower crane.

1. Types and selection of tower crane
2. Former and Latest tower crane products
3. Installation, maintenance, operation and dismantling of tower crane
4. Indicative cost information of tower crane

**Remarks** **1. Please fill in the below Declaration Form together with standard Reservation Form for this CPD event.**  
**2. Please equip with your own non-slip shoes.**  
**3. After the visit, we will include a gathering lunch at Yuen Long so as to allow our members to share their experience.**

<b>Language</b>	Cantonese	<b>Fee</b>	HK\$250 for member; HK\$300 for non-member (including transportation, insurance and lunch
<b>Deadline</b>	22 December 2012	<b>Priority</b>	given to QSD Members; First-come-first-served (with maximum quota of 25)

## **DECLARATION FORM**

### **CPD Event: Visit to Tower Crane Yard Saturday, 5 January 2013**

I, \_\_\_\_\_, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Signature: \_\_\_\_\_ Membership No: \_\_\_\_\_

Address : \_\_\_\_\_

Mobile : \_\_\_\_\_ Fax/ Email: \_\_\_\_\_

**Remarks :**  
1. Members who apply for participating the above visit shall be in good health conditions.  
2. While HKIS has effected insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider to procure an appropriate insurance policy to cover their own risks before attending the event.

## CPD/PFMD/2013004

### Facility Management for Elderly in Public and Subsidizing Housing



<b>Speaker</b>	Dr Mei-yung LEUNG BSc(Hons), BRS, PhD, MCIQB, MHKICM, MRICS, MHKIS, CVS(SAVE), FHKIVM Assistant Professor, Department of Civil and Architectural Engineering, City University of Hong Kong		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Thursday 10 January 2013 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
<b>Details</b>	Among the 1,129,900 elderly people (aged 60 and above) in HK, more than 50% currently live in public and subsidized (P/S) housing. The seminar will present the findings of a Focus Group study in Hong Kong.  - To identify the existing facility management (FM) components for the elderly in P/S housing; - To understand the problems of implementing FM components in P/S housing; and - To propose the major FM components expected in P/S housing.		
<b>Language</b>	Cantonese (Supplemented by English as appropriate)	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
<b>Deadline</b>	03 January 2013	<b>Priority</b>	PFMD Members; First-come-first-served

## PQSL/QSD/2012124

### Introducing the QS Practice Notes: Valuation for Interim Payments and Assessment of Variations

<b>Speakers</b>	Dr Sandy Tang, MHKIS, MRICS, M UrbDes, PDip  Mr Raymond Kong, MHKIS, MRICS, RPS(QS), LLB(Hons), BSc(Hons)		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Friday 11 January 2013 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
<b>Details</b>	The seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims at assisting participants to understand the basics and the various aspects of Valuation for Interim Payments and Assessment of Variations		
<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge on all pricings listed).
<b>Deadline</b>	04 January 2013	<b>Priority</b>	QSD Probationers and Students



CONSTRUCTION  
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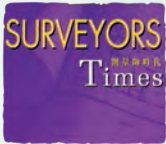
To drive for Unity and Excellence of  
the construction industry of Hong Kong  
團結香港建造業，精益求精



Tel 電話 : (852) 2100 9000  
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# SURVEYORS TIMES ADVERTISEMENT ORDER FORM

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## ORDER PLACEMENT (Please tick as appropriate)

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

Notes:

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

No. of Placement Month(s):     1 month         2 months         3 months  
 Others, please specify: \_\_\_\_\_

Issue to start: \_\_\_\_\_

### CLIENT DETAILS

Company / Organization: \_\_\_\_\_

Correspondence Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

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

\_\_\_\_\_  
 Authorized Signature  
 (with Company Chop)

\_\_\_\_\_  
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## Land Surveying Division Chairman's Message



*Sr Koo Tak Ming LSD Council Chairman*

### HKIS Annual Dinner 2012

The HKIS Annual Dinner 2012 was held in the Grand Ballroom of the Grand Hyatt Hong Kong on Tuesday, 6 November 2012. Our Guest of Honour, The Honourable Leung Chun Ying, GBM, GBS, JP, the Chief Executive of the HKSAR, gave us his vision to build Hong Kong for future generations and urged all surveyors to take part in this work in the coming 30-40 years. I believe that land surveyors should answer the call and contribute as much as we had in the past.



*CE and LSD Council at the HKIS Annual Dinner*

The evening was our important occasion to meet friends in the trade, academia, and in the Institute, including the officer bearers, division chairmen, and honourable guests.



*廣東省國土資源廳陳耀光廳長與香港土地測量組同寅合照*



*Land Surveyors at the HKIS Annual Dinner*

### 8th Annual Seminar on Spatial Information Science and Technology (ASSIST)

The 8th ASSIST was held in the Senate Room, M1603, of the Li Ka Shing Tower at Hong Kong Polytechnic University on 2 November 2012. The annual seminar series is hosted by HKPU's Department of Land Surveying and Geo-Informatics. The impetus of the conference is to provide a forum for all participants working in the broad field of Spatial Information Science and Technology to showcase their work. ASSIST provides a friendly and relaxed atmosphere for participants to learn about current developments, exchange ideas, and establish new relationships. The HKIS was invited to give a talk, Cadastral System in Hong Kong - Future & Development, at this year's event.



*Sr Dominic Siu, Deputy Director/Survey and Mapping, introduces the latest technology used in SMO*



Anna Koo of HKU talked about the legal issue of land boundaries



Sr Dr Conrad Tang, Chairman of the OC of ASSIST

We believe that Hong Kong should have a law to determine land boundaries, which would enable a clearer identification of the extent of a land parcel, which is of utmost importance for protecting the rights and interests of property owners. It is also essential for the government to carry out its duties to administer leased and unleased land, control land use, and formulate policy for planning and land development. The provision is best incorporated into the Land Survey Ordinance (Cap 473) such that the standards for and control of relevant professionals are already in place.

