

# SURVEYORS

測量師時代  
Times

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## HKIS 2012-2013 General Council

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## Save the Environment Subscribe Electronic Version

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Please act now. Simply fill out your personal information below and return the slip to the HKIS Secretariat by fax at 2868 4612 or e-mail at steditor@hkis.org.hk if you would like to help us reduce the amount of paper we use.

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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*

A recent survey conducted by the HKIS indicates that over 70 per cent of the responding surveying firms faced shortage of surveying professionals in the past year. In light of a slew of new policies concerning land supply, urban renewal and building safety, in addition to a number of infrastructure projects in the development pipeline, some 70 per cent of the respondents said they expect an increase in workload over the next six months.

The shortage of surveying professionals will be exacerbated when construction of major resorts in Macau is in full swing and China's real estate development picks up speed shortly. As a result of a stronger demand from Hong Kong as well as our neighbouring regions for surveying professionals, about 75 per cent of the respondents said they would hire more staff in the upcoming six months, such as entry-level staff of assistant surveyor grade and more experienced surveyors with three to five years' experience.

Based on the findings, it is undoubtedly that surveyors will now find more work opportunities not only in Hong Kong but also Macau and the Mainland. But it also suggests that we need to set out plans to boost the supply of surveyors by training up more young surveyors as well as encouraging more young people to join this profession. In fact, encouraging young people to join the surveying profession and giving them support in the early stage of their career have always been the main objectives of the HKIS, which are crucial in maintaining an adequate supply of talent in the industry. One way of doing it is offering scholarships to outstanding surveying students.

On 31 May 2013, I attended the QS scholarship presentation ceremony as the President of the HKIS. I congratulated the awardees again and thanked the guests, sponsors, and

our Quantity Surveying Division for making the scholarship presentation ceremony a successful one. I look forward to offering more scholarships and awards to students in order to encourage talented and committed students to pursue a career in the surveying profession.

The Urban Renewal Authority (URA) conducts independent valuations of properties in each and every redevelopment project to ensure the objectivity. In order to provide a more broad-based, objective, and credible valuation of the HPA, the URA has adopted a new method for appointing consultant companies for valuations. It has recently selected seven of them by administering ballots by independent third parties.

The HKIS was invited to attend the balloting process as well as to assess the unit rate of the notional seven-year old replacement flat (the "Notional Unit Rate") for calculating the HPA for the Kowloon Road/Kiu Yam Street and Tung Chau Street/Kweilin Street Demand-Led Redevelopment Project. The balloting was conducted on 24 April 2013, and I attended it on behalf of the HKIS. Seven valuers were chosen and their names were made public.



On 16 May 2013, I represented the HKIS at the first meeting on the "Alliance for Sustainable Development", together with the representatives from The Association of Consulting Engineers of Hong Kong, The Hong Kong Institute of



Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Landscape Architects, Hong Kong Construction Association, the Hong Kong Federation of Electrical & Mechanical Contractors and Hong Kong Green Building Council. During the meeting, we shared our views and suggestions about the opportunities and challenges about sustainable development.

The 8th Beijing Hong Kong Macau Geomatics Conference was successfully held from 23 to 24 May 2013 at the Chiang Chen Studio Theatre, Hong Kong Polytechnic University. The conference was organised by the HKIS, The Hong Kong Institution of Engineering Surveyors and Hong Kong Polytechnic University; and co-organised by the Department of Cartography and Cadastral Survey Services of the Government of the Macau SAR and the Beijing Institute of Surveying and Mapping.



The theme of the conference this year was "New Surveying Technology and Building a Smart City", which focused on the latest surveying technologies demanded from the ever-changing and growing building, construction and development community. It was a very important event that allowed us to share our experiences and strengthen our relationships with our counterparts and neighbouring cities on the mainland. I would like to take this opportunity to thank the Organising Committee of the Conference.

