

SURVEYORS

測量師時代
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HKIS 2012-2013 General Council

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Contents 目錄

3 President's Message 會長的話

6 HKIS News 學會簡訊

- A Milestone of the HKIS Secretariat Grand Opening of the New HKIS Office
- The Hong Kong Institute of Surveyors Comments to Consultation Paper on ADVERSE POSSESSION
- 香港測量師學會對《逆權管有》諮詢文件的意見
- Message from the Chairman of the Board of Professional Development
- Council Members Reaching Out

15 Divisional News & Activities 組別簡訊

20 HKIS CPD / PQSL Events

43 Members Corner 會員分享

- What is "Hot-tubbing" in expert witnesses? What are the pros and cons of it?

46 Education 增值空間

- How do we balance between development and conservation?
- Visit to the JingAn Kerry Centre, Shanghai

47 Sports and Recreation 運動娛閒

49 Members' Privileges 會員優惠

50 Calendar of Events 活動日誌

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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 Stephen Lai

It has been a very busy but satisfying month for all of us here at the Hong Kong Institute of Surveyors (HKIS).

Over the years, Hong Kong's property management industry has developed an excellent reputation, which is built on innovative, outstanding services to landlords and tenants.

To recognise excellence and leadership in the industry, the Quality Property and Facility Management Award, jointly organised by the HKIS and The Hong Kong Association of Property Management Companies (HKAPMC), will be presented to a number of outstanding projects, which deserve the industry's top honour in mid-April.

Prior to the award-giving ceremony, I was already very impressed even with the projects shortlisted for the award.

Afterwards, I also joined a two-day visit to these projects, further giving me an insight into what is required to become a professionally serviced and managed home, workplace or shopping centre.

On the evening of 8 March 2013, the General Practice Division (GPD) held a Spring Dinner, offering a great networking opportunity for fellow members and other players in the surveying profession to meet and form new relationships and even collaborations.

On the same night, the Quantity Surveying Division (QSD) organised a new member welcoming party. I was invited to say a few words on stage to greet and encourage the newly qualified quantity surveyors. They all showed great enthusiasm for their work and the profession.

These young surveyors will soon learn from those with experience that have walked the same path they hope to pursue. The HKIS and its members, as in the past, will play an important role in guiding them through their career challenges and decisions.

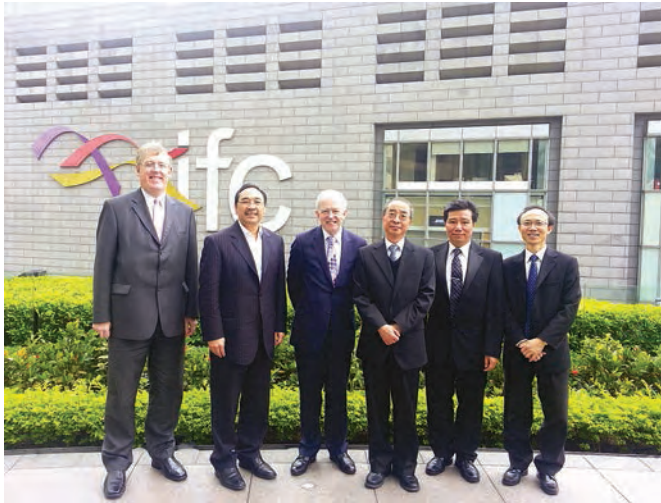
On 14 March 2013, in the company of the Honorary Secretary Sr Edward Au, GPD Chairman Sr Francis Ng and other GPD council members, I met Sir David Tweedie, Chairman of International Valuation Standard Council (IVSC), and Mr David Faulkner, member of IVSC's International Valuation Professional Board, at a lunch meeting.

During our conversation, Sir Tweedie showed keen interest in the recent development of the HKIS as well as our new valuation standards. Just as what Sir Tweedie mentioned, the IVSC has three goals to achieve in the next few years:



On March 9, I was briefed in a series of presentations held at The Polytechnic University of Hong Kong by the award finalists about the services and features of the projects they

1. To make valuations in every market to be conducted to the same standard. The IVSC plan is to adopt the best ideas from major local standards and to incorporate these into IVS;
2. to set up standards or common valuation model or methodology for financial instruments as currently there is great discrepancies in valuation conclusion derived by financial/banking institutes and valuation practicing firms; and
3. to have a worldwide standardized valuation professional designation system, which valuers can keep their existing designations, but need to clearly indicate their area of expertise in easily identify way e.g. similar to RPS.



A housewarming party was organised on 18 March 2013 at our new office. We are honoured to have invited the Secretary for Development, Mr Paul Chan, to officiate the opening ceremony. At the party, I saw so many familiar faces and friends, and they told me that the HKIS office is always the gathering place for them, whatever the location is.

Without a doubt, surveyors play a key role in Hong Kong's real estate and construction sectors, as well as the society as a whole, from land planning through to the construction of different types of projects.

In order to understand the demand-supply balance of surveying professionals, the HKIS has recently conducted a survey. The results will be released by the end of April this year.

The HKIS is the only recognised professional body in Hong Kong representing surveyors. However, in the building and real estate industry, there are still other professionals outside

of the surveying profession but would need surveying knowledge.

In view of the need of a HKIS membership from other professionals, the Board of Membership is considering accepting applications from non-surveyors for an HKIS membership. The Board has proposed an alternative route, called "Alternative Routes to Membership", opening another door to other professionals aspiring to be in the surveying field. The proposal has already been endorsed by the General Council.

In the short future, we are going to host a forum open to all HKIS members in order to gather the general views on this proposal. An Extraordinary General Meeting will also be held to pass the proposed amendment to the Bye-Laws. I appreciate your thoughts and suggestions on this membership expansion plan.

Sr Stephen Lai
President

對於香港測量師學會來說，3月是一個忙碌而充實的一個月。

多年以來，香港物業管理行業憑藉其創新及對業主和租客的優良服務態度，已建立了良好的信譽。

為表揚及鼓勵業內傑出的物業管理項目，香港物業管理公司協會 (HKAPMC) 及香港測量師學會 (HKIS) 合辦了「優質物業設施管理大獎」，頒獎典禮將於4月中旬舉行。在獎項公布前，所有入圍項目都已給我留下了深刻的印象。在3月9日，所有參賽團隊皆獲邀向評審團就入圍項目作簡介，其後我亦參與了兩天的實地考察，令我更深入了解甚麼是優質住宅、寫字樓和商場項目應有的專業管理服務。

在3月8日晚上，產業測量組舉行了春節晚會，為會員提供加深彼此了解及溝通的機會，從中建立專業網絡，締造更多商機。

同晚，工料測量組亦舉辦了新會員聯歡會。我很榮幸代表學會向新會員在台上致歡迎辭，同時鼓勵他們多參與學會活動。我注意到他們都對工料測量的工作及專業都充滿熱誠。未來，這班年青的測量師，將從較資深會員的建議中受益，逐步邁向專業之路。香港測量師學會和各資深會員，將一如以往，繼續擔當重要角色，協助這班後起之秀迎接事業上的挑戰。

在3月14日，我聯同義務秘書區成禧測量師、產業測量組主席吳恒廣測量師及其他產業測量組理事，與國際估價標準委員會 (IVSC) 主席 Sir David Tweedie 及 IVSC 國際估價專業委員會成員 Mr David Faulkner 共晉午宴。席間，Sir Tweedie 對學會近期發展及我們的估價準則感到興趣。誠如 Sir Tweedie 所言，IVSC 對於未來發展訂下了三個目標：

1. 統一所有市場的估價標準。IVSC 計劃參考和採納各地區就估價準則提出的建議，集思廣益，從而制訂出一套國際估價標準；
2. 針對不同的金融 / 銀行機構及估價行在進行資產估值時所出現的偏差，制訂出一套統一通用的估價準則或及估價模型或方法；
3. 建立一個全球性、標準化的專業估價師名單資料庫，估價師除可保留其現有身份外，還應清楚展示其專業服務範圍，跟現行註冊專業測量師 (RPS) 理念相近。

在3月18日，學會還在新址舉行了入伙派對，邀得發展局局長陳茂波先生蒞臨主禮。當日，我遇見很多老朋友，他們都表示，不管測量師學會的辦公室及測量師研習中心遷住那裡，都是一個理想聚舊好地方。

毫無疑問，無論是土地規劃還是不同類型項目的建築工程，測量師於本港房地產及建築業發展一直都擔當著重要角色。為了解測量專業的市場供需，學會最近進行了一項調查，而有關的調查結果將於4月下旬公佈。

香港測量師學會是香港唯一的測量專業組織，但在整個建築及房地產業界裡，仍有其他領域的專業人士，對專業測量知識有實際需要。有見及此，學會的會籍委員會正研究接受非測量行業人士，申請成為學會會員的可行性，並已向理事會提交「成為會員的另一途徑」的建議，容許接受非測量師的入會申請。有關建議已經獲得理事會接納。

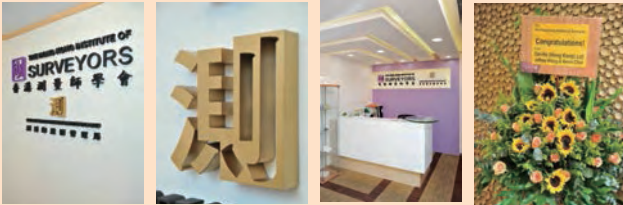
短期內，我們將會安排公開論壇，進一步收集會員對「成為會員的另一途徑」的議題的意見。我們亦將會舉行會員特別大會，通過修改則例的議案。我謹在此希望各會員能就此會員招收計劃，積極表達意見。

賴旭輝測量師
會長

A Milestone of the HKIS Secretariat Grand Opening of the New HKIS Office



Reported by Sr Edward AU, FHKIS
HKIS Hon Secretary



The Grand Opening: An official opening ceremony for the new HKIS Secretariat and Surveyors Learning Centre, which officiated a new era for the Institute, was conducted on 18 March 2013 in Rooms 1205-1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.

101 guests, including the Secretary for Development, Mr. Paul Chan, government officials, heads of government departments, professional organizations and universities, past presidents of the HKIS, and members participated in the event. We were delighted to have Mr. Chan as the Guest of Honour at this opening. A ceremony to unveil a commemorative plaque in recognition of the HKIS's presidents of the past 29 years was also held.

Sr Stephen Lai, the President of the HKIS, said, "It gives me great pleasure to declare the Secretariat and Surveyors Learning Centre officially open. The relocation brings the Institute to a brand new start, while never forgetting the contributions made by past council members who formed and built the Institute as it is today. Next year will mark another significant milestone for the Institute as it celebrates its 30th anniversary. We hope the Institute will continue to prosper and thrive under the continuous support and contributions from members."



The Guest of Honour, Mr. Paul Chan, Secretary for Development, delivers a speech during the ceremony



Sr Stephen Lai and Mr. Paul Chan unveil the HKIS plaque at the new Surveyors Learning Centre



The HKIS President, Sr Stephen Lai, welcomes guests and members in his opening remarks



Sr Stephen Lai and Mr. Paul Chan unveil the HKIS's Past Presidents Plaque

The Housewarming Party



The HKIS President toasts the new HKIS Office with guests and members



Wine toasting with guests to the prosperity of Institute



Group photo with guests and members

It was a warm and wonderful evening with over 100 guests and members gathered at the new Surveyors Learning Centre. Besides the Honourable Guest, Mr. Paul Chan, we were also delighted to have the Under Secretary for Transport and Housing, Mr. SM Yau, the Permanent Secretary for Development, Ir CS Wai, and the directors of various government departments, presidents of professional institutions, and the HKIS's past presidents attend the party. Guests and members mingled with each other to celebrate the opening of the new HKIS office and the Year of the Snake. Led by HKIS President, Sr Stephen Lai, everyone toasted to the better future development of the Institute and to the health of everyone at the Opening Ceremony.

In order to acknowledge the achievements of the HKIS's past presidents, the Housewarming Party Organizing Committee¹ designed a commemorative plaque engraved with the names of all past presidents. The commemorative plaque will be permanently displayed in the HKIS's reception area.

The new office annotated a new era of the HKIS's history. Members welcomed this new facility while saying goodbye to the old Jardine House Office, where the HKIS Secretariat had been stationed for the past 14 years.



Layout of the new HKIS Office



The entrance to the new HKIS Office at Wing On Centre

¹ Convened by Sr Edward AU, the Housewarming Party Organizing Committee was formed by Sr Rebecca Lo, Sr Jason CW Chan, Sr Jenny Yuen, Sr Stephen Chan, Sr Rebecca Lee, Sr Tzena Wong, and Ms Margaret Yung, the HKIS Senior Manager. We are thankful for the contributions and efforts they made to organize this meaningful ceremony and party.

The HKIS Office Then and Now

The New HKIS Office

The HKIS Secretariat moved into its new office premises in Rooms 1205-07, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong, on 28 January 2013. Members may wish to note that save for the slightly smaller total floor area, the new Secretariat and Surveyors Learning Centre (SLC) is equipped with the same facilities as those found previously at Jardine House. The Secretariat includes a reception counter, President's Office, general office, pantry, printing room, and store room. Besides the Secretariat, the new premises also houses a Surveyors Learning Centre comprising a Board Room, two meeting rooms, a Library, and a Lecture Room with a seating capacity of 150.