**Programme:**

Time	Topic / Speaker
9:00am	Registration
9:15am	Welcome speech by <b>Xiaoli DING</b> , Head of LSGI department
9:25am	Opening address by <b>Wai Ching SIU</b> (SMO/DD Lands Department) Overview of Emerging Technology Applications in Survey and Mapping Office
9:45am	<b>Tak Ming KOO</b> (HKIS) Cadastral System in Hong Kong - Future & Development
10:15am	<b>Anna KOO</b> (HKU) Ascertaining Land Boundaries - A Legal Analysis
10:45am	Group Photo & Coffee Break
11:05am	<b>Simon KWOK &amp; Conrad TANG</b> (HKIS) 香港地籍管理制度的發展與未來
11:35am	<b>Joseph WONG</b> (Land Marker (1980) HK Co Ltd) The Role of Professional Land Surveyor in Development Projects
12:05pm	<b>Handong ZHANG</b> (LSGI PolyU) Correlation Exercises for Demarcation District Sheets
12:35pm	Lunch at PolyU Staff Club (5 <sup>th</sup> floor, Commercial Building)
1:50pm	<b>Sing Sang FUNG</b> (HKILA) 廣東港高鐵路(港深段) 建造工程 量測和地籍的挑戰和未來地籍的建議
2:20pm	<b>Paul TSUI</b> (ESRF) Introduction of Hong Kong Access Guide for Visitors with Disabilities
2:50pm	<b>George LEUNG</b> (Gland Surveying, Planning & GIS Ltd) Applications of 3D Laser Scanning in HK (Case Study)
3:20pm	Break
3:35pm	<b>Andrew LI</b> (MTR) Engineering Surveyors in Railway Projects
4:05pm	<b>George LIU</b> (LSGI PolyU) The First GPS PPP-based Real-Time Precipitable Water Vapor Monitoring System in Pearl-River-Delta Region
4:35pm	<b>Chen Yan WAN</b> (LSGI PolyU) The Impact of Shadow Enhancement Algorithms on RS Images
5:05pm	End



Sr TM Koo in ASSIST 2012

We also propose the establishment of a cadastre system in Hong Kong for the fast-growing industry of land management in Hong Kong to make use of the efficient Spatial Data Infrastructure (SDI) for disseminating cadastral information to the public.

## 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).



# Property & Facility Management Division Chairman's Message



*Sr Dick Kwok PFMD Council Chairman*

I was invited by the President of BSOMES (Building Services Operation and Maintenance Executives Society), Mr Jonathan Lee, to join its Annual Dinner on 1st November. I was given the impression that many of its members were working in PFM companies rendering technical expertise for building services operations and maintenance. In this respect, I foresee that closer collaboration between BSOMES and the HKIS PFMD could mutually benefit all of our members. I am glad that Jonathan raised the idea and look forward to exploring collaborative opportunities in the future.

Members may be aware that the substantial changes to both the structure and standards of members' admission into the RICS have induced serious concerns over how it affects the Mutual Recognition Agreement between the HKIS and the RICS. I am especially concerned about the recent reciprocity agreement of members between both organizations. As a result, the HKIS/RICS Liaison Committee has been formed and chaired by Sr Wong Bay with an aim to closely monitor and communicate with the RICS over this matter. Recently, the committee was invited to have lunch with the President of the RICS, Mr Alan Collett, and other key members of RICS Hong Kong. Besides exchanging the latest news from both institutes, we expressed our worries and concerns over the deterioration of professional standards of RICS members under their new structure and examination routes, particularly their reciprocity institution choices. Although we did not receive a convincing answer to substantiate the RICS's course of action, we shall continue to monitor its developments and be kept informed of the substantial changes it undergoes in the future.

Invited by Professor Dr Daniel Ho, I joined Sr Peter Wong (BSD representative) and Sr Frankie So (RICS FM Chairman) to meet a group of HKU BSc/MSc Surveying students. The meeting was intended to give students an opportunity to understand their career and professional prospects after graduation. I was impressed with their enthusiasm and eagerness to learn about how to join the PFMD and its respective career path of FPDM surveyor. This was a fruitful meeting with our future probationers and I hope they gained a better grasp of their career plans.

On 16 November, I had a lunch meeting with the President, other ExCom Members, and Mr Paul Tang Kwok Wai, the Secretary for the Civil Service. The members raised their

concerns about the progress of more permanent civil servant posts opening up in different government departments, especially the Buildings Department and Lands Department, and the prerequisite requirements for employing professional surveyors in government tenders, etc. The Secretary briefed us on the latest developments of the government's recruitment process and concurred with our stance on the importance of the professional involvement of government tenders in bids to keep the highest standards of quality.

The PFMD's 2012 Annual General Meeting was successfully held on 20 November. Since there was no election for the coming council year, it was a smooth meeting in which members could enjoy the small chow of a council reception after the meeting was adjourned. To those who could not attend the AGM, below is my Chairman's Report for your perusal.





## Chairman's Report - Annual General Meeting (20 November 2012)

### Legislation to License Property Management Companies and Practitioners

A task force was formed during our Council Meeting at the beginning of the year and three members, namely Sr Gary Yeung, Sr Edmond Cheng, and Sr Eric Chan, were appointed by the Home Affairs Department (HAD) to join the advisory committee for the preparation of legislation to License Property Management Companies and Practitioners.

The Advisory Committee for the regulation of the Property Management Industry has been working full speed to prepare the draft legislation. Our representatives have raised our concerns over the proposed prerequisites on academic and professional qualifications for the registration of property management practitioners. We still believe that it is not appropriate to mandate licensing for property management practitioners, but if the Committee chooses to go ahead with it, then we will recommend a two-tier system (i.e., a general and a professional grade). Moreover, the HKIS, being a reputable professional institute, should be granted exemption from examination to acquire the license. Another very important aspect is how to clearly delineate the obligations and liabilities of a licensed property management practitioner (licensee) and the penalties that will be charged to licensees who contravene the provisions of the proposed Ordinance and its subsidiary legislation. Our Council has been making every endeavor to reflect our concerns regarding the aforementioned issues to the HAD. According to the announced schedule, the draft bill will be put to LegCo by mid-2013.