The 17th PAQS Congress was held in Xi'an on 20-21 May 2013 at Renmin Square Hotels in Xi'an. The event this year was organised by China Engineering Cost Association (CECA), which is also a full member of the Pacific Association of Quantity Surveyors (PAQS) and the International Cost Engineering Council (ICEC). A group of delegates representing the HKIS, including Sr TT Cheung, past HKIS President, Sr Keith Yim, QSD Council Chairman, and myself, attended the two-day conference. The event was made a success by the active participation of all attendees and that somehow exerts pressure on us as the host next year to be able to deliver another remarkable industry-wide event to mark our 30th anniversary.



Prior to the opening of the 17th PAQS Congress, Mr Chen Zhong, Chief Engineer, The Ministry of Housing and Urban-Rural Development, met with the Chairmen of the PAQS member Institutes (including the HKIS) and had a cordial conversation with them.

在亞太區工料測量師協會第十七屆年會開幕前，住房和城鄉建設部總工程師陳重先生接見了出席本屆亞太區工料測量師協會的各成員國（包括香港測量師學會）主席，並與他們進行了親切交談。



Finally, I would like to mention our Annual Conference 2013, of which the topic is "Evolving Hong Kong – Infrastructure and Property Development". It is scheduled on 14 September 2013, and all members are encouraged to attend.

Sr Stephen Lai  
President

香港測量師學會最近的一項調查顯示，在過去一年，超過百分之七十的受訪測量師行出現人手短缺的情況。然而，政府近年推出了多項關於土地供應、市區重建和樓宇安全的新政策，再加上多項進行中的基建項目，有百分之七十的受訪測量師行預計在未來六個月的工作量將有所增加。

另一方面，隨著澳門多個主要大型度假酒店項目和內地房地產開發步伐提速，測量行業之人手將更見短缺。由此可見，香港和鄰近地區對測量專才的需求殷切，因此，約有百分之七十五的受訪測量師行表示將於未來六個月增聘人手，以助理級測量師及擁有三至五年經驗的測量師為主。

香港和鄰近地區的建造及房地產業興旺，專業測量師工作機會處處，但調查結果亦顯示出學會有需要加大力度，更積極培訓新晉測量師，以及鼓勵更多的年青人加入測量專業，從而推動測量專業人才之持續供應。而事實上，鼓勵年青人加入測量專業以至在他們事業初期給予支持，既是學會主要目標之一，也確保了行業有充足的人才供應。學會其中一個鼓勵年青人加入測量專業的方法之一，便是頒授獎學金予表現出色的測量學系學生。

在 2013 年 5 月 31 日，我以學會主席身份出席了工料測量組獎學金頒獎典禮。在此，我再次祝賀所有獲獎者並感謝各位嘉賓、贊助商、以及工料測量組的參與，令活動得以成功。我期待有更多的獎學金活動，吸引人才及有志投身之學生加入測量專業。

市建局在進行重建前，都會聘用獨立估值師，獨立為每個受重建影響之項目進行估值，以確保客觀公正。為使重建項目估值更具客觀性、基礎更闊和更具公信力，市建局最近還優化了現有估值師的聘任機制，改以抽籤方式，從認可估值服務供應商名單中，隨機抽出獨立估值師。於 2013 年 4 月 24 日，我便代表了香港測量師學會出席了市建局為九龍道 / 僑蔭街及通州街 / 桂林街需求主導重建項目進行的抽籤儀式，見證市建局以公平公正的抽籤方式，選出了七間獨立測量師行。此外，學會還獲市建局邀請為該項目「同區七年樓齡的單位價格」進行評估，而獲委任的七間測量師行名稱亦已於較早前公佈。

2013 年 5 月 16 日，我代表了香港測量師學會出席有關「可持續發展聯盟」的會議。出席會議的專業團體包括香港建築師學會、香港工程師學會、香港園境師學會、香港建造商會、香港機電工程商聯會、香港顧問工程師協會及香港綠色建築議會之代表等。在會議上，我們就可持續發展的所帶來的機遇和挑戰，交流了多項意見和建議。