Starting from now, members can enjoy CPD events and other activities at the new comfortable SLC and different meetings can be held concurrently in the new meeting rooms.

The New HKIS office at Wing On Centre



Reception Counter



Surveyors Learning Centre



Board Room



Surveyors Learning Centre



Meeting Room

Farewell to the Past – A history in time

The former HKIS Secretariat was located at Jardine House for over 14 years. The old office brought back lots of memories, including the hardships and efforts of members.

The HKIS Secretariat moved to Jardine House in 1998. In 2004, it expanded to accommodate the Surveyors Learning Centre. In 2005, new library facilities were officially opened by two past presidents, Sr TT Cheung and Sr CY Leung. A few old photos should bring back memories for members.

Old Photos from the Archive: the Library and SLC at the Jardine House Office



The HKIS Logo Mark at the old Jardine House Library



Opening of the new Library, 2005



Guests at the opening ceremony, 2005



Unveiling of the HKIS Logo by Sr CY Leung and Sr TT Cheung at the old Library, 2005



Wine toasting during the ceremony, 2005



The SLC at Jardine House, 2012



Old Library



Old Library



Main entrance to the old HKIS Secretariat at Jardine House

On 18 January 2013, a farewell party was held at the Jardine House SLC to annotate the official closing of the old HKIS Secretariat and SLC. Over 50 HKIS members

attended to bid farewell to this memorable place of achievement and happiness.

Farewell to the Jardine House Office



The Hong Kong Institute of Surveyors Comments to Consultation Paper on ADVERSE POSSESSION

The Adverse Possession Sub-committee of the Law Reform Commission released a Consultation Paper (the Paper) on 10 December 2012 making preliminary proposals for the reform of the law on adverse possession. The HKIS submitted response to the Law Commission of Hong Kong:-

1. HKIS has no objection to retain the law of adverse possession as it help protecting against stale claims; avoid land becoming undeveloped and neglected; prevent hardship when a squatter has incurred expenditure to improve the land under mistake as to ownership or boundary.
2. HKIS strongly urge the Administration to enact legislation for determination of land boundaries which will enable identification of the extent of land parcels with certainty. Knowing the exact boundaries of property is of utmost importance for protecting the rights and interests of property owners. Certainty of land boundaries is essential for the Government to carry out its duties to administer the leased and unleased land, to control land use and to plan land development. Good land governance needs the support of an effective land boundary system. The legislation for implementation of determination of land boundaries is necessary for bringing certainty to the location of land parcels.
3. HKIS agrees that the existing provisions on adverse possession can be retained but whether it can offer practical solution towards boundary problems is questionable not to mention it might invite more litigation. The Institute considers that the key to solving land boundary problems is to provide legal backing for determination of land boundaries. HKIS opines that it is of vital importance for the Administration to take the lead to implement a legal framework for Determination of Boundaries through Land Survey Ordinance.
4. HKIS supports that the law of adverse possession should be recast under the prospective registered land system. We would urge the Government for an early implementation of the land title registration system.
5. The Paper recommends the requirement that the squatter should register an application for adverse possession before he could acquire absolute title to the land. HKIS agrees that this would help to protect the rights and interests of the property owner in a sense that he would be notified of the squatter's intention to claim adverse possession and thus would have a chance to object to such application. We generally welcome this approach.
6. HKIS supports the implementation of the 10 year adverse possession plus 2 years notice requirements, it would prevent the squatters stealthily taking away title owner's land without alerting the title owner of such intention. HKIS is also of the view that the notice should be accompanied with an accurate plan of sufficient information to alert land owners involved about the extent of the land being occupied.
7. As to whether the case of 60 years' adverse possession against the Government land should be abolished, HKIS considers that this issue warrants further consideration as it would create adverse impact to land development. A claim of adverse possession on a piece of government land may delay the process of development especially in our times of scarce land resources in contrast to the high demand for development lands.
8. HKIS fully agrees that Government should be urged to step up its efforts to address the boundary problem in the New Territories. We consider that resurvey of the boundaries would resolve most, if not all, of the problem mentioned. Providing a legal framework for determination and ascertaining land boundaries are essential for protecting the rights and interests of property owners as well as to ensure the effectiveness of land management in Hong Kong.

香港測量師學會對《逆權管有》諮詢文件的意見

法律改革委員會轄下的逆權管有小組委員會於 2012 年 12 月 10 日發表諮詢文件，就改革逆權管有的法律提出初步建議。香港測量師學會向法律改革委員會提交以下意見。

1. 逆權管有應在特定的情況下予以保留，特別是要保障到一些陳舊的申索、避免土地不開發和荒廢，以及避免在有錯誤〔特別是當擅自佔地者因擁有權或界線問題的錯誤而花費開支於改善土地的事上〕時造成困苦。
2. 為確保清晰辨別地界及確定業權範圍，學會促請政府立法建立釐定土地界線的制度。這對保護業主的權利尤為重要，此舉亦有助政府管理已租賃及未批租的土地、管制土地用途和規劃土地的發展。良好的土地管理需要一套有效的土地界線制度，因此立法釐定土地界線以確定土地的位置是必要的。
3. 香港測量師學會認同委員會建議有關逆權管有的現有法律條文可予保留，但學會質疑該等條文是否足夠對土地界線問題提供切實可行的解決辦法，逆權管有甚致可能會造成更多的訴訟。學會認為，解決土地界線問題的關鍵是透過修改現時的《土地測量條例》，建立一個釐定土地界線的法律框架。
4. 香港測量師學會認為，逆權管有的法律應在原有的土地註冊制度之下重塑。學會促請政府儘快實行土地業權註冊的制度。
5. 諮詢文件建議，擅自佔地者需要提出逆權管有的申請，方可獲取該土地業權。而註冊擁有人會獲通知擅自佔地者的申請，並可對申請提出反對。學會對此表示支持，認為此舉實有效保障土地擁有人的權益。
6. 學會同意實施逆權管有土地 10 年後，須另加 2 年通知期，因為此安排可有效防止擅自佔地者在不通知的情況下奪取業權人的土地。學會認為有關的通知書必需附有準確和足夠資料的圖則，以提醒有關業權人其土地被佔用的情況。
7. 對於應否廢除在管有政府土地 60 年後可取得業權，學會認為此事值得詳細考慮，因為佔用政府土地對土地發展有負面影響。在現時土地供應短缺和需求甚高的情況下，逆權管有政府土地很可能拖延土地發展的進程。
8. 學會非常認同法律改革委員會的建議，政府應在解決新界的土地界線問題上加一把勁。我們認為重新測量土地界線並配合以法律確定土地界線的位置，便能解決大部份的地界問題，從而保障土地業權持有人的權益，並使土地管理有效地執行。



Message from the Chairman of the Board of Professional Development

Sr Daniel Hui

IMPLEMENTATION OF THE CPD ATTENDANCE SYSTEM

The Barcode electronic recording system for CPD attendance was developed in 2012. The HKIS's membership cards have a barcode feature that can record CPD attendance and include the date, the venue, the title, and the time in and time out for a particular CPD event. All members can bring their membership cards to register their attendance in CPD events held by the HKIS.

1. Benefit of the Barcode attendance system

- (a) Members' online CPD profiles can be updated by this Barcode Attendance System within three days after the completion of the event. This means that members are not required to update their own CPD profiles by themselves if they have attended CPD events held by the HKIS.
- (b) It can monitor each member's CPD attendance by recording late arrivals at and early departures from CPD events.

2. Schedule for implementation

- (a) April to May 2013: Grace period
 - (i) Members can register by signing in, as usual, or by scanning their membership cards at the barcode reader at the reception area.
- (b) June 2013: System launches
 - (i) All members should bring their membership cards to record their attendance at CPD events. The System will update their online CPD profiles within three days after the completion of an event.
 - (ii) Members who forget to bring their membership cards should record their attendance by signing in when they arrive and signing out when they leave the venue. They should manually update their CPD attendance records by themselves on their online CPD profiles after completing each event.
 - (iii) The barcode attendance system is not applicable to walk-in registrations. Members should record their attendance by signing in

when they arrive and signing out when they leave a venue. They should manually update their CPD attendance records themselves on their online CPD profiles after completing an event.

NEW CPD ATTENDANCE POLICY

It was noted that some members attended CPD events late and some left the venue before the scheduled/actual closing times. To avoid disturbing both speakers and fellow attendees, a new CPD attendance policy will be launched beginning on 1 June 2013:

- (a) Members will be asked to present their membership cards for scanning when they enter or exit the CPD venue.
- (b) A grace period of 20 minutes will be permitted for late arrivals.
- (c) Members who are late (i.e., arriving over 20 minutes after the CPD commences) will be permitted to attend the CPD event, but will not receive any CPD hours for that event.
- (d) No early departure will be permitted. Any member who departs before the scheduled/actual closing time (including the Q&A session) of the event will be treated as absent and will not receive any CPD hours for that event.
- (e) The attendance stamp/ticket will only be available after the completion of the event.
- (f) A specific attendance ticket will be issued to walk-in applicants and members who forget to bring their receipts. Attendance tickets will not be issued to walk-in applicants after the event.

MANDATORY CPD CHECK 2013

The Board randomly selected 490 members by computer for a check and found that they were not in compliance with the Mandatory CPD requirement of completing a minimum requirement of 60 hours CPD over a three-year period (i.e., from 2007 to 2010). Warning letters will be issued to request them to fulfill the requirements stipulated under the Guidance Notes for Mandatory CPD (June 2007).

Daniel Hui
Chairman
Board of Professional Development

Council Members Reaching Out

1 March 2013	Spring Dinner of Commercial Office, Economic Affairs Department, Liaison Office of the Central People's Government in the Hong Kong Special Administrative Region	Sr Simon Kwok
3 March 2013	"HK3030 Campaign" Activation Ceremony cum Press Conference organized by Hong Kong Green Building Council	Sr Stephen Lai
4 March 2013	Spring Cocktail Party of The Hong Kong Institute of Arbitrators	Sr Stephen Lai
5 March 2013	Spring Cocktail Reception of The Hong Kong Institute of Certified Public Accountants	Sr Stephen Lai
6 March 2013	Spring Dinner of The Hong Kong General Building Contractors Association Ltd	Sr Edward Au
8 March 2013	Spring Dinner of The Hong Kong Dental Association	Sr Stephen Lai
12 March 2013	The Hong Kong Institution of Engineers 38th Annual Dinner	Sr Stephen Lai
14 March 2013	RICS Hong Kong Annual Dinner 2013	Sr Stephen Lai
15 March 2013	Engagement session on Green Building organized by the Environment Bureau	Sr Dick Kwok Sr Kenneth Yun
16 March 2013	Cross-Strait Architectural Design Symposium & Awards & Dinner 2013 organized by The Hong Kong Institute of Architects	Sr Stephen Lai Sr Simon Kwok
21 March 2013	Hong Kong Institute of Volunteers Inauguration Ceremony cum Forum on "Building Impact in Volunteering – Productive partnership between the private sector and volunteer-involving organizations"	Sr Stephen Lai
23 March 2013	Briefing Session on the Proposed Establishment of Harbourfront Authority organized by Harbourfront Commission	Sr Stephen Chan
25 March 2013	Annual Dinner of The Chartered Institution of Civil Engineering Surveyors	Sr Stephen Lai Sr Simon Kwok Sr Koo Tak Ming Sr Lesly Lam Sr K L Wong
28 March 2013	The Institution of Fire Engineers 54th Annual Dinner	Sr Simon Kwok



Building Surveying Division Chairman's Message



Sr Robin Leung BSD Council Chairman

The housewarming party held on 18 March signalled a new start to our activities in our new premises. We were delighted to have the President of the Guangdong Province Association of Engineering Consultants (廣東省建設監理協會), the President of the Guangzhou Association of Engineering Supervision (廣州市建設監理行業協會), and the Vice President of the Shenzhen Project Management Engineer Association (深圳市監理工程師協會) come and celebrate this important event with us. The successful organization of the various PR activities over the last six months demonstrated the importance of having a PR consultant to help implement our PR plan. In this connection, our new PR consultant contract will commence in April.



廣東省建設監理協會會長龍建文(右)



廣州市建設監理行業協會會長錢小靖(右)

深圳市監理工程師協會副會長傅曉明(中)

Professional Service for the Development of Qianhai

The finalized draft regulations of providing Project Management Services for development projects in the Qianhai area have been forwarded to the Qianhai Development Authority. If the regulations are accepted by the Authority, the provision of Project Management Services

in Qianhai will be formally regulated and related building professionals in Hong Kong could provide such services with the recognition of the government. We look forward to discussing the details with the Authority during the third working group meeting in April.