### Networking and Members' Outreach

Our division has been maintaining close contacts with universities and educational institutes. In November

2011, I was invited to meet a group of around 30 HKU BSc Surveying Students and a few Master's degree students. I also met with the programme team and 35 students studying for the Bachelor of Arts in Housing Management at PolyU's School of Professional Education and Executive Development (SPEED) in March 2012. On both occasions, I introduced the history and structure of the HKIS, in particular the PFMD, the bright career prospects of being a professional PFM Surveyor, and the development of our division. The talks were well-received and all participants were eager to find out more about the path to becoming a PFM surveyor and related career prospects.

Also on that month, more than 100 students from two IVE Higher Diploma (Real Estate and Facilities Management) programmes visited HKIS headquarters. After the sharing session, we invited the IVE to apply for accreditation for the aforesaid two diplomas so that its graduates could access Part I of our APC. Pursuant to the new APC structure, candidates who possess relevant training experience and have passed Part I of the APC will be eligible to become our Associate Members.

### Membership Growth

Membership growth is always our division's concern. In 2012, five new members joined our division and total membership has now increased to 740. In addition, we welcomed 17 new probationers for a total of 42 as at November 2012. With the efforts made to publicize ourselves to undergraduates, we expect more young graduates to join our division by virtue of the bright career prospects for PFM Surveyors.

### CEPA

On 25 November 2011, I joined the CEPA Committee at a meeting with the Development Bureau and reported



the results of our meetings to the China Property Management Institute and Beijing Property Management Institute during the CEPA Committee Beijing Visit (1-4 November 2011). Later, another task force was formed to establish closer relationships and cooperation with our Mainland counterparts in Beijing, Shanghai, and Guangdong under CEPA arrangement. We are planning several visits to Beijing and Shanghai.

In early April, I expressed our concerns to HAD regarding our struggle over the past few years for the mutual recognition of qualifications with the China Property Management Institute under the CEPA Agreement. I also brought up the confusion created by the CEPA supplement Agreement VI under Clause III, Sub-clause 3, Item 2, which stated that Members of the Hong Kong Institute of Housing could also start technical exchanges on the mutual recognition of the qualifications of Certified Property Managers. I wanted closer collaboration between the Development Bureau and HAD to clear the way forward for us in this respect.

I again expressed my frustration during the meeting with the Development Bureau on 22 August over not being able to open a dialogue with the China Property Management Institute. The official in-charge of the Development Bureau raised deep concerns about the difficulties we encountered and promised to assist us in overcoming them in any way it could. Our last request to the Development Bureau was our desire to restart the Annual CEPA Meeting in Beijing, which has been put off for years.

### CPD Event

This year's highlight for CPD events are 'Enhancing Land Supply Strategy, Reclamation outside Victoria Harbour and Rock Cavern Development', 'Introduction of Buildings Energy Efficiency Ordinance, Building Energy Code and Energy Audit Code', and 'Seminar on the HKQAA Sustainable Building Index (HKQAA SBI)'. The talks were all well-received and members gave enthusiastic responses during the Q&A sessions. A joint BSD/PFMD CPD event on the 'Voluntary Building Assessment

Scheme' was successfully held on 15 August. It received an overwhelming response from the 65 members who attended.

Earlier this year, on 16 June, I and 18 fellow members attended a Site Visit CPD to a graded building, Lui Seng Chun. Due to the overwhelming response to the event, we will organize more visits to other historical buildings in Hong Kong and Macau in the coming year.

I am committed to arranging more CPD events and cooperating with universities to organize short courses to provide probationers with structured trainings covering core and non-core competency subjects under the APC regulations in the coming year.

### Way forward

Next year will be a challenging year, as we are going to see the introduction of legislation to License Property Management Companies and Practitioners. With more environmental-related legislation being enacted, PFM surveyors should take the lead in implementing the process and I strongly recommend that members acquire BEAM Pro as a start in order not to miss the opportunities that will open up in the future. Finally, I must thank Council Members for their valuable contributions to and unfailing support for the growth and development of the division. Without their efforts, the achievements of the Council would not have been attained. Also, thanks to the support of fellow members and the Council, I will continue my visionary leadership to steer the Council to cope with the upcoming challenges and opportunities. I look forward to the continued success of the division in the coming year. 🇭🇰



## Quantity Surveying Division Chairman's Message



*Sr Thomas Ho QSD Council Chairman*

### Visit to the China Engineering Cost Association (CECA)

I led a team of 14 delegates from the Quantity Surveying Division on a visit to the China Engineering Cost Association (CECA) in Beijing from 30 October to 1 November 2012. The delegates included HKIS Senior Vice President, Sr Stephen Lai; Past HKIS President and Past QSD Chair, Sr TT Cheung and Sr Francis Leung; Past QSD Chairs, Sr Dr Professor Anita Liu and Sr Antony Man; QSD Vice Chairman, Sr Keith Yim; QSD Council Members, Sr Jacob Lam and Sr YM Lee; QSD Members in the Beijing Forum, Sr Simon Tuen, Sr CY Wong, Sr Kenn Ng, Sr Daniel Leung, and Sr CY Wu; and I.



*Group Photo of the HKIS Delegation at MoHURD*

The purpose of the visit was twofold: (1) meeting with QSD members at the Beijing Forum; (2) visiting and meeting with the new Board Members of CECA to discuss the various matters relating to the future cooperation between the HKIS QSD and CECA, and the extension of the existing Reciprocity Agreement.