第八屆京港澳測繪技術交流會於 2013 年 5 月 23 至 24 日香港理工大學蔣震劇院成功舉辦。香港測量師學會、香港工程師學會和香港理工大學土地測量及地理資訊學系為今屆會議主辦單位，並且由北京測繪學會和澳門特別行政區政府地圖繪製暨地籍局協辦。本屆會議的主題是「測繪新科技與智慧城市建設」，建造及房地產開發行業發展迅速，技術要求不斷提昇，故會議的焦點便落在最新的測繪技術上。這個交流會意義重大，使我們能夠彼此分享彼此的經驗，並加強我們與同行及中國鄰近城市的關係。我想藉此機會感謝交流會的籌委會。

亞太區工料測量師協會第 17 屆年會 (PAQS) 於第 2013 年 5 月 20 至 21 日西安市索菲特西安人民大廈舉行。今年會議由亞太區工料測量師協會和國際成本工程理事會 (ICEC) 的正式成員、中國建設工程造價管理協會主辦，而香港測量師學會代表團，包括前會長張達棠測量師、工料測量組主席嚴少忠測量師及本人，代表學會出席為期兩天之會議。今屆的亞太區工料測量師協會年會獲出席者踴躍參與，舉辦得相當成功。學會作為下屆主辦單位，亦感受到一定壓力，本人很希望下屆年會同樣能辦得有聲有色，為學會成立三十周年誌慶，錦上添花。

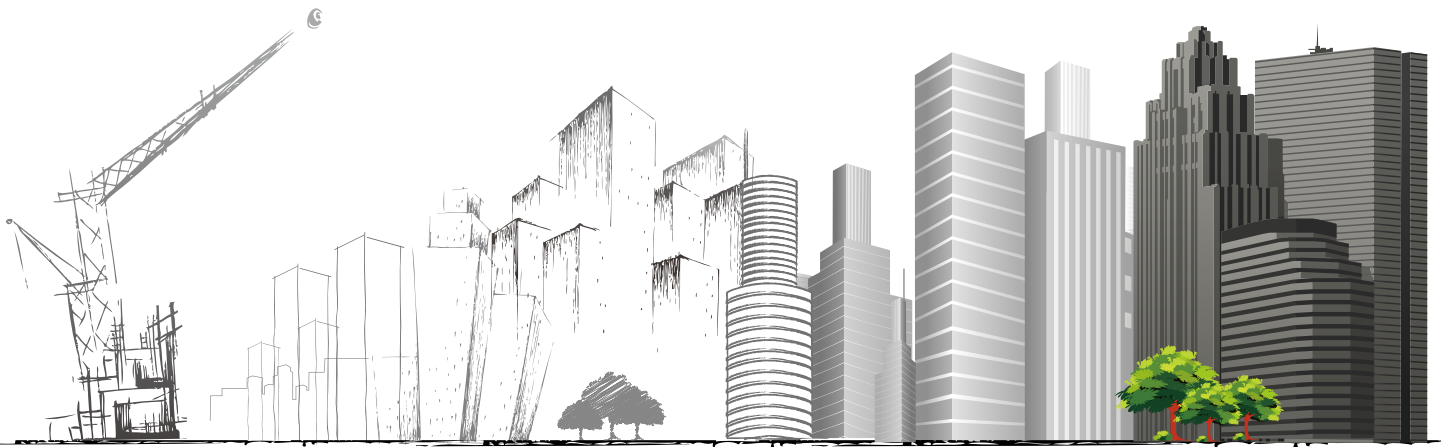
最後，值得一提的是，本年度學會的周年研討會將於 2013 年 9 月 14 日舉行，並以「蛻變中的香港：基建及物業發展」為主題，我在此鼓勵各會員積極參與。

賴旭輝測量師  
會長



THE HONG KONG INSTITUTE OF  
**SURVEYORS**

香港測量師學會



# HKIS ANNUAL CONFERENCE 2013

## Evolving Hong Kong – Infrastructure & Property Development

### ■ About Conference

The Conference aims to provide a unique opportunity for real estate and construction professionals to review and explore the challenges and opportunities arising from the infrastructure and property development in Hong Kong and also serves as an important platform for industry stakeholders to exchange their experiences and views.