Voluntary Consultation with Owner's Corporations for Repair Works

The Office Bearers and Immediate Past Chairman had a lunch meeting with the Assistant Director of the Home Affairs Department (HAD), Mr Franco KWOK, on 15 March. We briefly introduced the voluntary services provided to Owner's Corporations (OCs), such as an advisory service in the then-Building Management Resource Centres of the HAD and the Building Safety Volunteer Team after the 45J Ma Tau Wai Road Incident in 2010. The Home Affairs Department concurred with our view that professional building surveyors have a social responsibility and should offer their help to

the general public when required, particularly when the community demands their services, such as on how to tackle defective drainage systems that probably contributed to the outbreak of SARS in 2003. It is our understanding that HAD is reviewing its own services in order to enhance the assistance it offers to OCs, including professional advice on building repair and maintenance. We welcome the idea and support the scheme. Now we look forward to further details on the scheme.

Authorized Person (Surveyor) Group

Only a few members attended the first sharing session of the AP(S) group held on 25 February, but it turned out to be a very fruitful discussion. A second meeting was held on 25 March to discuss the various issues affecting the submissions under the Buildings Ordinance to the Building Authority.

The BSD is always asked to nominate suitable APs to sit on the government's various committees. For members who are AP, but are willing to serve the Institute in such a capacity, please contact me via e-mail without hesitation.

Direct Communication with the BSD Chairman

If you have any idea and comment that you want to share with

me, please e-mail me at bsd.chairman@gmail.com. 



General Practice Division Chairman's Message



Sr Francis Ng GPD Council Chairman

APC Structured Learning Programme ("SLP")

To help candidates prepare for the APC written examinations, the Education Committee convened by Sr Louie Chan with members Sr Edward Au, Sr Joseph Ho, Sr Thomas Chan, and Sr Lawrence Pang will arrange 17 sessions (51 hours) of APC SLP Revision Workshops to cover the entire syllabus of Part 1 of the APC written examination. The Learning Programme includes Valuation (15 hours), Agency Practice and Asset Management and Property Management (12 hours), Laws (12 hours), and Urban Land Economics and Analysis (12 hours). Candidates are advised to complete at least 40 hours of the lectures. At the same time, this SLP serves as a CPD event for members. The lecture sessions are summarized as follows:

Date	Topics
1. Law and Surveying (12 hours)	
17 May 2013 (Fri) 9 AM-12 PM	1.1.1 General Practice Surveying Law (Lecture 1)
17 May 2013 (Fri) 2-5 PM	1.1.2 General Practice Surveying Law (Lecture 2)
18 May 2013 (Sat) 9 AM-12 PM	1.1.3 General Practice Surveying Law (Lecture 3)
18 May 2013 (Sat) 2-5 PM	1.2 Land Acquisition & Compensation

2. Agency Practice and Asset Management and Property Development and Management (12 hours)	
1 June 2013 (Sat) 9 AM-12 PM	2.1 Transaction by private treaty, sale and letting, and auction and tender
1 June 2013 (Sat) 2-5 PM	2.2 Planning and Development
2 June 2013 (Sun) 9 AM-12 PM	2.3 Asset management
2 June 2013 (Sun) 2-5 PM	2.4 Property Management
3. Urban Land Economics and Analysis (12 hours)	
13 July 2013 (Sun) 9 AM-12 PM	Urban Land Economics (Lecture 1)
13 July 2013 (Sun) 2-5 PM	Urban Land Economics (Lecture 2)
10 August 2013 (Sat) 9 AM-12 PM	Urban Land Economics (Lecture 3)
20 July 2013 (Sat) 9 AM-12 PM	Urban Land Economics (Lecture 4)
4. Valuation (15 hours)	
20 July 2013 (Sat) 9 AM-12 PM	General Valuation Principles (Session 1)
10 August 2013 (Sat) 2-5 PM	General Valuation Principles (Session 2)
17 August 2013 (Sat) 2-5pm	General Valuation Principles (Session 3)
7 September 2013 (Sat) 9 AM-12 PM	Statutory Valuation – Rating
7 September 2013 (Sat) 2-5 PM	Business Valuation

For further details, please refer to the PQSL/PQSL events section in Surveyors Times. The fee is HK\$4,800 for all sessions/HK\$400 per subject (three hours). The lectures will run from 17 May to 7 September 2013.

The Development Cost Pro-forma and Cost Index

Residual valuation methodology is commonly used by our members for market valuations of developable lands. Construction cost is one of the major components in the residual model.

The HKIS is pleased to announce that a Development Cost Pro-forma ("Pro-forma") has been developed after consultations with market practitioners to facilitate a consideration of construction costs in land value assessments. Members are encouraged to use the Pro-forma when engaging in such assessments.

The Pro-forma will cover these five types of asset class: 1) office, 2) residential, 3) hotel, 4) shopping centre, and 5) industrial development. Cost items will include the construction cost of the buildings, site formations, slope

works, additional foundation costs, external works, car parks (aboveground and basements), extra tall buildings, and the costs of complying with the land grant requirements like road formations, footbridges, green building features, etc. As construction costs have risen rapidly over the years, a time factor item that reflects these increases, from the publication of relevant cost information to the dates of assessment, has also been added.

The Pro-forma has been uploaded to the HKIS website. The HKIS is aware that detailed cost advice is available on the market to facilitate such assessments. It welcomes feedback from users of the Pro-forma so that changes/amendments can be made to it. Should members have any queries on this arrangement, please send them to the GPD Council.



IVSC Board of Trustees Chairman visits the HKIS

Sir David Tweedie, Chairman of the IVSC Board of Trustees, made a private visit to the HKIS on 14 March 2013. President Sr Stephen Lai, together with GPD Council Chairman Sr Francis Ng and Council Members Sr Edward Au and Sr Elsa Ng, met with Tweedie during a luncheon.

The IVSC is an independent non-profit organization of which the HKIS is a member. Its main objective is to strengthen the reputation of the valuation profession worldwide by developing high quality international standards and ensuring their adoption and use; facilitating collaboration and cooperation among its member organizations; cooperating with other international organizations; and serving as the international voice for the valuation profession. In pursuit of these objectives, the IVSC places paramount importance on protecting the public interest. The purpose of Tweedie's visit was to discuss his global plans for the IVSC.

It was our great pleasure to meet Tweedie. During the meeting, three major IVSC initiatives (details are stipulated in the President's message) for the coming year were mentioned.

The HKIS GPD is delighted to collaborate with the IVSC and participate in these initiatives. Tweedie confirmed that he would re-visit the HKIS in an official capacity and propose further cooperation on IVSC tasks in the near future.



HKIS President Sr Stephen Lai together with GPD Council Chairman Sr Francis Ng and Council Members Sr Edward Au and Sr Elsa Ng met with Sir David Tweedie and David Faulkner.

GPD Spring Reception 2013

To celebrate the Year of the Snake, the GPD held a Spring Dinner on 8 March 2013 (Friday) at the World Trade Centre Club, Hong Kong. The event offered an excellent networking opportunity for fellow members and practitioners to mingle and share in the warm evening. The HKIS President, Sr Stephen Lai; Office Bearers, Sr Simon Kwok, Sr Gary Yeung, and Sr Edward Au; and about 50 members attended. Both the President and I delivered speeches that emphasized the work of the GC and GPD, as well as their accomplishments thus far in 2013. The Hon Tony Tse, LegCo Member, also briefed us on his work in the Legislative Council. He urged more support from members in consultation works and government policies.



GPD Chairman Sr Francis Ng, HKIS President Sr Stephen Lai, and the Hon Tony Tse delivered speeches during the Dinner Opening

GPD APC Part II Assessment 2013 (for Referred candidates)

The GPD APC Part II Assessment 2013 for referred candidates will take place in June 2013. Application form can be downloaded from our website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Completed form must be returned to HKIS Secretariat by **no later than 5:30pm, Tuesday, 30 April 2013**. Late submissions will not be accepted.

Please call HKIS Education Department on 2526 3679 for more details.

GPD

Spring Reception 2013





MSc in International Real Estate

Registration No. 252293

Programme Features:

- 1 year part time study based on case-study learning
- Assessment based on written report and oral examination
- Intensive face-to-face weekend seminars by UK professors
- Quickest route to the world's leading qualification (RICS) for those with degrees in any discipline

Professional Adaptation Award in Real Estate

Registration No. 252169

Programme Features:

- Three modules studied part-time over a 6 months period in Hong Kong
- Quickest route and systematic training for RICS Adaptation Route 1 with degrees in any discipline
- Government funded with non-means tested loan
- Graduates can apply MSc in international Real Estate

Information Seminar:

Date: April 10, Wednesday, 2013

Time: 7:00pm - 8:00pm

Website : www.hkaom.org

Application
Deadline

30 April 2013

Register/Enquire: 23348282

Email: info@hkaom.org

It is a matter of discretion for individual employers to recognize any qualification to which this course may lead

Summary of HKIS CPD / PQSL Events 27 April 2013 - 09 July 2013

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
27 Apr 2013	2013042	Visit to Nurseries	3	Stanley Tsui, Lam Pak Sin	QSD	
10 May 2013	2013043	Principles, Practices and Procedures of Tendering Process	2	KC Tang	YSG	
13 May 2013	2013038	Satellite Positioning Infrastructure and its Application	1.5	Simon Kwok	LSD/YSG	
15 May 2013	2013044	IT Related Legal Issues	1.5	Dr Leung Wing Hang Vitus	GPD	
16 May 2013	2013014	FIDIC Contracts	1.5	Nicholas Longley	QSD	
17 May 2013	2013030A	GPD APC Part 1 - Structured Learning 2013	3 each session	Louie Chan	GPD	✓
18 May 2013	2013030A	GPD APC Part 1 - Structured Learning 2013	3 each session	Louie Chan	GPD	✓
25 May 2013	2013025	QSD APC Part I Workshop	3	Experienced Assessors of QSD APC	QSD	✓
30 May 2013	2013023	The Devil of Common Parts –Waterproofing Membrane of the Main Roof	1.5	Prof James Kenneth Pong, David Chan	BSD	
01 Jun 2013	2013030B	GPD APC Part 1 - Structured Learning 2013	3 each session	Louie Chan, Francis Ng	GPD	✓
02 Jun 2013	2013030B	GPD APC Part 1 - Structured Learning 2013	3 each session	Louie Chan	GPD	✓
05 Jun 2013	2013040A	QSD PQSL Series 2013 - Cost Planning and Control	2	Experienced Practitioners and Academics	QSD/YSG	✓
06 Jun 2013	2013036	Advanced Technology and Cost Effectiveness of Passive Fire Protection	1.5	KT Leung	QSD	
11 Jun 2013	2013040B	QSD PQSL Series 2013 - Risk and Quality Management	2	Experienced Practitioners and Academics	QSD/YSG	✓
15 Jun 2013	2013047	2 Days Visit : Conglomerated Stone Factory and Natural Stone Factory in Yunfu (雲浮) & Qixingyan (七星岩) and Construction Materials Testing Laboratory in Zhaoqing (肇慶)	6	Rex Yau, Matthew Chan, Michael Fan	QSD	
19 Jun 2013	2013037	Managing Risks in Construction Arbitration	1.5	Steven Yip	QSD	
20 Jun 2013	2013039	Delay Mitigation and Avoidance	1.5	Wong Pui Man Amanda	BSD	
22 Jun 2013 or 29 Jun 2013	2013026	QSD APC Workshop	3	Experienced Assessors of QSD APC	QSD	✓
25 Jun 2013	2013045	Building Contracts: Employer's Duties, Contractor's Duties and Practical / Substantial Completion	1.5	Rachael Guan	QSD	
26 Jun 2013	2013040C	QSD PQSL Series 2013 - Measurement and Pricing	2	Experienced Practitioners and Academics	QSD/YSG	✓
09 Jul 2013	2013046	Pricing for Soft Landscaping Works	1.5	Stanley Tsui, Lam Pak Sin	QSD	

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

CPD/QSD/2013042

Visit to Nurseries



Speakers	<p>Mr Stanley Tsui – Project Director of Tak Tai Enviroscope Ltd. Ms Lam Pak Sin – Horticulturist of Tak Tai Enviroscope Ltd. Mr. Ivan Leung – Project Director of EDEN Greens Ltd. Mr. Jimmy Wong – Project Manager of Hong Kong Arboriculture Service Ltd.</p> <p>Mr Tsui is an accredited Horticulturist (園藝家) and an accredited Arborist (樹藝師) with over 30 years' experience in the practice of soft landscaping works. He is a member of the Hong Kong Institute of Horticultural Science. He is also an Accredited Arboricultural Practitioner of the Hong Kong Institute of Landscape Architects and a Technician Member of the Arboricultural Association.</p> <p>Ms Lam is an accredited Horticulturist with over 30 years' experience in the practice of soft landscaping works.</p> <p>Mr. Leung and Mr. Wong are Accredited Arboricultural Practitioner of HKILA. They have more than 25 years' experience in the practice of soft landscaping works.</p>		
Date & Venue	<p>9:00 am -2:30 pm Saturday 27 April 2013 (1) Tung Tze Nursery (洞梓苗圃) at Ting Kok Road, Tai Po (2) Nursery of Tak Tai Enviroscope Ltd. at Ting Kok Road, Lo Tsz Tin, Tai Po</p>		
Details	<p>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 – Visit Tung Tze Nursery 11:15 am – Visit Nursery of Tak Tai Enviroscope Ltd. 01:00 pm – Lunch at Science Park 02:30 pm – Dismiss at Shatin MTR Station (The scheduled time may be changed so as to suit the actual conditions on the date of the visit.) (Successful registration will receive details of the visit.)</p> <p>This event will visit the above 2 nurseries. The speakers will introduce the plants in Hong Kong and guide the members during the tour in the nurseries.</p>		
Remarks	<ol style="list-style-type: none"> 1. Online registration is NOT accepted for this CPD event. 2. Please fill in the below Declaration Form together with standard Reservation Form for this CPD event. 3. First-come-first served with duly completed standard Reservation Form, Declaration Form and payment. 4. Please equip with your own non-slip shoes. 5. Latecomers will NOT be picked up. 6. After the visit, we will include a gathering lunch at Science Park so as to allow our members to share their experience. 		
Language	Cantonese	Fee	HK\$250 for members (including transportation, insurance and lunch)
Deadline	20 April 2013	Priority	QSD Members; First-come-first-served (with maximum quota of 45)