On 31 October 2012, we met with the new Board Members of CECA, viz. the President, 徐惠琴女士; the Secretary-General, 吴佐民先生; the Vice Secretary, 施笠女士; the Director, 孔宪珍女士; the Deputy Directors, 舒宇先生 and 张兴旺先生; and officials from the Ministry of Housing and Urban-Rural Development (MoHURD), 谭华处长. During the meeting, the following issues were discussed:

1. Arrangements for the re-registration of the first batch of Cost Engineers (Hong Kong Region) who were registered

in December 2008. We agreed that the re-registration will be arranged by the HKIS, and letters have been issued to these members to inform them of the procedures for submitting their applications and required documents for re-registration.

2. Arrangements for the presentation of certificates of registration and stamps for the 65 newly-registered Cost Engineers. We agreed that the presentation will be arranged for December in Shenzhen.
3. The possibility of organizing a joint conference in China next year. Since the PAQS Congress next year will be held in May in Xian, the earliest date that this conference can be held is in November. We agreed that the possible time and details of the conference will be further discussed early next year.
4. The possible arrangement of the 3rd Reciprocity Training and Assessment for CECA Members and HKIS (QSD) Members in 2013. We agreed that this will be arranged should members have prior needs for joining this reciprocity assessment. The HKIS (QSD) will send out letters to ask members about their needs in due course.
5. The problems encountered by the QS Consultants of Hong Kong when they applied for registration in other provinces.
6. The arrangements for the PAQS Congress 2013 in Xian and the PAQS Congress 2014 in Hong Kong.

The meeting was fruitful and laid a foundation for the future reciprocity arrangement and cooperation between CECA and the HKIS.



*Meeting with CECA and MoHURD*





Group Photo with Representatives of CECA after Meeting

After the meeting, CECA arranged a dinner reception for us. Senior officials from MoHURD, viz. 刘灿定额司司长, 杨丽坤副主任, and 赵毅明处长, also joined us at the dinner and we had happy discussions on and shared our experiences of institutional affairs.



Group Photo with 刘灿定额司司长 of MoHURD, President of CECA, 徐惠琴女士 and Secretary-General of CECA, 吴佐民先生



Group Photo of President of CECA, Secretary-General of CECA and Committee Members of CECA (Hong Kong Region)

## The SISV BIM Conference in Singapore

I led a team of 23 delegates from the Quantity Surveying Division to visit the Singapore Institute of Surveyors and Valuers (SISV) and attend the BIM Conference organized by the SISV in Singapore from 8 to 10 November 2012. The visit was organized by the Chairman of the QSD BIM Subcommittee, Sr KC Tang. The delegates included Past HKIS President and Past QSD Chair, Sr TT Cheung; QSD Vice Chairmen, Sr Keith Yim and Sr Honby Chan; QSD Honorary Secretary, Sr KL Wong; BIM Sub-Committee Chairman, Sr KC Tang; QSD Council Members, Sr Raymond Kam, Sr Evelyn Kwok, Sr Dr Sandy Tang, Sr Dr Thomas Ng, Sr Amelia Fok,

Sr Joe Wu, Sr Dr Mei-yung Leung, Sr Mickey Wong, and Sr Anthony Tam; Representatives from the Housing Department, Sr Sunny Choi and Sr Tommy Ip; Representatives from the Hong Kong Institute of Building Information Modelling (HKIBIM), Chairman, Ir Francis Leung, and members, Mr Elvis Li; other QSD members, Sr Raymond Chu, Ms Sophia Zhang, Ms Elaine Leung, and Ms Man-yuk Wong; and I.

The Conference was held on 9 November at the Capital Tower in Singapore. Its theme was "BIM & The QS". The Conference was attended by more than 150 participants. We were welcomed by the Chairman of the SISV, Mr Tang Tuck Kim; the President of the SISV QSD, Mr Teoh Wooi Sin; the Honorary Treasurer of the SISV, Mr Eugene Seah; the Vice President of the SISV QSD and also the Chairman of the Conference Organizing Committee, Mr Silas Loh; and the Vice President of the SISV QSD, Mr Khoo Sze Boon. Apart from the speakers from Singapore, we had the following speakers from Hong Kong:

1. Sr Thomas Ho – The Hong Kong BIM Journey
2. Sr Sunny Choi – The Hong Kong Housing Authority's BIM Journey
3. Sr Joe Wu and Sr Anthony Tam – Developer's Cost Control with BIM for 3D to 4D and 5D
4. Ir Francis Leung – Joint Research on BIM Quantity Take-off by HKIS & HKIBIM



Group Photo of HKIS Delegates



*Sr Thomas Ho presented on the topic "The Hong Kong BIM Journey"*



*Sr Sunny Choi presented on the topic "The Hong Kong Housing Authority's BIM Journey"*



*Sr Thomas Ho received the Souvenir from the Vice President of SISV QSD, Mr Silas Loh*



*Sr Anthony Tam presented on the topic "Developer's Cost Control with BIM for 3D to 4D and 5D"*



*Ir Francis Leung presented on the topic "Joint Research on BIM Quantity Take-Off by HKIS & HKIBIM"*

The Conference was successful in sharing the technology and knowledge of and experiences with BIM in Singapore and Hong Kong amongst practitioners in the QS Profession and the Construction Industry.

After the Conference, we paid a visit to the SISV and were received by the President of the SISV QSD, Mr Teoh Wooi Sin; Immediate Past President, Mr Goh Ngan Hong; and other representatives of the SISV. We had fruitful discussions on institutional affairs and future cooperation between the two Institutes, in particular cooperation in BIM development for the QS Profession.

Apart from the visit to the SISV, we also visited Langdon & Seah Singapore Pte Ltd. on 8 November, where we were welcomed by the Deputy Chairman of the Company, Mr Eugene Seah, and the Executive Directors, Mr Teoh Wooi Sin and Mr Khoo Sze Boon. Eugene also gave us a presentation on his experiences with and knowledge of BIM.