**Date:** 14th September 2013 (Saturday)  
**Time:** 0900 - 1700  
**Venue:** Grand Ballroom, Conrad Hong Kong,  
Pacific Place, 88 Queensway,  
Hong Kong

### ■ Enquires:

Conference Secretariat  
Ms Crystal LEE / Ms Jocelyn KWOK  
**Tel:** 3159 2900  
**Fax:** 2372 0490  
**Email:** crystal.lee@creativegp.com /  
jocelyn.kwok@creativegp.com  
**Website:** <http://www.hkis.org.hk>

### ■ Registration Fee

Early Bird:	<b>HK\$1,300/head</b>
Member of HKIS & Supporting Organisation:	<b>HK\$1,500/head</b>
Non-member of HKIS:	<b>HK\$1,800/head</b>
Student:	<b>HK\$200/head</b> - Full Day; <b>HK\$100/head</b> - Half Day, lunch is not included

#### Remarks:

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

# SAVE THE DATE



## Discussion Forum on Alternative Routes to Membership

A forum organized by the General Council (GC) and Board of Membership (BOM) was held on 22 May 2013 (Wednesday) to introduce and collect views from HKIS members on the proposed Alternative Routes to Membership before proceeding to the necessary amendment of the Bye-laws by resolution at an Extraordinary General Meeting. Attended by over 50 members, the forum began with a presentation by the Chair of the BOM, Sr Prof Barnabas Chung, followed by an informative discussion of the proposal. The views collected at the forum will be relayed to the GC for its consideration before proceeding further.



### Background

The HKIS is the only recognized professional body in Hong Kong to represent surveyors. However, it does not represent everyone in the surveying profession. There are many other non-surveying professionals who also perform surveying functions and operate at both the professional and technical levels. It would be desirable if the HKIS can welcome suitable professionals into its ranks so that the Institute can more fully and proudly speak for the surveying profession as a whole.



Many of these non-surveyors who perform surveying functions have skills that are commensurate with those of the professional or technical members of the HKIS. Many also excel at their work with well-established expertise and experience in the surveying industry.



In a nutshell, the HKIS needs to strengthen its membership base to enhance its representation of surveying professionals in Hong Kong. The current routes to membership are only through reciprocity and APC. The current proposal is to admit those professionals who meet certain criteria as HKIS members. The new route is only available to mature applicants who are experienced practitioners in the surveying profession. The eligibility of applicants will be governed by the GC, while their competence will be assessed by the BOM.

### The Proposal

We propose to amend the Bye-laws to provide for additional alternative routes to HKIS membership at both the professional and technical levels so that the Institute can recruit those practitioners in the surveying industry who are qualified, but otherwise not eligible, under the existing provisions. The proposed routes to membership by experience intend to cater to mature candidates who have proven industrial experience in the surveying profession and share the same career commitments and aspirations as our current members.

*The BOM Chair, Sr Prof Barnabas Chung and the HKIS Hon Secretary, Sr Edward Au, host the discussion forum on the proposed Alternative Routes to Membership*

## Comparison of the Admission Routes to Professional Membership

Admission Route	By Reciprocity	By Training and Assessment	By Experience and Assessment
<b>MHKIS</b>	<b>BL 2.3.4</b>	<b>BL 2.3.5</b>	<b>New BL 2.3.6</b>
	21 years of age	21 years of age	30 years of age
	Corporate members of recognized professional bodies	Holders of graduate degrees; or AMHKIS	Corporate members of commensurate professional bodies
	1 year of post-qualification surveying practice	2-3 years of professional training	3 years of post-qualification surveying practice
	Professional interview	APC	Professional interview

## Comparison of the Admission Routes to Technical Membership

Admission Route	By Reciprocity	By Training and Assessment	By Experience and Assessment	
<b>AMHKIS</b>	<b>BL 2.4.1</b>	<b>BL 2.4.2 and 2.4.3</b>	<b>New BL 2.4.4</b>	
	21 years of age	21 years of age	30 years of age	
	Technical members of recognized professional bodies	Holders of graduate degrees or cognate sub-degrees	Corporate members of commensurate technical bodies	Relevant technical appointments in the civil service or equivalent
	1 year of post-qualification surveying practice	1-2 years of technical training	3 years of post-qualification surveying practice	5 years of practice with 1 year at the senior level
	Assessment interview	APC	Assessment interview	

## Assurance of Professional Competence

The proposal should not open a floodgate to unqualified or underqualified candidates, as the Institute enforces a very stringent admission procedure.