DECLARATION FORM

CPD Event: Visit to Nurseries Saturday, 27 April 2013

I, _____, confirm that I fully understand and accept the risk of joining 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/YSG/2013043

Principles, Practices and Procedures of Tendering Process

Speaker	Sr K C Tang, FHKIS, RPS(QS), AVS, FSZCEA, MHKIVM Director of K C Tang Consultants Ltd. (Quantity Surveyors and Construction Cost and Contract Consultants)		
Date & Venue	7:00 pm – 9:00 pm Friday 10 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	The talk will cover the principles, practices and procedures that should be noticed in the tendering process. Major issues to be discussed include tendering programme preparation, pre-qualification, tender clarifications, tender opening, tender evaluations, contract award and formal contract documents compilation.		
Language	Cantonese supplemented by English	Fee	HK\$120 for member, HK\$150 for non-member (HK\$20 walk-in surcharge on all pricings listed)
Deadline	3 May 2013	Priority	First-come-first-served

CPD/LSD/YSG/2013038

Satellite Positioning Infrastructure and its Application



Speaker	Sr Simon Kwok is the Chief Land Surveyor of the Lands Department, the Government of the Hong Kong Special Administrative Region. He is the Senior Vice President of the Hong Kong Institute of Surveyors, the Chairman of the Surveyors Registration Board and Member of the Hong Kong Board of the Royal Institution of Chartered Surveyors. Sr Kwok is the Executive Committee member of the Chinese Society of Geodesy, Photogrammetry and Cartography. Sr Kwok has extensive experience in land surveying, photogrammetry, boundaries, mapping and satellite positioning. In the area of satellite positioning, he designed and set up the Hong Kong Satellite Positioning Reference Station Network. He led the survey of the Hong Kong 2000 GPS Control Network. He developed the Datum Transformation and Map Projection Parameters for linking the Hong Kong Geodetic Datum to the International Terrestrial Reference Frame. Sr Kwok is an internationally renowned land surveyor. He has actively participated in the activities of the United Nations Regional Cartographic Conference for Asia and the Pacific, and the International Federation of Surveyors.		
Date & Venue	6:30 pm – 8:00 pm Monday 13 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	Sr Kwok will talk about the satellite positioning infrastructure of Hong Kong. He will explain the operation of the system and the applications for supporting land management, construction, planning, transportation and logistics, location based services, disaster preparedness and response.		
Language	Cantonese supplement with English	Fee	HK\$120 for members; HK\$180 for non-members (HK\$20 walk-in surcharge on all prices listed)
Deadline	6 May 2013	Priority	First-come-first served

CPD/QSD/2013012

Contract Formation and Interpretation

Speaker	Mr Damon So		
	<p>Damon is a Partner with the Projects (Engineering and Construction) Group of the international law firm Hogan Lovells. He initially qualified as a Chartered Civil and Structural Engineer and is a Member of the Hong Kong Institution of Engineers. Since he subsequently also qualified as a solicitor, Damon has undertaken a wide range of construction related legal work and has had occasion to consider many of the issues which typically arise in respect of various construction projects. He has been involved in advising and drafting construction, joint venture, consultancy and other related contracts for contractors, employers and consultants in respect of a number of building and civil projects using different forms of contract including Hong Kong Government forms, HKIA/HKIS form, FIDIC, NEC3, IChemE, Australian Standard Form and standard forms of major statutory bodies in Hong Kong.</p>		
Date & Venue	7:00 pm – 8:30 pm Tuesday 14 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	Whether one likes it or not, consciously or unconsciously, everyday construction activities are governed and regulated by contracts. Contract formation and interpretation is therefore at the heart of the skills that construction professionals especially those running construction projects need to master. This is a timely discussion of these important issues in light of recent interesting legal developments in both Hong Kong and the UK.		
Language	Cantonese supplemented by English	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for full time University students (subject to availability)
Deadline	7 May 2013	Priority	QSD Members; First-come-first-served

CPD/GPD/2013044

IT Related Legal Issues



Speaker	Dr Leung Wing Hang Vitus BSc, PhD, CPEC, PCLL, HKMC Accredited Mediator, CEDR trained Mediator Examiner		
	<p>Dr Vitus Leung is a legal practitioner and Principal Partner of Leung Tam & Wong Solicitors. He supervises full range of practices in his firm. He advises on contentious and non-contentious legal issues in relation to commercial, finance, loan, merger and acquisition, intellectual property, joint venture, technology, construction, building, professional disciplines, personal injury actions, medical and dental malpractice, etc.</p> <p>Dr Leung is also Honorary Professor of the Department of Business Administration, Caritas Institute of Higher Education.</p>		
Date & Venue	7:00 pm – 8:30 pm Wednesday 15 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	Vitus Leung will discuss on the common legal issues in relation to information technology. They include criminal issues, copyright issues, data privacy, child pornography, etc.		
Language	Cantonese	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
Deadline	8 May 2013	Priority	GPD Members; First-come-first-served

CPD/QSD/2013014

FIDIC Contracts

Speaker	Mr Nicholas Longley, Partner of Holman Fenwick Willan		
	Nicholas Longley has been in Hong Kong for 14 years. Nick specializes in construction and construction insurance law. He advises governments, employers, main contractors, specialist subcontractors, construction professionals and insurers on all aspects of construction law including procurement, contract production and negotiation and claims preparation and dispute resolution. He has wide experience of claims under the FIDIC Red Book, Yellow Book and Silver Book. He is a Fellow of the Chartered Institute of Arbitrators, as well as being on Hong Kong General Panel of Mediators, the HKIAC list of Arbitrators and an IAMA Arbitrator.		
Date & Venue	7:00 pm – 8:30 pm Thursday 16 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	FIDIC Contracts are commonly used in the Asia Pacific Region for infrastructure projects. This presentation will: <ol style="list-style-type: none">1. Provide an introduction to FIDIC and FIDIC Contracts2. Explain the main features of the FIDIC Red Book (1999) used for traditional construction only contracts3. Provide a useful comparison between the Red Book and the Hong Kong Government Standard Form Civil Engineering Contract		
Language	English	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for full time University students (subject to availability)
Deadline	9 May 2013	Priority	QSD Members; First-come-first-served

PQSL/GPD/2013030

GPD APC Part I - Structured Learning 2013

Speakers Louie Chan, Edward Au, Francis Ng, Lennon Choy, TC Wong, Anita Ng, Thomas Tang, Joseph Ho

Date & Venue 9:00 am – 1:00 pm, 2:00 pm – 6:00 pm
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details For the purpose of assisting candidate in meeting the APC requirements, GPD Education Committee proposed to organize a 17 Sessions (51 hours) SLP for APC Candidates. Candidates are expected to complete at least 40 hours of the lectures out of this 51 hours programme. At the same time, this SLP also serves as CPD events for members.

Date	Topics	Details	Speaker
1. Laws and Surveying (12 hrs)			
2013030A 17 May 2013 (Friday) 9:00 am – 1:00 pm	1.1.1 General practice surveying Law (Lecture 1)	An overview on various topics of land law; Registered Land/ Unregistered Land Priorities; Mortgage	Louie Chan
2013030A 17 May 2013 (Friday) 2:00 pm – 6:00 pm	1.1.2 General practice surveying Law (Lecture 2)	Constructive Trusts and Proprietary Estoppel Adverse Possession and reform of the law Land Covenant, Easement	Louie Chan
2013030A 18 May 2013 (Saturday) 9:00 am – 1:00 pm	1.1.3 General practice surveying Law (Lecture 3)	Landlord and Tenant; Alternative Dispute Resolution; Torts Law, and Liability of General Practice Surveyors	Louie Chan
2013030A 18 May 2013 (Saturday) 2:00 pm – 6:00 pm	1.2 Land Acquisition & Compensation	Resumption under Ordinance (a) the Lands Resumption Ordinance, Cap 124 (b) the Roads (Works, Use and Compensation) Ordinance, Cap 370 (c) the Mass Transit Railway (Land Resumption and Related Provisions) Ordinance, Cap 276 (d) the Foreshore and Sea-bed (Reclamations) Ordinance, Cap 127 Resumption under Lease : (a) Resumption clause; (b) Voluntary surrender of lot	Edward Au
2. Agency Practice and Asset Management and Property Development and Management (12 hrs)			
2013030B 1 June 2013 (Saturday) 9:00 am – 1:00 pm	2.1 Transaction by private treaty, Sale and letting, Auction & tender	Property Transactions by direct investment or via company vehicle Title Requisitions; Preliminary Agreement; S & P Agreement; Assignment; Requirements under EAO (Cap. 511)	Louie Chan
2013030B 1 June 2013 (Saturday) 2:00 pm – 6:00 pm	2.2 Planning and Development	An comprehensive review on the planning and development process for both development and redevelopment site in urban and NT (excluding small house) The statutory and non-statutory framework on land development through lease modification and land exchange	Francis Ng
2013030B 2 June 2013 (Sunday) 9:00 am – 1:00 pm	2.3 Asset Management	Corporate Governance and Compliance (Listed / Private Companies); Lease management; enforcement;	Louie Chan
2013030B 2 June 2013 (Sunday) 2:00 pm – 6:00 pm	2.4 Property Management	Property management practice; DMC and its interpretation; Management of Buildings under BMO (Cap. 344)	Louie Chan

CPD/PQSL EVENTS

3. Urban Land Economics and Analysis (12 hrs)			
2013030C 13 July 2013 (Sunday) 9:00 am – 1:00 pm	3.1.1 Urban land economics (Lecture 1)	a) Introduction (by Thomas Tang) b) Fundamental Economics Concepts i. Price theory ii. Land Rent iii. Positive vs Normative economics c) Property Prices and Indices i. Hedonic Price Index ii. Repeat Sales Index	Lennon Choy
2013030C 13 July 2013 (Sunday) 2:00 pm – 6:00 pm	3.1.2 Urban land economics (Lecture 2)	d) Location Theories i. Bid Rent Theory ii. Central Place Theory iii. Henderson Urban System iv. New Economic Geography	Lennon Choy
2013030C 10 August 2013 (Saturday) 9:00 am – 1:00 pm	3.1.3 Urban land economics (Lecture 3)	e) New Institutional Economics Approach to Urban and Land Problems i. Property Rights ii. Externalities iii. Land use Control Zoning iv. CO2 / Road pricing	Lennon Choy
2013030C 20 July 2013 (Saturday) 2:00 pm – 6:00 pm	3.1.4 Urban land economics (Lecture 4)	f) Selective Urban and Land Issues i. Information Asymmetry ii. Urbanization and Sustainability iii. Urban Renewal and Conversation g) Wrap Up (by Thomas Tang)	Lennon Choy

4. Valuation (15 hrs)			
2013030D 20 July 2013 (Saturday) 9:00 am – 1:00 pm	4.1.1 General Valuation Principles (Session 1)	a) Direct Comparison Approach, Adjustment Factors and Market Segmentation b) Valuation of Shop, Office & Industrial properties etc. c) Residual Valuation	TC Wong
2013030D 10 August 2013 (Saturday) 2:00 pm – 6:00 pm	4.1.2 General Valuation Principles (Session 2)	d) Investment Approach (incl. Term & Reversion) e) YP formulas f) Valuation of Terminable Interest and Leasehold Interest g) Investment Appraisal and DCF	TC Wong
2013030D 17 August 2013 (Saturday) 9:00 pm – 1:00 pm	4.2 Statutory Valuation – Rating	j) The general rule on rating, S.7(2) Rating Ordinance k) Principles of assessment: vacant and to let, "rebus sic stantibus", admissibility of evidence (rule under Garton v. Hunter) l) Definition of tenement: boundary of assessment, combine assessment m) Rateable occupation n) Valuation on existing use, S.7A(2) o) Date of valuation and "Tone of the List" p) Methods of valuation and choice of methodology	Anita Ng
2013030D 17 August 2013 (Saturday) 2:00 pm – 6:00 pm	4.1.3 General Valuation Principles (Session 3)	h) Valuation of urban land parcels, site merger and marriage value i) Discussion of previous exam questions	Thomas Tang
2013030D 7 September 2013 (Saturday) 2:00 pm – 6:00 pm	4.3 Business Valuation	q) Engagement r) Valuation Approaches and Methods, Income, Market, Adjusted Net Asset s) Reporting standards, IVS, HKIS & HKBVF t) Filing and Reference	Joseph Ho

Remark

1. Paypal is not accepted for this event.
2. Priority: first come first served with payment
3. Deadline for registration of all sessions package (HK\$4800): 30 April 2013
4. Deadline for registration of any single session: One week prior to the event date.