We also visited the Singapore Office of Obayashi Corporation on the same day. We were welcomed by their Deputy General Manager, Mr Yuichiro Sakai, and their Project Director, Mr Eiichiro Okano. Mr Okano also gave us a presentation on their company experiences with BIM.

On 10 November, we visited Hexacon Construction Pte Ltd. We were welcomed by the General Manager-Projects, Mr Dominic Choy. Mr Choy enlightened us on his company's BIM experience by introducing its newly-completed project,

"The Star Vista," which houses the biggest performance hall in Singapore. The talk was followed by a visit to the building.

It is worth noting that the Singaporean Government has fully supported the use of BIM by publishing National BIM standards and guides. Building plan submissions for construction approval are required to be in BIM file format. Training courses have been organized for over 1,000 working construction practitioners to use BIM. Funding (Singapore \$35,000 x 6 projects per company, or HK\$1.35M!!) is given to projects using BIM to achieve productivity gains.

These visits were fruitful and laid a foundation for the QSD to develop BIM technology for the QS Profession and to organize similar conferences in Hong Kong. Certainly, all delegates would like to share their experiences with other members.



*Participants at the BIM Conference*



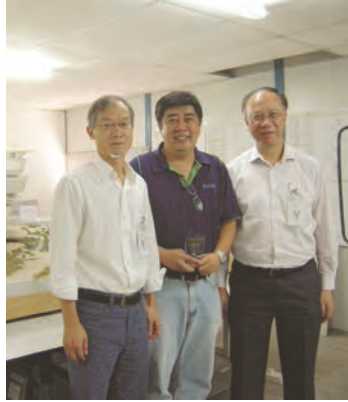
*HKIS Delegates at BIM Conference*



*Meeting with SISV*



*QSD Vice Chairman, Sr Keith Yim presented a souvenir to the President of SISV QSD, Mr Teoh Wooi Sin*



*Presentation of Souvenir to Representative of Hexacon Construction Pte Ltd.*



*Group Photo at Obayashi Corporation*



*Presentation of Souvenirs to Representatives from Obayashi Corporation*



*Group Photo at Langdon & Seah Office*



*Presentation of Souvenirs to Representatives from Langdon and Seah*



*Visit to "The Star Vista"*

## The 17th Pacific Association of Quantity Surveyors Congress

The 2013 Pacific Association of Quantity Surveyors (PAQS) Congress will be held in Xian, China from 18 to 21 May 2013 and be hosted by the China Engineering Cost Association (CECA). The theme of this Congress is "Construction Information – Cornerstone of the Valuation Management". Papers are now invited for this Congress and the deadlines for submission are as follows:

1. Abstracts of the paper must be received by the Secretariat on or before 15 December 2012.
2. Papers must be received by the Secretariat on or before 15 February 2013.

For details of this Congress and the paper submissions, please visit the PAQS 2013 official website at <http://www.paq2013.cn>.



## Young Surveyors Group Chairman's Message

Sr Kenny Chan YSG Committee Chairman



### Highlights of the month

#### YSG Annual Dinner – 17 November

As one of the most important events of the year, our YSG Annual Dinner attracted over 130 young surveyors (dressed in old Hong Kong Style outfits) and guests to the classy Little Egret Restaurant (小白鷺餐廳). We are honoured to have the presence of President Sr Serena Lau, Senior Vice President (and Past YSG Chairman) Sr Stephen Lai, QSD Chairman Sr Thomas Ho, LegCo member and Past President Sr Hon Tony Tse, a number of Past Chairmen of YSG (including our first Chairman Sr Wyatt Choy), representative from Liaison Office of Central People's Government in Hong Kong S.A.R. and young groups of our partner professional institutions with us. Please find our photos at the back cover of this issue of Surveyors Times.

Special thanks to the organizing subcommittee led by Simon Wong, for their tremendous effort to make the event a great success.

#### PolyU BRESS & LSGISS Career Talk

YSG was invited by the Building & Real Estate Students' Society (BRESS) and Land Surveying & Geo-Informatics Students' Society (LSGISS) of the PolyU to give a talk to students regarding the career prospects and route to professional membership on 31 October and 19 November respectively.

#### YSG Team for ORBIS Moonwalker – 10 to 11 November

YSG joined the ORBIS Moonwalker for the first time. We recruited 20 energetic members to walk from Mong Kok to Sai Kung Pier overnight. Our team raised over \$25,000 for ORBIS.



ORBIS Moonwalker 2012

### Coming Soon

#### The Surveyor League 2012 – December 2012 to February 2013

With the success of Surveyors League 2011, YSG will continue to host this exciting competition for basketball fans.

The matches will start soon in December 2012.



## Last, but definitely not the least

I am so honored and delighted to have such an opportunity to work with a great team of 26 Committee Members over the past year. Our YSG team has enjoyed the support of over 23 co-opted members and representatives from four university students' societies. On behalf of our 4,466 YSG members, I would like to take this opportunity to thank such helpful team members for their dedication, contributions of time and effort, and commitment to our profession over the past year.

### CPD Events

So far, we have hosted 12 CPDs and a number of APC workshops with the other Divisions to deliver the most updated knowledge and technologies to over 800 young members in 2012. Among the events were site visits to local factories, training centers, and mainland developments. These visits provided a real time and first-hand live learning experience for members and proved popular, as their quotas often filled up during the first week of their announcements!

Sincere thanks go to all speakers and companies that offered these excellent learning opportunities for our members!

### APC Workshops

YSG has been working closely with various Divisions to host tailor-made workshops to help our candidates be better prepared for the APC, especially after the recent APC reforms and subsequent amendments of the Rules and Guides. The topics were designed to allow candidates to revisit fundamental concepts and hone their skills to encounter APC challenges. This year, we worked with the BSD, GPD, and LSD on the 13 workshops. From our statistics, we received over 1,400 registrations for these workshops!