2.4.5, the determination of what constitutes a recognized or commensurate professional or technical body, an approved or relevant academic qualification, a relevant technical appointment, and a senior level rests with the GC.

## Censorship by the GC

In accordance with the amended BL 2.3.7 and the new BL

The following admission criteria will be subject to approval by the GC.

Divisions	Commensurate Professional Body	Commensurate Technical Body	Relevant Civil Service Appointment
BSD	HKIA, HKIE	ICW, HKICM, CIOB	Assistant Clerk of Works, Building Safety Assistant, Building Safety Officer, Survey Officer (Building), Technical Officer (Architectural), Works Supervisor
GPD	Nil	Nil	Survey Officer (Estate), Valuation Officer
LSD	Nil	HKIES	Survey Officer (Lands), Surveying Officer (Engineering)
PFMD	Nil	HKIH, CIH, BSOME	Housing Officer, Property Officer
PDD	HKIP	Nil	Survey Officer (Planning)
QSD	HKIE		Survey Officer (Quantity)

## Implications

Where no commensurate professional or technical body has been identified for the relevant divisions, the proposed new routes to membership will not affect these divisions. It is, therefore, expected that the BSD, PDD, and QSD may attract some professionals who already participate in their respective practices to join the HKIS.

Similarly, the proposal may attract some members of certain technical bodies and those with senior technical appointments in the civil service to help expand our technical membership base. This is essential to the HKIS, as a lack of a strong pool of technical members makes it harder for the Institute to convince the government to recognize our technical qualification, AMHKIS.

## Processing by the BOM

All applications for membership by experience must satisfy the same criteria as that by reciprocity

### Applications for MHKIS under the new BL 2.3.6

- Subscription by 4 corporate members with at least 1 fellow, all from the same division
- 1 of the 4 subscribers must have worked for at least 2 years with the applicant
- No more than 2 of the 4 subscribers can come from the same organization
- Plus Submission of a Summary of Engagement in Hong Kong's surveying practice
- All applications will be vetted and professional interviews conducted by the relevant DMC
- Final processing by the BOM for approval or rejection

### Applications for AMHKIS under the new BL 2.4.4

- Subscription by 4 corporate members from the same division
- 1 of the 4 subscribers must have worked for at least 2 years with the applicant
- No more than 2 of the 4 subscribers can come from the same organization
- Plus Submission of a Summary of Engagement in Hong Kong's surveying practice
- All applications will be vetted and assessment interviews conducted by the relevant DMC
- Final processing by the BOM for approval or rejection

## Proposed Amendments to Bye-laws Part II Membership

(1) Add new Bye-Law 2.3.6:

2.3.6 Those persons who are at least 30 years of age and are corporate members of such professional bodies as the General Council may be, from time to time, recognized as holding commensurate status and, having been engaged in the surveying profession in Hong Kong for a minimum of three years since attaining corporate membership in the commensurate professional body, as aforesaid, may be admitted as Members. The GC may, at its discretion, require a candidate to submit to a professional interview administered by the Board of Membership.

(2) Amend Bye-Law 2.3.7 by replacing "a recognized professional body" with "a recognized or commensurate professional body".

(3) Delete Bye-Law 2.4.4 and add new Bye-Laws 2.4.4 and 2.4.5:

2.4.4 Those persons who are at least 30 years of age and:

- (a) who are corporate members of such technical bodies as the GC may, from time to time, be recognized as holding commensurate status and, having been engaged in the surveying profession in Hong Kong at the technical level for a minimum of three years since attaining corporate membership in the commensurate technical body, as aforesaid, or
- (b) who have been engaged in relevant technical appointments in the civil service or equivalent for a minimum of five years with at least one year at a senior level...