Language	Cantonese supplemented by English	Fee	HK\$4,800 for all sessions / HKD \$400 per session (3 hours)
Deadline	One week prior to the event date	Priority	GPD Probationers and Students; First-come-first-served

PQSL/QSD/2013025

QSD APC Part I Workshop

Speakers	Experienced Assessors of QSD APC		
Date & Venue	2:30 pm – 5:30 pm Saturday 25 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	<p>With the introduction of the new APC System in July 2011, there are 2 parts of assessment in the QSD APC System.</p> <p>The Part I APC is a relatively new concept. In this workshop, an introduction on the requirements of the Part I APC, sample questions, and the assessment criteria will be briefed. A review of the questions and expected answers of the Part I APC held in 2012 will also be conducted as a supplementary introduction.</p> <p>There will be a session for floor questions.</p> <p>Probationers and Student Members who wish to attempt the Part I APC are encouraged to attend this workshop.</p>		
Language	Cantonese supplemented by English	Fee	HK\$150 per person (additional charge of HK\$20 for walk-in)
Deadline	18 May 2013	Priority	QSD Probationers and Students; First-come-first-served

CPD/BSL/2013023

The Devil of Common Parts – Waterproofing Membrane of the Main Roof

Speakers	Sr Prof James Kenneth Pong BSc, FHKIS, FRICS, MRTPI, FCIS, FCS, FCIArb., F.PFM, MBEEng., RPS (BS), AP (Surveyors), Certified Tax Advisor, Barrister		
	Sr David Chan BSc, FHKIS, FRICS, RPS(BS), AP(Surveyors), RI(S)		
Date & Venue	7:00 pm – 8:30 pm Thursday 30 May 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	What is the construction detail of waterproofing membrane at the main roof? Who is responsible for the repair of the main roof and its waterproofing membrane? Can a professional surveyor rely on Building (Construction) Regulations Cap. 123B to identify the repair responsibility of the waterproofing membrane? Recent updated court decisions will be used for illustrations.		
Language	Cantonese supplemented by English	Fee	HK\$120 for HKIS members; HK\$200 for non-members (HK\$30 walk-in surcharge on all prices listed)
Deadline	23 May 2013	Priority	BSD Members; First-come-first-served

PQSL/QSD/YSG/2013040

QSD PQSL Series 2013



Speakers Sr Daniel Ho, Sr Joseph Chong, Sr K C Tang, Dr Paul Ho, Sr Thomas Ho, Experienced Practitioners and Academics

Venue 7:00 pm – 9:00 pm
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Date	CPD Code	Topic
5 June 2013 (Wednesday)	2013040A	Cost Planning and Control
11 June 2013 (Tuesday)	2013040B	Risk and Quality Management
26 June 2013 (Wednesday)	2013040C	Measurement and Pricing
3 July 2013 (Wednesday)	2013040D	Insurance, Bond and Liquidation
10 July 2013 (Wednesday)	2013040E	Payment Valuation and Post-Contract Cost Monitoring
16 July 2013 (Tuesday)	2013040F	Construction Contract – Nomination and Variation
24 July 2013 (Wednesday)	2013040G	Contractual Claims and Settlement of Final Accounts
31 July 2013 (Wednesday)	2013040H	Contractual Arrangement
7 August 2013 (Wednesday)	2013040I	Liquidated Damages and Extension of Time
14 August 2013 (Wednesday)	2013040J	Direct Loss and Expense Claims
20 August 2013 (Tuesday)	2013040K	Dispute Resolution
28 August 2013 (Wednesday)	2013040L	Drafting Letters, Emails and Documents

Details The purpose of the QSD PQSL Series 2013 is to help QSD probationers to prepare for the APC to be held in September this year. There shall be 12 events covering the following topics:

Language Cantonese supplemented by English **Fee** HK\$100 per event for member, HK\$150 per event for non-member (HK\$20 walk-in surcharge for all pricings listed).

Deadline 2 weeks before the event date **Priority** QSD Probationers; First-come-first-served

CPD/QSD/2013036

Advanced Technology and Cost Effectiveness of Passive Fire Protection

New

Speaker Ir KT Leung, BEng(Hons), MSc, CEng, RPE (FRE), FIFireE, MHKIE

Ir K T Leung has over 36 years' experience in fire engineering and fire safety management field. He is now a registered professional engineer in fire discipline Hong Kong with fellowship of Institution of Fire Engineers. He is not only a Chartered Fire Engineer, but also holds Chartered qualification in Safety and Health, Environmental Engineering, Energy Engineering, Gas Engineering, Petroleum Engineering and Building Services Engineering. He was a fire officer of HKFSD and served in New Projects Division, Regional Office and Dangerous Goods Licensing. He took part in processing fire safety design of numerous mega projects and fire investigation of major fires. He was also the Head – Corporate Risk Management of the Hong Kong and China Gas Company Limited. Currently, he is the Technical Director of Chem Tech Fire Consultants and focuses on fire engineering and risk consultancy services. He has intensive knowledge and experience on passive fire protection and fire resisting construction. He is now the President of Passive Fire Protection Research Centre and the Chairman of the Product Conformity Certification Scheme for Passive Fire Production Products Task Group under the Joint Technical Committee.

Date & Venue 7:00 pm – 8:30 pm Tuesday 6 June 2013

Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details Fire resisting coating system has been applied for passive fire protection for quite a long time. However, its application is limited to steel only. Under the development of advanced technology, the new intumescent fire resisting coating system has widely extended its application to timber, fibre glass, plastic, cement, aluminum, glass, load bearing timber floor and staircase. It is far more than a fire retardant paint. It has been tested to BS476 Part 20, 21 and 22 as well as EN 1363-1, 1364-1, 1365-2 and 1365-6 for 30 minutes, 60 minutes and 90 minutes stability, integrity and insulation. It is foreseeable that it will be further developed to achieve the fire resisting rating of 120 minutes in near future. It does not only provide fire resisting performance but also eliminate all the fire loads of combustible contents to **ZERO**, which is the key problem in handling performance based fire engineering design of the old timber structures of heritage building and those premises over 50 years under Fire Safety Ordinance Chapter 502 and 572. It also significantly reduces the dead load of fire resisting structures in buildings, which is another key problem on enhancement of fire safety measures of old buildings. The new development in light weight fire and smoke curtains and other intumescent fire resisting products can achieve fire resisting rating of 60 minutes, 120 minutes and up to 240 minutes. They also provide wide range of selections in light weight passive fire protection. Nowadays, there are imminent needs for the building industry, building authority, fire authority, architects and fire engineers in Hong Kong to update their advanced technology in passive fire protection.

In this talk, Ir Leung will cover the following areas of advanced technology of passive fire protection:

1. The new development of technologies and products of passive fire protection in Europe which is considered to be suitable and applicable to Hong Kong construction industry.
2. The current problems with application of advanced technologies and new products in passive fire protection.
3. Cost effectiveness of applying advanced technology of passive fire production products.

Language Cantonese supplement with English

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

Deadline 31 May 2013

Priority QSD Members; First-come-first-served

CPD/QSD/2013047

2 Days Visit : Conglomerated Stone Factory and Natural Stone Factory in Yunfu (雲浮) & Qixingyan (七星岩) and Construction Materials Testing Laboratory in Zhaoqing (肇慶)



Speakers	Day 1 : Mr Rex Yau, Sales and Marketing Manager of Yun'an Leigei Stone Co., Ltd. Mr Matthew Chan, Marketing Manager of Marmoles Hong Kong Ltd. Day 2 : Mr Michael Fan, Quality Manager of Leading Edge Construction Materials Testing Co., Ltd.		
Date & Venue	15 June 2013 (Saturday) and 16 June 2013 (Sunday) <u>Day 1</u> 1. Yun'an Leigei Stone Co., Ltd. ("Leigei") at Liudu Industrial Park, Yun'an County, Yunfu, Guangdong Province, China. (雲安縣利機石材有限公司 – 廣東省雲浮市雲安縣六都工業園) 2. Yunfu City WanFeng Stone Co., Ltd. ("WanFeng") at No.1 Dong San Road, Xia Bai Development Area, An Tang Town, Yunfu City, Guangdong Province, China. (雲浮市萬豐石材有限公司 – 廣東省雲浮市安塘鎮324國道下白村路段東三一路側) <u>Day 2</u> 1. Qixingyan (Seven-star Crags; 七星岩) 2. Laboratory of Leading Edge Construction Materials Testing Co., Ltd. at Dawang Industrial Region, Zhaoqing, Guangdong Province, China. (領峰建築材料測試中心 – 廣東省肇慶市大旺高新工業開發區)		
Details	Itinerary : <u>Day 1</u> 8:15 am – Gathering at Fu Tian Check Point Station, Shenzhen (深圳福田口岸站) 8:45 am – Depart from Shenzhen 1:00 pm – Lunch 2:30 pm – Visit Conglomerated Stone Factory (Leigei) 4:30 pm – Visit Natural Stone Factory (WanFeng) 7:30 pm – Dinner <u>Day 2</u> 7:30 am – Breakfast (in hotel) 9:00 am – Visit Qixingyan (Seven-star Crags; 七星岩) 12:00 noon – Lunch 1:30 pm – Visit Construction Materials Testing Laboratory (Leading Edge) 4:30pm – Depart from Zhaoqing 7:00 pm – Dismiss at Fu Tian Check Point Station, Shenzhen (深圳福田口岸站) (The scheduled time may be changed so as to suit the actual conditions on the dates of the visits.) (Successful registration will receive details of the visits.) For details please refer to: http://www.hkis.org.hk/en/professional_cpd2.php?id=3002		
Remarks	1. Online registration is NOT accepted for this CPD event. 2. Please download the dedicated Declaration Form for this event online and return along with Standard Reservation Form and payment. 3. First-come-first served with duly completed Standard Reservation Form, Declaration Form and payment. 4. Please equip with your own non-slip shoes.		
Language	Cantonese	Fee	HK\$980 for members (fee includes transportation, insurance, lunch and dinner on Day 1, breakfast and lunch on Day 2, entrance fee for Qixingyan, tourist guide and 4-star hotel for double bed room). For single bed room, extra fee of HK\$350 shall be added.
Deadline	1 June 2013	Priority	QSD members; first-come-first-served with payment (with maximum quota of 38)

CPD/QSD/2013037

Managing Risks in Construction Arbitration

Speaker	Mr Steven Yip		
	Mr Yip is a Partner of Minter Ellison and he is one of the region's leading advisors on construction issues and dispute resolution across Hong Kong and Asia. As well as rich private sector expertise, he has considerable experience in disputes involving government and public sector works.		
	Mr Yip has handled numerous major arbitration and litigation proceedings. He is also a skilled mediator, instrumental in settling many major civil engineering and building disputes. He is currently handling disputes for several foreign clients on major projects in China, as well as Chinese investors and contractors working outside China.		
	Recommended for his contentious capabilities, Mr Yip is described as a 'leading individual' in Hong Kong for construction by Chambers Asia, and a 'leading lawyer' in Chambers Global.		
	Mr Yip is a member of the Chartered Institute of Arbitrators (East Asia Branch) and an active member of the construction interest group of the Hong Kong Mediation Council.		
Date & Venue	7:00 pm – 8:30 pm Wednesday 19 June 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	In the daily operations of a construction project, it is common to encounter difficult situations leading to different parties expressing conflicting views.		
	Arbitration is one of the most commonly used means in resolving construction disputes. Given the many advantages promoted about arbitration, what are the risks that are involved in construction arbitration?		
	This seminar will help attendees identify the risks of construction arbitration, and discuss the best practice in the management of these risks at various stages so that time and costs can be saved when disputes arise.		
Language	English	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for full time University students (subject to availability)
Deadline	12 June 2013	Priority	QSD Members; First-come-first-served

CPD/BSO/2013039

Delay Mitigation and Avoidance

Speaker	Ms Wong Pui Man, Amanda – Deputy Director in Sweett Group MCIOB, MHKICM, MAPM, ACI Arb, HKIAC Accredited Mediator		
	Amanda specialises in the Construction Planning and programming as well as Forensic Programme Analysis. She has extensive project experience gained in various segments such as power station, railways, site formation & foundation, civil & infrastructure, buildings, E&M as well as data centres. Some major projects that she has been involved in includes but not limited to City of Dreams and Venetian in Macau; Deep Bay Link North & South Sections, Route 8 Sha Tin Height Tunnels & Approaches and West Rail Projects in Hong Kong.		
	Recently, she has been appointed as a programme expert in construction dispute cases and conducted assessments on "delay start up" claims for an international car manufacture.		
	She is currently serving as a committee member of APM (Association for Project Management) and council member of CIOB (The Chartered Institute of Building).		
Date & Venue	7:00 pm – 8:30 pm Thursday 20 June 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	The seminar will cover the following: 1. Why project delays 2. Functions of Project Programmes 3. Programme Risks 4. Project delay on day one 5. Improving progress performance by doing the right thing on day one		
Language	Cantonese supplemented by English	Fee	HK\$120 for HKIS members; HK\$150 for non-members (HK\$30 walk-in surcharge on all prices listed)
Deadline	13 June 2013	Priority	BSO Members; First-come-first-served

PQSL/QSD/2013026

QSD APC Workshop

Speakers Experienced Assessors of QSD APC

Date & Venue 2:30 pm – 5:30 pm
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details The workshop aims to assist candidates to have a better understanding of the requirements and techniques in solving the written practical problems of the APC using critical and analytical thinking. It also aims to provide a forum for candidates to know more about the assessor's expectation in assessing candidates' practical experience and professional competence achieved through the written assessment, diary & logbook and PQSL. The workshop will focus on discussing the ways in identifying the key issues in different types of questions and on expected answers from previous papers, and the focus on the diary & logbook and PQSL. Discussions will be held in small groups, each headed by an experienced assessor. Interaction is expected between assessors and candidates. Topics will include both pre- and post contract issues.