### Social Events

We have always encouraged our young members that to maintain a good work-life balance, they should try different things during their leisure times. YSG provides you with the opportunities to attend these interesting functions and chances to meet fellow professionals at the same time. This year, our Social Events team organized four different classes

for our members. Once again, they received overwhelming responses from members during registration.

Our legendary HKIS Dragon Boat Team trained intensively every Sunday afternoon from March to June to prepare for the race during the Tuen Ng Festival. You should have seen our paddlers, drummers, and cheerleaders at crowded Stanley Beach throughout the summer.

### Joint Events with other organizations

To provide a more well-rounded professional and cultural development for its members, YSG continues to look for new cooperative opportunities with various organizations to bring in new and interesting learning experiences.

Once again, YSG worked together with the young groups of the CIArb, CIBSE, HKIE, ICE, and Law Society in the One Day Seminar on Contract Managements. A number of associated social activities were presented by the organizing committee. I had the honor to serve as the OC chairman for 2011-12. We have also worked with ACostE on a seminar to discuss the latest updates in the legislation on mediation and arbitration. With our close partnership with young architects, dentists, doctors, and lawyers, we jointly hosted "Meet the Professionals" parties in August and November.

In addition, we tried something new with the JCI Hong Kong Jayceettes to host a CPD series titled, "Far from ordinary: Women of Excellence," which invited female leaders from different sectors to share their success experiences.

The Coalition Young Professional Group (CYPG) was recently formed under the Hong Kong Coalition of Professional Services. As one of the most established young professional groups, HKIS YSG will continue to work with our counterparts in partner organizations and extend our contributions to all of society. There will be more social events, professional-related activities/events (such as joint visits), and community service events in the coming annual plan of the CYPG for our members to join. At the same time, this long-term relationship will surely benefit our younger members who wish to expand their visions.



### Institutional & International Events

YSG continues to be in the heart of institutional functions, namely the Education & Career Expo, Diploma Presentation, Annual Conference, and Annual Dinner. This year, we were also active in the International Conferences. Our representatives attended the 1st FIG Young Surveyors Conference in Rome and the PAQS Young Quantity Surveyors Group's programme in May and July, respectively.

A delegation from "STR Young," a group of young professionals from the construction industry in Shanghai and neighboring cities, visited the HKIS in June. They met with our YSG committees and exchanged ideas on the establishment of a young professional group in Shanghai. They were impressed by our organized structure and the variety of functions available to our younger members.

### YSG Study Tour 2012 – Wuhan

A delegation of 25 members participated in the YSG Study Tour this year. The group experienced a direct high-speed rail journey from Shenzhen North Station to Wuhan Station in just 4 hours and 13 minutes. We visited a number of organizations in the government and academic sectors, three private state-of-the-art development projects in the city, and two famous tourist spots – the Yellow Crane Tower (黃鶴樓) and Red Cliffs (赤壁古戰場). The above visits provided us with a comprehensive overview, as well as a first-hand experience, of the rapid developments in the Wuhan metropolitan area. With its superb location in Central China and at the node of the high-speed railway network, along with its solid foundations in heavy industry and high-end technology, Wuhan has significant development potential in the coming decades.

### University Events

Nurturing our future surveyors is one of the key roles of YSG. We have been invited by the surveying students' societies of three universities to deliver talks regarding career prospects, the route to professional membership, and our professional development experiences.

The four students' societies also co-hosted a Joint-University gathering party, sponsored by YSG, for their fellow schoolmates in March. Nearly 140 students enjoyed

a leisurely party and made friends with prospective future colleagues.

### Without YSG, my life will never be the same

It was ten years ago that I first started my amazing journey with YSG. Without YSG, my life would have been different. Looking back, I have found that these YSG events were a big part of my life outside of work. It was a significant achievement to host 70 events (i.e., more than five events per month!) serving over 3,500 participants in 2012. I hope YSG has been working up to your expectations in providing a platform of unlimited possibilities, as our past JO/YSG Committees had in previous decades. The platform across the different divisions, different generations, different professions, and different locations is ready for our young members to stage their own moments on it, to interact with and stay connected with each other, to learn together, to have fun together, and to work together for the future of our surveying profession.

I believe that with your continued support, our incoming Chairman and Committee will continue to pave a brighter path and lead YSG to new heights in the coming year. Our glorious traditions, team spirit, and core values will continue to enrich the lives of our young members, today and tomorrow.

I wish YSG all the best in the future! 🇬🇧

# What is the Value Proposition of the Design, Disposition and Height Clause?

**Sr Chun-kong Lau**

*Council Member, General Practice Divisional*

## What is the Value Proposition of the Design, Disposition and Height Clause?

There have been concerns amongst practitioners in private practice that the administration of the Design, Disposition and Height clause in new land grants has caused significant delays in the development process. This, in turn, has delayed the supply of new flats to the market.

A discussion forum titled "The Design, Disposition and Height (DDH) clause: the administration, the reality and the future?" ("Forum") was held by the General Practice Division of the Hong Kong Institute of Surveyors on 3 July 2012. Panelists included Sr KL Leung, Vincent Ho, Alnwick Chan, and Eric Yeung. I acted as the moderator. Over 100 members attended the Forum.

The Chief Executive announced ten measures for speeding up housing supply on 30 August 2012. One of them was that the Lands Department (LandsD) would speed up the processing of pre-sale consent applications. DDH approval is a very important part of this process.

This paper attempts to examine the intention of the DDH clause, its approval process, and the possible causes of delays. Then I will argue that the current administrative practice of the DDH approval process needs to change, so as to avoid duplication and details in light of the statutory approvals under the Buildings Ordinance and the other definitive terms and conditions of the land grant.

### How should the DDH Clause be interpreted?

The usual drafting of the DDH clause would take on the following form: "The design, disposition and height of any building or buildings erected or to be erected on the lot shall be subject to the approval in writing of the Director." Where there is a height restriction under the land grant, then "height" will be deleted from the DDH clause. Before an approval of the DDH clause is obtained, no building works shall be commenced on the lot. Building works, as defined in the Buildings Ordinance, do not include demolition or site formation works.