With the implementation of the new APC system in July 2011, a general introduction of the QSD Part I and Part II assessment will be provided. Candidates are encouraged to attend the workshop to get familiarize with the new Part I and Part II assessment.

	Date	CPD Code	Topic
1	22 June 2013 (Saturday)	2013026A	QSD APC Workshop 1
2	29 June 2013 (Saturday)	2013026B	QSD APC Workshop 1

Remark **Candidate should attend the workshop either on 22 June 2013 or 29 June 2013.**

Language Cantonese supplemented by English

Fee HK\$150 per person (additional charge of HK\$20 for walk-in)

Deadline One week prior to the event date

Priority QSD Probationers and Students; First-come-first-served

CPD/QSD/2013045

Building Contracts: Employer's Duties, Contractor's Duties and Practical / Substantial Completion



New

Speaker Ms Rachael Guan - senior associate in Hogan Lovells' Projects

Rachael Guan is a senior associate in Hogan Lovells' Projects (Engineering and Construction) practice. She specialises in the preparation of construction and engineering contracts, and in the course of practice has advised in relation to different types of project – commercial buildings, hospitals, schools, roads and power stations.

Date & Venue 7:00 pm – 8:30 pm Tuesday 25 June 2013
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details The construction industry, and the forms of building contract it uses, continues to evolve. Against this backdrop, Rachael Guan, who has both spoken to HKIS before, will present a useful reminder of the core duties a contractor and an employer should expect to have when engaging on a project, and examine approaches taken by a number of Hong Kong and international standard forms. She will conclude with a consideration of the conditions by which practical / substantial completion is deemed to be achieved, which is different in Hong Kong from other common law jurisdictions.

Language English

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

Deadline 18 June 2013

Priority QSD Members; First-come-first-served

CPD/QSD/2013046

Pricing for Soft Landscaping Works



Speakers Mr Stanley Tsui – Project Director of Tak Tai Enviroscope Ltd.
Ms Lam Pak Sin – Horticulturist of Tak Tai Enviroscope Ltd.
Mr. Ivan Leung – Project Director of EDEN Greens Ltd.
Mr. Jimmy Wong – Project Manager of Hong Kong Arboriculture Service Ltd.

Mr Tsui is an accredited Horticulturist (園藝家) and an accredited Arborist (樹藝師) with over 30 years experience in the practice of soft landscaping works. He is a member of the Hong Kong Institute of Horticultural Science. He is also an Accredited Arboricultural Practitioner of the Hong Kong Institute of Landscape Architects and a technician member of the Arboricultural Association.

Ms Lam is an accredited Horticulturist with over 30 years experience in the practice of soft landscaping works.

Mr. Leung and Mr. Wong are Accredited Arboricultural Practitioner of HKILA. They have more than 25 years' experience in the practice of soft landscaping works.

Date & Venue 7:00 pm – 8:30 pm Tuesday 9 July 2013
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details In this talk, the speakers will give a brief on the basic knowledge of soft landscaping works (such as tree survey, tree risk assessment, tree preservation and removal, tree protection, tree felling, preparation works, planting works, transplanting works, tree pruning and maintenance, and establishment works, etc.) contained in the tender documents. The speakers will also share their experience in pricing for soft landscaping works.

Language	Cantonese	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for full time University students (subject to availability)
Deadline	2 July 2013	Priority	QSD Members; First-come-first-served



Land Surveying Division Chairman's Message



Sr Koo Tak Ming LSD Council Chairman

Comments on the Consultation Paper on Adverse Possession

The Adverse Possession Sub-committee of the Law Reform Commission released a Consultation Paper (the Paper) on 10 December 2012, which contained preliminary proposals for reforming the law on adverse possession. The preliminary recommendations of the Sub-committee were made against a background of a deeds registration system (which is a register of documents), as opposed to a title registration system (which is proof of ownership) of conveyancing in Hong Kong.

A reply jointly prepared by the LSD and GPD, was sent to the Adverse Possession Sub-committee on 15 March 2013 to express our views to the Paper and its recommendations. We opined that adverse possession has long been in practice and is legally sound in terms of Common Law and the Basic Law in Hong Kong. We did not object to retaining the law on adverse possession, as it helps protect against stale claims; prevents land from becoming undeveloped and neglected; and prevents hardship in cases of mistake, especially when a squatter has incurred expenditures to improve the land with mistaken boundaries.

However, we consider that given "the surveying and land boundaries in the New Territories," as highlighted in Chapter 4 of the Paper, such problems do exist in Hong Kong as a whole. But the land grant under the Block Crown Lease and the subsequent land grants in the NT have imposed additional constraints on the re-establishment of those land parcels. The DD sheets prepared in 1903 were well within the standard required for land registration in 1900. Disagreements between parties occurred when they failed to recover the necessary documents, misread them, or failed to understand the true intentions of the grant with reference to the parcel clause/plan and the conditions on the ground. One may refer to Practice Guide 40-S3 on the boundaries issued by Her Majesty's Land Registry of England and Wales, which contain relevant legal principles laid down by the court

to answer questions that arise from these "land boundary problems".

We also urge the government to enact legislation to determine land boundaries, which will enable a positive identification of the extent of each land parcel. We strongly believe that good land governance needs the support of an effective land boundary system. Legislation for implementing such a system is necessary to confirm the location of land parcels. We opine that it is of vital importance for the government to take the lead in implementing a legal framework to establish a good quality Determination of Boundaries through Land Surveying Ordinance.

We trust that what the community would not want to see is land development hindered by the mere lack of a properly legalized survey. Be it a piecemeal or district-systematic survey, it could be used to heal the prevalence of discrepancies between the boundaries shown on a DD sheet or New Grant Plan and the physical boundaries on the ground in the New Territories. It must be frustrating that in some boundary dispute cases, the owners may not even know where the boundaries of their land lie, and thus, would not know if their land is in the possession of a third party.

We support the proposal to implement a ten-year adverse possession rule plus a two-year notice requirement provided that the notice is accompanied by a plan with sufficient information to alert the parties involved of the extent of the land being occupied.

The LSD fully agrees that the government should step up its efforts to address the boundary problem in the New Territories by way of a comprehensive re-survey of all land boundaries. The re-survey should aim to recover the intention of the grants for those "problematic lots" and there should be no new boundaries created.

The Land Surveyor and the Law

Sr Edmond CHEUNG, who has extensive experience in preparing land resumption plans for railway projects over the last 15 years, gave a CPD talk on The Land Surveyor and the Law on 7 March 2013. Sr CHEUNG was kind enough to share his presentation with members on our website: http://www.hkis.org.hk/lsd/en/publication_cpd.php.

Further to the CPD, Sr CHEUNG is also willing to share his research with us on the relevant legal principles laid down by the court to answer questions that may arise from "land boundary problems".



Conveyance Described by Very Small Scale Plans – Relevance to Old Schedule Lots of Block Government Leases

Mummery, LJ in *Cameron v Boggiano* [2012] EWCA Civ 157¹ said:

...A mismatch between a clear plan and the actual physical features on the ground is not in itself a reason that could possibly justify ditching the title documents and determining the position of the disputed boundary by reference to the topographical features alone...However, it is well settled that the approach to construction and to the use of extrinsic evidence of topographical features is different when the title documents and plans are not sufficiently clear about the position of the boundary...

Where the lack of sufficient clarity is in a plan marked 'for identification only' it is, in my view, easier to justify regard to the topography to assist in construing the contract/transfer plan than in a case like this where the plan was not so designated and has been prepared as a defining document. Even so, if that document is insufficiently clear to the reasonable layman with the plan in his hand to determine the position of the boundary...the court is entitled to seek assistance on the construction of the plan and title documents by taking account of the topographical features at the relevant date.

...the correct approach is to take the plan to the land and see what, on the face of it, the plan appears to show is intended to be the relevant boundary feature position. Only if, when you do this, you find that you are indeed in difficulties about what the plan is intended to represent can the plan be regarded as ambiguous.

In this case the plan on its own is, in my view, an insufficiently clear guide to the position of such features as the boundaries. The small scale of the plan, the lack of measurements and area size on it or in the other title documents, the thickness of the black lines drawn on it, the rather poorly, even slapdash, pink and blue colouring on a plan based on an OS map that does not fix precise boundaries and its deficiencies as an accurate plan of the area at the time of the transaction make it difficult, in my view, to say that the position of the boundary on the plan is clear and unambiguous. There is no clear or reliable way by which the reasonable layman can know from the plan alone[:] (a) whether the lines marked on it follow actual physical features, such as the back wall...or the drain, or (b) whether they are merely imaginary lines drawn on paper.

The recourse of the reasonable layman to the topography... for enlightenment does not mean ditching the title documents...It is not a case of substituting the physical

features on the ground for the boundaries shown on the plan. It is a matter of sticking with the plan in the hand and, because it is insufficiently clear on the matter of boundaries, to use the topography at the crucial date to inform and to make sense of where the boundaries of what is being transacted.

In the same judgment, Rimmer added:

The transfer transferred the land 'on the attached plan... coloured pink and blue'. It did not say that the plan was 'for the purposes of identification only', a formula that, for the purpose of identifying on the ground the limits of the land transferred, ordinarily gives predominance to the verbal description of the land. It instead identified the land only by reference to the colouring on Plan A and so gave the plan predominance for the purpose of identifying on the ground the limits of what was being transferred...Plan A was not, however, a carefully drawn one. Mummery LJ has... summarised its manifest deficiencies. Given such deficiencies and the apparent absurdity of a construction that attributes to the parties an intention to mark the relevant boundary... the court can, and in my view must, have regard to all admissible evidence with a view to elucidating the true sense of the transfer. Such evidence will not of course include the parties' prior negotiations or their expressed subjective intentions as to the land to be transferred. It will, however, include a consideration of the topography of the relevant land at the time of the transfer. Recourse can be had to such evidence not for the purpose of contradicting Plan A but for the purpose of elucidating the true sense of its uncertain elements...The court's interpretation is ultimately guided by the answer that the reasonable man, armed with the relevant material, would give to the relevant question..

¹ *In Cameron v Boggiano* [2012], EWCA Civ 157, the property purchased by the claimant, according to the contract, was a unit/building at No 7 Choumert Mews. It was coloured pink and the courtyard area in front of it was coloured blue on a plan. The plan was a magnification of a former Ordnance Survey map and based on and scaled up from the Land Registry File Plan. The plan was not slated 'for identification purposes only' and the coloured areas were represented as two simple squares on it. The Court of Appeal held that where the transfer plan was insufficiently clear to a reasonable layman with the plan in his hand to determine the position of the boundary, the Court was entitled to seek assistance to construct a plan and produce title documents by taking into account the topographical features on the relevant date.

LSD Contact Points

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

me at Lsdchairman@hkis.org.hk. 



CONSTRUCTION
INDUSTRY COUNCIL
建造業議會

COMPETITION LAW CUM SECURITY OF PAYMENT FORUM 競爭法暨付款保障方式論壇



Crowne Plaza Hong Kong Kowloon East

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Friday, 3 May 2013

2013年5月3日 (星期五)

此文件關於競爭法暨付款保障方法論壇之宣傳刊物。如有需要索取此文件的中文版本，請致電2100 9042或以電郵至conference@hkci.org與建造業議會秘書處聯絡。





Planning & Development Division Chairman's Message



Sr Raymond Chan PDD Council Chairman

Technical Visit to Shanghai (10-12 April 2013)

The PDD Council has organized a joint technical visit to Shanghai with the HKIS's Mainland Affairs Committee. This visit aims to improve the link between the HKIS and the relevant professionals and authorities in Shanghai.

The PDD Council wishes to learn more about those professionals in Shanghai who are working in a similar capacity to P&D surveyors in Hong Kong. We hope that this visit will help us create more chances for cooperation and the further development of P&D surveyors' professional services in Mainland China.

Secretary-General of the United Front Department Shanghai Committee of Chinese Communist Party (中共上海市委統戰部) Mr Li Qun Ce and its Deputy Director of the Liaison Office Mr Shi Xin visited the HKIS on 27 March 2013 and

was welcomed by the Vice President Sr Vincent Ho, and PDD Council Members. We exchanged views on the recent development of the professional services in Shanghai and Hong Kong. We also discussed the logistics of our technical visit.



Secretary-General of the United Front Department Shanghai Committee of Chinese Communist Party Mr Li Qun Ce (3rd from right) presents a souvenir to Vice President Sr Vincent Ho



Fire Engineering Programmes (Part-Time)

A Professional Pathway Leading to a Recognised Professional Fire Engineer

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Bachelor of Engineering (BEng, Hons) in Fire Engineering

Foundation Degree of Science (FDSc) in Fire Safety Engineering



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Information Seminar

Date & Time : 22 May 2013 (Wednesday), 19:00 - 20:30
Venue : CP3LT2, UG3, ChinaChem Golden Plaza
77 Mody Road, Tsim Sha Tsui East

Online Seat Reservation :

www.scope.edu/seminar/133-29190-B (MSc)
www.scope.edu/seminar/133-29240-B (BEng)
www.scope.edu/seminar/133-29250-B (FDSc)

Application Fee (HK\$140) waiver for on-site programme application

The above are exempted courses under the Non-local Higher and Professional Education (Regulation) Ordinance (reference number 451419, 451418, 451312). It is a matter of discretion for individual employers to recognise any qualifications to which these courses may lead.



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Property & Facility Management Division Chairman's Message



Sr Dick Kwok PFMD Council Chairman


The Hong Kong Quality Assurance Agency recently organized a seminar on "Sustainability in Asset Management," which was open to practitioners who worked as property developers, facility managers, and asset managers. I represented the HKIS in presenting a paper on "Asset Appreciation through Life Cycle Management". There are different definitions of life cycle management, but in my opinion, a greater asset management approach is a life cycle design and maintenance management programme that aims to support all types of decisions and plans for optimizing building management activities throughout the life cycles of all building components. The basic concept is to analyze the individual life cycles of all building components along with the appropriate preventive maintenance plans that attempt to keep a building operating at an optimum level and energy output at all times. In many cases, a combination of life cycle management and asset appreciation strategy (for instance, revamping the tenant mix and carrying out refurbishment works) could significantly improve an asset's value. I also shared with the audience some cases of substantial asset value being inflated by over 50% after the works were completed.

Creative Consulting Group, for making the Conference a successful one. The keen competition this year demonstrated a wide recognition of the QPFMA and shall become a sign of quality in the industry. After the presentation, they will be recognized at an awards presentation banquet on 26 April 2013 at the Holiday Inn Golden Mile Hotel, where the results will be announced. Details of the programme will be available on the website: www.qpfma.hk. This year we are pleased to have the Secretary for the Environment, Mr. Wong Kam Sing, JP, as our Guest of Honor. Don't miss it and register as soon as possible.



The Quality Property and Facility Management Award 2012 (QPFMA 2012) Presentation to the Jury Panel cum CPD Conference was successfully held on 9 March 2013. A total of 26 teams presented in front of the Jury Panel, which included Hon LegCo Member, Mr. Tony Tse; Mr. Au Choi Kai, JP, Director of Buildings; Sr Stephen Lai, HKIS President; Mr. Albert Lee, JP, Deputy Director (Estate Management) of the Housing Department; Professor K.W. Chau, Chair of the Department of Real Estate & Construction at HKU; and Mr. Xu Jian Hua, President of the Guangdong Property Management Industry Institute. The conference was well-received by the 155 registered attendees. Thanks go out to the Jury Panel, the assessors from the HKIS PFMD and HKAPMC, the Organizing Committee, and the PR secretariat,

On 15 March, I joined a meeting organized by the Environmental Bureau titled "Engagement on Green Buildings" with stakeholders from the construction, architectural, engineering, surveying, academic, property management, and developer fields. Representatives from the Environmental Bureau, Housing Department, and Architectural Services Department presented their works, which were attributed to Hong Kong's Green Building movement. Collaboration between different stakeholders is the key to advancing the Green Building movement, and in my humble opinion, it will not happen without being supplemented by incentives from the administration. There is a long way to go, but as a key stakeholder, we, as PFM surveyors, must actively participate in and contribute to the cause to improve our environment and save our planet.

Please note my apologies for a typographical error found in my February Chairman's Message in the last paragraph: "... the Work Group led by Sr Ray Ng," not Sr Ray Chan. 



Quantity Surveying Division Chairman's Message



Sr Keith Yim QSD Council Chairman

Newly Qualified Members' Welcoming Party

The party was held on 8 March 2013 at the Surveyors Learning Centre of the Institute's new premises.

We had the honor of having our President, Sr Stephen Lai, who took time from his hectic schedule, to grace this party by delivering a great speech to our newly qualified members. Other guests included the Vice Chairman and Council Members of the LSD Council.



The party has become one of the major events of the QSD Council during each council year. It provides an opportunity for the Past Chairmen and QSD Council Members to meet our younger surveyors and new faces. In addition, the event has proven to be a good platform for the Council to introduce the function of the various sub-committees to our newer members in the hope of nurturing more young surveyors to participate in the tremendous activities of the various sub-committees. New blood is absolutely required to sustain the Council.




The party was well-received by members and guests. They had a great time participating in all sorts of games organized by the Committee. The highlight of the event was, of course, the lucky draw with the grand prize being an iPad Mini.

I would like to express my gratitude to the Organizing Committee under the chairmanship of Sr Honby Chan. Without its great efforts, the party would not have been so successful. I would also like to thank all the Past Chairmen, Council Members, and newly qualified members, their friends, and families for taking part in this event.



Third Batch of the Assessment Exercise for CECA Qualification

The Council carried out a survey in February 2013. The results were quite encouraging, with more than 100 members expressing their interest in joining the assessment exercise. The Council shall organize a meeting with our

counterpart CECA in due course to discuss the matter further. We shall keep members informed of the latest developments. 



Young Surveyors Group Chairman's Message

Sr Michelle Chung YSG Committee Chairman



HIGHLIGHTS OF THE MONTH

Site Visit to Holiday Inn Express Hong Kong SoHo in Sheung Wan

On 2 March, we recorded the full house registration of 40 members for the captioned site visit. As the Holiday Inn Express SoHo is a hotel project that obtained a Platinum grade under the BEAM Plus assessment, there are many innovative design and energy-saving measures incorporated into the building and its E&M services aspects. We were pleased to have Ir Antonio Chan and Ms Carmen Wong from the REC Green Technologies Co., Ltd. introduce us to the design considerations and technical details of the facility's different energy-saving systems. After the presentation, they took our members on a tour of the different locations of the hotel, including the roof, guestroom, entrance lobby, and building façade, to let them better understand these green features. Most members were very impressed by the chilled headboard and permanent magnet motor fan coil unit, which reduce the loading of the air-conditioning, and by the application of the recycled material, "Starfon". Thanks also go to our own Refeal Leung, Joanmi Li, and Yasmin Cheung for helping to arrange this visit.



Chocolate Tasting

Seventeen young members joined our first social event of chocolate tasting guided by the tutor, Mr Jack Chan. Members tried seven types of raw chocolate from six different countries with a funny game and tasted six types of Belgium handmade chocolate with different fillings. This activity helped them gain an understanding of the relationship between the pricing of chocolate and the origin and percentage of cocoa in each sample. I appreciate the great efforts of our social event conveners, Gigi Mok and Mark Chan, and all the participating members for the success of this event. I look forward to your support and participation again in our forthcoming events.



Stanley International Dragon Boat Championship 2013

Our strong HKIS Dragon Boat team already started the first practice on 9 March at Stanley Beach with members in two full boats. The trainings occur regularly every Sunday. Please refer to the flyer on next page for details.

UPCOMING EVENTS

CPD

CYPG Networking Seminar – Sustainable Cities in 2030

The Hong Kong Coalition of Professional Services (HKCPS) includes professionals from the surveyor, architect, planner, landscape architect, doctor, dentist, lawyer, barrister, accountant, and company secretary professions. The young group has organized a networking seminar on sustainability at the Zero Carbon Building in Kowloon Bay for 13 April. The topics to be discussed include:

- "The Path to Achieving Sustainability: Challenges and Opportunities for Hong Kong" by Ms. Christine Loh, JP, OBE, Under Secretary for the Environment, Government of the HKSAR;
- "HK3030 Campaign: A Vision for A Low Carbon Sustainable City in 2030" by Ir Conrad Wong, Chairman, Hong Kong Green Building Council
- "Economic Sustainability and Integrated Reporting" by Ms. Susanna Chiu, Director of Li & Fung China, President of the HKICPA



Other upcoming CPDs included:

- **20 April:** One-Day Seminar on Contract Management 2013 at the Chiang Chen Theatre, HKPU
- **24 April:** Site visit to Innocentre on Façade Renovation Works
- **10 May:** Principles, Practices, and Procedures of Tendering Process by Sr KC Tang
- **13 May:** Satellite positioning infrastructure and its applications by Sr Simon Kwok (co-organized with the LSD).

Social Events

- **5 April:** Joint university party
- **April/May:** Glass/Ceramics Art-making workshop
- **March to June:** Dragon Boat Training
- **June:** Indoor War Games
- **September/October:** Study Tour

Please find further details of these events from the CPD schedule and separate flyer in Surveyors Times, HKIS e-mail broadcasts, announcements on the YSG website, and our Facebook fan page.

Contacting YSG

For any ideas, advice, and comments on our events or if you are interested in joining us, kindly e-mail us at ysg@hkis.org.hk. You are also welcome to attend our monthly regular meetings, which are held on the second

Monday of each month. The next meeting will be on 8 April at 7pm. Find us on Facebook and give us a LIKE: <http://www.facebook.com/HKISYSG>.

DRAGON BOAT CHAMPIONSHIP 2013

Hot Summer is coming, and our exciting training has just been kicked off! You are invited to make our team stronger! Join us and hit the water together!

Time:

12:30pm-3:00pm, every Sunday
(Race day on 12 June 2013)

Location:

Stanley Main Beach
(next to Hong Kong Sea School)

Fee:

\$300 for HKIS members only
(Price includes uniform)

Contacts:

Ryan Wong

Email: Ryan.wong@ap.jll.com

Telephone: 51912472

Kenneth Wan

Email: kennethwchh@gmail.com

Telephone: 91954766

*For joining please feel free to call / email us.



What is “Hot-tubbing” in expert witnesses? What are the pros and cons of it?



Hon Chi Yi, Ludwig
FHKIS

Introduction

“Hot-tubbing” (“HT”) has slowly crept into the legal proceedings of the northern (e.g. United Kingdom, Europe, USA) and southern (e.g. Australia) hemisphere recently. In the UK, after Lord Justice Jackson’s reviewed civil litigation costs in December 2009, he proposed an HT pilot programme in his final report in 2010.¹ Canada allows judges to force lawyers to serve up their experts in a “hot tub”. Recently, one of my colleagues here in Hong Kong who acted as an expert in a case was instructed by a judge to carry out HT between experts. Hence, from my observations, judges/arbitrators in the UK, USA, Canada, Australia, and Hong Kong are aware that HT may be a useful, common, and potential tool for future expert services.

What is HT?

What, then, is HT? What are its pros and cons? This article shall address them accordingly. Many different articles have defined HT. I list the following as examples:

“Hot-tubbing also known as ‘dueling experts’ or ‘concurrent expert evident’ – is said to focus expert witnesses more on the search for truth, and less on being advocates for the side that hired them. The idea is attracting interest in US arbitration circles.”²

“Hot-tubbing involves experts giving evidence at the same time. They do it in each other’s presence and in front of the judge or arbitrator, who puts the same question to each expert in turn, effectively acting as ‘chair’ of a debate between the experts.”³

“Hot-tubbing or ‘concurrent evidence’ is a method of giving evidence where both experts give evidence simultaneously and the court or tribunal chairs a discussion between them.”⁴

“Hot-tubbing or ‘concurrent evidence’ as it is formally known...whereby experts from both sides of a dispute sit in the dock together, with the judge or arbitrator leading a discussion between them.”⁵

“Hot-tubbing, or ‘concurrent evidence’ giving, is a method of giving evidence whereby both experts of the same discipline give their evidence simultaneously and where the court or arbitrator chairs a discussion between them.”⁶

“Hot-tubbing is legal slang for concurrent expert evidence... involves experts from the same discipline, or sometimes more than one discipline, giving evidence at the same time and in each other’s presence. The experts are sworn in together, and sit in front of the judge, who puts the same questions to each expert in turn, effectively acting as ‘chair’ of a debate between the experts.”⁷

“Hot-tubbing is a procedure for hearing expert evidence that involves multiple experts presenting their evidence at the same time, in a panel format.”⁸

“...process of taking evidence from witnesses in the presence of other witnesses (from both sides of the dispute) and allowing them to engage with each other as to the accuracy of their claims.”⁹

“Hot-tubbing, or ‘concurrent evidence’...involves both parties’ experts sitting in the box with the judge or arbitrator leading a discussion between them. It is a discussion and

1. Van Rhijn J **“Hot-tubbing experts – should lawyers like it?”** Canadian Lawyer Magazine, 2011.
2. **“Hot-tubbing the expert witnesses – the latest Australian import”**, On Contracts, 2010.
3. Burns M, **“Hot Tubbing”** RICS, 2012.
4. Matthew Arnold & Balwin, **“Hot tubbing – Litigation, Mediation & Arbitration – UK”**, 2010.
5. Barry P, **“Hot-tubbing: is it time to take the plunge?”** Navigant, 2011.
6. Matthew Arnold & Balwin, **“Hot tubbing –an update”**, 2011.
7. Healy D, **“Hot tubbing for expert witnesses?”** Pannone Solicitors, 2012.
8. Stephenson A & Barraclough A, **“Expert ease their tensions in the hot tub”**, Project Insights, Clayton Utz, 2005.
9. Professor Jones D, **“The Efficient Arbitration: Party Appointed Experts”** Legal Update, 2011.