According to the Concise Oxford Dictionary, the words "design" and "dispose" can have the following meanings:

**Design** means a preliminary plan, sketch, or concept for the making or production of a building.

**Dispose** means to "place suitably or in order".

The literal meaning of the clause would mean that the Director of

Lands should look at the preliminary plan, sketch, or concept for constructing a building and to see if the building is placed suitably on the site. If this approach has been taken, then the various issues of delay, as identified below, will all go away.

The DDH approval is intended to be made available early in the development process before building works have commenced. Thus, the approval committee should not be looking at the details of the development scheme, but only at the design and disposition of the building(s).

### How is the DDH Clause currently administered?

As revealed in the discussions in the Forum, applications for DDH approval normally take much longer than those specified in the performance pledge of the LandsD. In 2011-2012, the latter set the processing times for general building plans (GBPs) by the District Lands Office (DLO) as eight weeks for Non-Building Committee III cases and ten weeks for Building Committee III (BC III) cases.

What is BC III, then? Its function and composition were noted in the Audit Commissioner's Report Concerning Development of a Site at Sai Wan Ho (2005). BC III is responsible for the consideration of building plans, master layout plans, and routine building matters. It is chaired by the Deputy Director of Lands/Specialist and includes members from the Architectural Services Department, Buildings Department, Highways Department, Transport Department, and Planning Department, and includes a Senior Estate Surveyor from the Building Plan Unit (BPU).

According to Land Administration Office Practice Note No.5/2002, Non-BC III Cases include Zone 1 (Density Zoning) straightforward cases, normal industrial/godown cases, normal electricity substation cases, hoarding plans, site formation plans, landscaping plans, drainage proposals, and NT exempted houses. Therefore, BC III cases should include those cases that do not fall under the definition of Non-BC III cases.

The following four major issues have been identified as the causes for delays.

### 1. Information required to facilitate processing

The DLO will only process a GBP's submission from the date of the valid receipt of the submission (i.e., no outstanding information is required for submission by the Authorized Person (AP)). There are four Practice Notes published by the Lands Department to provide guidance to practitioners on the processing of GBPs, Master Layout Plans, and Landscaping Plans, namely:

- LAO PN 1/1994: Processing of General Building Plans under Lease Conditions;
- LAO PN 1/1999: Design, Disposition and Height (DDH) Clause under Lease Conditions;
- LAO PN 5/2002: Processing Time for Master Layout Plan, General Building Plan and Landscaping Plan; and
- LAO PN 7/2006: Processing of General Building Plan Submission.

What would be the information required by the DLO for a DDH approval, then, apart from that required under a GBP submission under the Buildings Ordinance?

The GBP is a full set of development plans. It must contain much more information than “a preliminary plan, sketch or concept for the making or production of a building”.

It is not uncommon to find that the DLO has to spend extra time asking APs to submit additional and/or missing information before a submission could be processed.

## 2. DDH clause – a wide and vague clause?

What does the landlord wish to achieve, then, apart from those issues covered in the Buildings Ordinance, Town Planning requirements, and the definitive terms and conditions in the land grant?

LAO PN 1/1999 has identified aspects that would generally be considered by the LandsD for DDH approval, including site coverage, headroom, building height, and car park provision.

But what are the details? How could practitioners know that they can comply with this DDH clause? For example, what height for a floor would be considered excessive headroom, which would then cause the relevant floor area to be double-counted to determine the GFA?

There are other building elements/designs like rooftop structures, voids, the number of swimming pools, large flat roofs, etc., for which the accountability of the gross floor area under a government lease has caused difficulties in the past.

With developers (including professional teams) as the lessees of land grants, changes made/to be made from time to time by the government with the landlord's hat on need to be seen and considered if they are sensible and fair to the lessee. These changes should be announced so that the affected persons could be made aware of them before they purchase land from the government. Practitioners who lack the proper guidance available in the public domain could only learn by trial and error, which could be costly.

How can newcomers invest confidently in the Hong Kong property market if the rules and regulations are not transparent?

If the LandsD has internal guidelines for its staff concerning the processing of such building plans for this purpose, then such guidelines should be made public. If the LandsD wishes to control certain development aspects, like the number of private swimming pools and the maximum headroom of residential

floors, then these should be spelt out in the land grant or announced by, say, a practice note.

It is also worth considering setting up an independent appeals system for DDH approval to provide a channel for settling disputes between the landlord and the tenant developers.

The above suggests that the LandsD has gone into too much detail.

## 3. Different interpretations of the development control parameters

The interpretation of various development parameters by the LandsD could be quite different from that of the Buildings Department (BD) or the Planning Department (PlanD).

Joint Practice Note No.4, last published in January 2011, briefly explained the practices of these three departments within some common development control parameters.

One example is the interpretation of building height: the LandsD measures it from the lowest formation level up to the top of the highest roof slab, whereas the BD measures it from the mean level of the lowest street to the mean height of the roof.

Another example is the flat roof area: the BD does not count the flat roof towards the GFA, but the LandsD does.

## 4. Duplication of Work within the Lands Department

Duplication of work for building plans approval can happen. Some of the BC III cases that were already considered by the BPU may revert to the DLO for handling. Even if the AP has addressed the BPU's comments in the revised plans, the DLO would check the whole set of resubmission plans again to ensure that everything in them is in order. The DLO, therefore, not only handled the non-BC III cases, but also followed up on some of the BC III cases.

## The Way Forward – the author's view

If the LandsD could focus on the design (i.e., preliminary plans, sketches and concepts) and disposition of the development rather than on the details of the GBP, then the processing time and resources required for DDH approval would be much reduced.

The efficiency of the approval process could be enhanced if the LandsD is prepared to perform the following tasks:

- publish guidelines in the form of practice notes and regular updates for DDH approval;
- adopt a consistent interpretation with the BD and the PlanD on development parameters under the new land grants; and
- approve the resubmission plans without having to check the whole set of revised plans again, if the AP has addressed the BPU's comments and promised that no other changes would be made to the resubmission.