*not a cross-examination. The principle is that the experts can tell it how it is and they can talk between/among themselves and ask questions each other...*¹⁰

In short, instead of the existing/old-fashioned process in which each expert is examined and cross-examined, the oral evidence is concluded, the expert leaves the witness box, and the next expert steps up, HT provides a proactive discussion between/among experts by way of a procedure in which the evidence by all experts is presented simultaneously before the judge/arbitrator conducts a full discussion of it. Sometimes a question over a single issue is asked by the judge/arbitrator for open discussion between/among the experts so that they could arrive at a final and accurate conclusion.

Pros of HT

1. As it gives experts a definite role in a trial by enabling them to ask each other questions and respond to each other's opinions, this may fully assist the court in understanding and appreciating the technical stuff.¹¹
2. It saves time and, thus, costs.¹²
3. Experts are more likely and properly to assist the court/arbitrator to resolve disputes.¹²
4. It encourages open and frank discussions that may assist in resolving disputes.¹³
5. There are more chances for experts to exchange their honest opinions with their professional colleagues in the same discipline during challenges.¹⁴
6. The exchange of questions between experts often allows an issue to be explored in greater detail until it is clear to everyone.
7. It is easier for an expert to concede a fact without losing face and credibility.¹⁵
8. More extreme views are usually moderated when experts need to justify their opinions.¹⁵
9. It is easier for a judge to recall and understand the positions of both experts by hearing the evidence simultaneously and sequentially, but not separately.¹⁵
10. After the process, both parties understand more clearly the strengths and weaknesses of their positions, which may be conducive to a more amicable and earlier settlement.¹⁵

Cons of HT

1. If experts do not know or respect each other or if an expert does not act in good faith, this approach may not work well.¹²
2. Time may be wasted if the experts go around in circles or digress from the relevant issues, thereby losing control over the proceedings.^{12, 13}

3. An expert may lose his concentration or fear being cross-examined.¹²
4. A single expert may be able to manipulate a discussion if he/she has a greater knowledge of a particular topic than all the other experts.¹²
5. One's ability as an advocate could play a greater role in a case than one's expertise.
6. Key evidence the expert considers important may be missed without a formal examination and cross-examination process.¹²
7. It limits the parties and the respective counsels' opportunities to scrutinize the experts on their respective opinions.¹⁵

What shall go next?

It may be premature to presently declare that HT leads to a reduction in both time and money in litigation and arbitration. This may require examining more cases that adopt HT instead of the traditional process and making comparisons afterwards. Furthermore, if HT is adopted after/in addition to the formal and traditional examination and cross-examination, it could be even more costly than the traditional process.

Still, all parties, including the experts, judges, and arbitrators, should properly embrace the purpose of hot-tubbing, which is to get to the root of the issues between the parties in a constructive, but not combative, manner.¹³ In my opinion, regardless if HT will be more commonly adopted, experts should be continually invited to testify themselves under traditional or HT means, which both require a high degree of maturity and professionalism that an expert is expected to exhibit.

Finally, it is clear that HT allows judges or arbitrators to draw upon a diverse range of expertise and experiences in order to address the key issues of a dispute effectively and amicably. I reckon that all of us prefer to avoid disputes, but, nevertheless, it is unlikely for any project to come without them. Hence, whether litigation proceeds traditionally or through HT, expert witnesses will continue to be an invaluable part of it to assure a helpful and successful settlement. ■

10. Blamire-Brown C, "Fancy a dip in the hot-tub?" Magazine Comment, Building, 2010.

11. Supra Burns M.

12. Supra Matthew Arnold & Baldwin.

13. Supra Barry P.

14. "Hot tubbing in Australia, the United Kingdom, Canada and the United States", Smith International Law, 2011.

15. Supra Stephenson A & Barraclough A.

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How do we balance between development and conservation?

Sr Olivia Tsang

Whenever we talk about conservation, we tend to immediately think of its consequences, such as constraints on re-development. But is it true that we cannot conserve our valuable historic buildings while also transforming the surrounding area into something economically useful?

A seminar titled, "How do we balance between development and conservation?" was held on 14 March. The Speaker, The Honourable Tony Tse Wai Chuen, Legislative Councillor in the Architectural, Surveying and Planning sector, highlighted some successful conservation projects in Hong Kong, namely One Wan Chai, 1881 Heritage, Wing Lee Street, and Central Market. Most of these cases had been or would be revitalized for other adaptive uses. Apart from local examples, Tony also shared

revitalization examples in other countries, like the former Tokyo Station in Japan. To encourage more private sector participation in conservation, he suggested transferring development rights. Last, but not least, he encouraged general practice surveyors to engage with their communities more actively and provide more professional opinions on conservation.



Visit to the JingAn Kerry Centre, Shanghai

Sr Iris Lee, Chairlady of Shanghai Forum

A half-day CPD event was held on 16 March 2013 (Saturday) for HKIS members in Shanghai. With the kind arrangement of Mr. William Chan, Executive Director of Kerry Properties Limited, a group of more than 40 professionals from the HKIS and HKIA visited the JingAn Kerry Centre on Nanjing West Road. The locale is a comprehensive development with a GFA of about 450,000m². Designed by KPF with Wong & Quayang as the Executive Architect, the project comprises a super high-rise tower with a Shangri-La Hotel cum Grade A office; an office tower; a retail podium; a retail basement; and a car park. The project will be completed in June 2013.

For this social gathering of real estate professionals working in Shanghai, lunch was arranged before the project visit. About 25 participants joined the luncheon at a Japanese restaurant. Everyone was so busy eating and chatting that we forgot to take photos during the meal.

After lunch, the CPD event started with a visit to the "Experience Centre" at the old Kerry Centre. We then walked to the new office tower sample floor where William gave us a talk. He introduced the use of PMIS in the Project, which is a useful tool for process control and documentation. All submissions, amendments, and approvals have to be made via the system to ensure that they are properly handled on time. William mentioned that the investment in this system was minimal when compared to its construction cost, which was nearly RMB4 billion. The advantages of having the system have outweighed its costs.

William also shared with us his key notes for large projects: never think that it is just another large project; it is a complex project that demands devotion and a vision of the future. As projects in China are often large-scaled, people may easily overlook the uniqueness of each project, each organization, and each team.

Apart from William, we also invited Ms May Lok, Head of the Commercial Relations Division of the Hong Kong Economic and Trade Office in Shanghai, to introduce the work of SHETO in Shanghai. We look forward to having more collaboration between SHETO and the HKIS for the benefit of our members based in Shanghai.

After the talk, we toured the construction project, which is nearing completion. William invited us to visit Kerry Centre again when it opens in June. To that, we say, "Why not?"





Sports and Recreation Committee Chairman's Message



*Sr Lesly Lam Chairman
leslylam@hkis.org.hk*

For those members who are interested in participating in various Sports Teams and Interest Groups managed by the Sports and Recreation Committee, please contact me at the above e-mail address or Ms Donna YU at cpd@hkis.org.hk / tel no.: 2526 3679 to register.

Surveyors band S!R Band Show @ Grappa 2013 with Professional Bodies

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

Bandmates: Jeffrey Wong / John Lau / Philip Tse / Alison Lo / Jerry Chau / Michelle Chung / Chris Mook / William Lai / Lesly Lam / Peter Dy / Kenny Chan / Jasper Chan



The surveyors' band, S!R, won big applause again during the annual joint professional bodies band concert. More than 200 VIPs, guests, and members of the Institute and other professional bodies came to enjoy the band sing for three hours. It was one of the most memorable nights for members and the Institute. Most importantly, our beloved President, Sr Stephen Lai, sang with us.

S!R was established in 2010. Although their day jobs were busy, all bandmates were in good spirits and kept practicing after work at night from 10pm every week for the performance.



Joint Professional Tennis Tournament on 3 March 2013

Team Captain: Harry Jan and Sunny Chan

The Joint Professional Tennis Tournament was successfully held on 3 March 2013 (Sunday). The HKIS Tennis Team showed significant improvement and had a good chance to be the 2nd runner-up in the competition against teams of dentists, doctors, and lawyers. Finally, we achieved a good result as 3rd runner-up in the Joint Professional Tennis Tournament. Well done and keep it up!





HKIS Golf Team – 9th Joint Professional Golf Tournament (JPGT) on 6 March 2013

Team Captain: Sr TT Cheung / HKIS Golf Society

The HKIS hosted the 9th JPGT amongst the accountants, architects, dentists, doctors, lawyers, and surveyors. The event was successfully held on 6 March 2013 at the Kai Sai Chau Public Golf Course. Each team comprised 22 competition members. The format of play was NNP. The team with the highest score became the overall champion.

Team Captain Sr TT Cheung is very pleased to inform you that the HKIS Golf Team won the championship in this tournament. This is the first time the HKIS has captured the title in team competition against the other professional bodies. All teammates were united and performed very well. The team roster for the tournament was:

TT Cheung (Captain)

Eric Au (QS), Alnwick Chan (GP), George Chan (BS), Henry Chan (LS), Raymond Chan (BS), Nelson Cheng (QS), Paul Cheung (GP), Leslie Ha (BS), Daniel Ho (QS), Freddy

Hung (BS), Andrew Kam (GP), Baldwin Ko (GP), Gabriel Lam (QS), Oliver Law (GP), James Law (BS), Joseph YK Lee (QS), Jonathan Li (GP), Rock Tsang (GP), Kant Tsang (BS), Jesse Wong (QS)

Thank you for supporting the HKIS's work in the Organizing Committee this year. It will remain the host of the JGPT 2014. Let's work hard to defend the title.

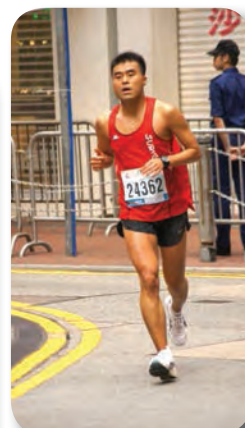
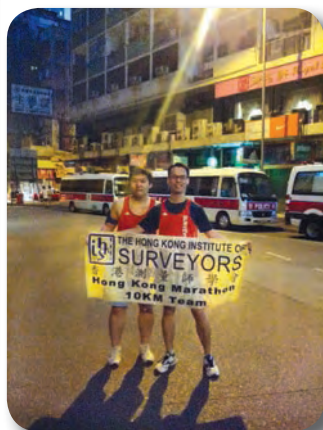


HKIS Running Team in the Hong Kong Marathon 2013 – Superb Results!

Team Captain: Sr Lesly Lam

The Institute formed a very strong running team with about 100 runners to join the 2013 Hong Kong Marathon held on 24 February 2013. With a new set of eye-catching team singlets, we gave a superb performance and achieved many

good results in the 10km Run, the Half Marathon (21km run), and the Full Marathon (42.195km run). The best results are still being consolidated and will be listed soon.



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



Gasoline

Caltex Starcard

From now till 30 April 2013, HKIS members and also their family members, who have never applied Star Card OR StarCard holders who had no transaction record in the past six months, can enjoy an attractive discount of HK\$1.8 per litre everyday in gasoline purchases. 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.

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.

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.

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

Date	Event	Organiser	Location
2013			
Apr 25	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
May 6-10	FIG Working Week 2013	FIG	Abuja, Nigeria
18-21	The 17 th Pacific Association of Quantity Surveyors Congress	CECA	Xian, China
23	HKIS General Council Meeting	HKIS	Board Room, HKIS
23	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
23-24	第八屆京港澳測繪技術交流會	HKIS, HKIES, PolyU LSGI	Hong Kong Polytechnic University
Jun 10	HKIS Diploma Presentation	HKIS	Hong Kong Jockey Club
27	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Jul 25	HKIS General Council Meeting	HKIS	Board Room, HKIS
25	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Aug 22	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Sep 14	HKIS Annual Conference 2013	HKIS	Conrad Hong Kong
26	HKIS General Council Meeting	HKIS	Board Room, HKIS
26	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Oct 24	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Nov 4	HKIS Annual Dinner 2013	HKIS	Grand Hyatt Hong Kong
28	HKIS General Council Meeting	HKIS	Board Room, HKIS
28	HKIS Executive Council Meeting	HKIS	Board Room, HKIS
Dec 13	HKIS Annual General Meeting	HKIS	SLC, HKIS

For details, please visit www.hkis.org.hk or contact the HKIS Secretariat on 2526 3679. Board Room, HKIS = Board Room, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong. SLC, HKIS = Surveyors Learning Centre, Room 1207, 12/F., Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong.



HKIS New Office Opening Ceremony