The above practices, if adopted, would facilitate property developments in Hong Kong and speed up the supply of new flats. ■





## Sports and Recreation Committee Chairman's Message



*Sr Lesly Lam Chairman*

### HKIS Table Tennis Team - Joint Professional Table Tennis Tournament 2012

**Team Captains: Mr CY Jim/Mr Ping Wong**

The Joint Professional Table Tennis Tournament was successfully held on Sunday, 4 November at the Luen Wo Hui Sports Centre. It was a wonderful moment for the HKIS Table Tennis team, which competed against teams from the other six professional bodies, including accountants, architects, barristers, dentists, doctors, and lawyers. Congratulations to the HKIS Table Tennis Team!

Practices and friendly matches are arranged on a regular basis. Interested members are welcomed to join the team.



*HKMA Team (Champion)*



*HKIS Team*



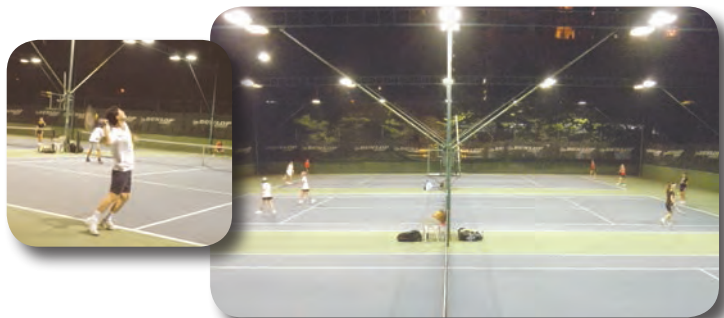
*HKIA Team*



### Joint Professional Tennis Tournament 2012 – Teammates in Full Gear

**Team Captain: Mr Harry Jan**

The Joint Professional Tennis Tournament will be held on 16 December at the South China Athletic Association Tennis Centre located at 6 Wylie Path, Kings Park, Kowloon. Regular and tough practices are conducted frequently. All teammates are confident of achieving more promising results in the tournament this year.



### HKIS Dart Team – Tryouts have just started!

**Team Captains: Mr Jason Chan/Miss Sylvia Leung**

The HKIS Dart Team organizes tryouts to select the best players for the upcoming competitions. The team captains want to express their sincere appreciation to members who

have shown an enthusiasm for joining the dart team. All members are welcomed to audition for the team. Training will be provided.



## HKIS Volleyball Team – Regular Practices are on the way.

**Team Captain: Mr Nathan Lee**

Regular practices are being held by the HKIS Volleyball Team for the coming joint professional tournament on 2 December (Sunday) and 16 December (Sunday) from 18:00 to 17:00 at the Sun Yat Sen Memorial Park Sports Centre, Western District. Members are welcomed to come support our teammates.



## HKIS Running Team 香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2013

**Team Captain: Mr Lesly Lam**

“香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2013” will open for registration soon. Please let me know at [leslylam@hkis.org.hk](mailto:leslylam@hkis.org.hk) if you have registered for the competition and the category you wish to compete in so that the HKIS Running Team can form a strong squad for the Joint Professional 10 km, Half-Marathon, and Full Marathon. For those who have yet to register, I still have some empty slots left. Please contact me and I will make the necessary arrangements for you.



## Ski and Snowboard Interest Group – Ski and Snowboarding Trip (After the Lunar New Year)

**Group Convener: Mr Lesly Lam**

As discussed with some members who have shown an interest in the ski and snowboarding trip, we now propose to organize a five-day trip to Korea right after the Lunar New Year.

For those interested members, please register with Donna Yu at [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk) or 2526-3679. We have to see if there are enough participants before proceeding further. 🇵🇹



**Tryouts are always open to all qualified members, probationers, and students.  
We look forward to seeing you.**



### Gasoline

#### Caltex Starcard

From 1 May to 31 December 2012, HKIS members and family members, who have never applied Star Card OR StarCard holders who had no transaction record in the past six months, can enjoy a discount of HK\$1.5 per litre and get HK \$20 Virtual Coupon HKD\$20 off per monthly statement over 100 litres.. Terms and conditions apply. For enquiries, please call Mr Philip Szeto of Ming Xing Investment on **2851 3297** or **2116 5401**.

#### Esso Discount Card

(1) For petrol, from 1 February 2012, the discount is HK\$1.30 per litre for successful applicants with consumption exceeding 50 litres per monthly period; otherwise it is HK\$1.10 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.

For enquiries, please call Ms Julie Yeung of Ace Way Company on **2807 3001**.

#### Esso Fleet Card

From 1 May 2012, the discount is HK\$1.60 per litre for successful applicants.

For enquiries, please call Ms Julie Yeung of Ace Way Company at **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

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/>.

#### Health Check Plan ( / )

Health check-up packages are offered to all holders of HKIS membership cards by Union Hospital at a privilege offer of HK\$2,990 for male and HK\$3,930 for female. Plan inclusive of physical examination and medical history; medical report with comment and two doctors consultations; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ ultrasound breast. Privilege lasts until 31 December 2013.

Scaling at Union Hospital and Union Dental Centre at Tsim Sha Tsui is now available with a discount price HK\$200 per visit a year to the HKIS members.

Advance booking is required for the above offers. For booking and enquiry, please call **2608 3170**.

#### Book and Stationery

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 31 December 2013.

#### Language courses

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).

#### Opera tickets

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 URBIX outlets. For details of the programmes, please go to [www.operahongkong.org](http://www.operahongkong.org).

#### Down Jacket

Upon presenting original HKIS member cards, members will enjoy a 15% discount on all items provided at Chateau Chaleur in Central. For details of the shop, please refer to [www.chateauchaleur.com](http://www.chateauchaleur.com).

**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.

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