...may be admitted as Associate Members, although the GC may, at its discretion, require a candidate to submit to an assessment interview administered by the Board of Membership.

2.4.5 In determining what constitutes a recognized professional body, a commensurate technical body, an approved or relevant academic qualification, a relevant technical appointment, and a senior level for the purpose of this Bye-Law, the GC's decision shall be final.

### Correction

The QS Division's Fellow member, Sr LAU Chung-yip, Anthony, was incorrectly identified as a member of the GP Division in the last issue. We apologize for any inconvenience caused.



**THE HONG KONG INSTITUTE OF SURVEYORS  
DISCUSSION FORUM ON  
HKIS AND RICS MEMORANDUM OF  
MUTUAL RECOGNITION OF MEMBERSHIP**

**All HKIS Corporate Members** are cordially invited to attend a forum organised by the HKIS/RICS Liaison Committee for discussion of the future of the mutual recognition of membership between HKIS and RICS.

Date: 24 June 2013 (Monday)  
Time: 7.00 pm to 8.30 pm  
Venue: Lecture Room, Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

**Background**

A Memorandum of Mutual Recognition of Membership (MMRM), which was signed between the HKIS and RICS on 14 November 2005 and superseded the former Co-operation Agreement made between HKIS and RICS on 30 November 1998, provides mutual recognition of memberships of the two institutes. For details of the MMRM, please refer to the HKIS website at [http://www.hkis.org.hk/en/hkis\\_abouts\\_reciprocity.php](http://www.hkis.org.hk/en/hkis_abouts_reciprocity.php).

Over the past years, it has been observed that there have been many structural changes in the RICS membership and its admission routes and procedures, which deviate from our mutual expectation. Changes in the reciprocity policy of RICS have also been a cause of concern by HKIS members.

This Forum aims to discuss the operation of the existing MMRM and collect views from members for the HKIS to formulate its views having regards to:

1. The MMRM is now obsolete and there is a need for a review.
2. The impact of "alternative routes to membership", which is a separate issue to be discussed amongst members at a forum on 22 May 2013.
3. Initial thoughts of the Executive Committee, Divisions and the Liaison Committee to dispense with the current MMRM.

Should you wish to attend the Forum, please complete the registration form below and return to the HKIS Secretariat by email to [cpdreg@hkis.org.hk](mailto:cpdreg@hkis.org.hk) or by fax at 2868 4612 on or before 21 June 2013.

**Discussion Forum on  
HKIS and RICS Memorandum of Mutual Recognition of Membership  
24 June 2013**

**Registration Form**

To: **HKIS Secretariat (Fax: 2868 4612 / Email: [cpdreg@hkis.org.hk](mailto:cpdreg@hkis.org.hk))**

I wish to attend the captioned Forum and my particulars are as follows:

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

HKIS no.: \_\_\_\_\_ Grade of membership: F , M

Division: BSD , GPD , LSD , PDD , PFMD , QSD

Contact tel.: \_\_\_\_\_ Fax.: \_\_\_\_\_ E-mail.: \_\_\_\_\_

Notes: (1) Registration is on a first-come-first-served basis.  
(2) No separate confirmation of registration will be issued. Members will only be contacted if there are no seats available.

## Council Members Reaching Out

3 May 2013	RICS Hong Kong Annual Conference 2013	Sr Vincent Ho
6-8 May 2013	International Valuation Standards Council Meeting 2013	Sr K K Chiu
7-11 May 2013	World Association of Valuation Organisations Meeting 2013	Sr Edward Au
9 May 2013	Building Division Annual Dinner of the Hong Kong Institution of Engineers	Sr Stephen Lai
9 May 2013	Monthly Thursday Luncheon organised by Executive Council Secretariat	Sr Stephen Lai
9 May 2013	Integrate 2013 cum Annual Dinner of the Hong Kong Chapter of IFMA	Sr Dick Kwok
10 May 2013	Stage 1 Community Engagement: Planning and Engineering Study for Housing Sites in Yuen Long South - Investigation organised by Planning Department	Sr Raymond Chan
11 May 2013	Community Mediation Forum jointly organised by the Law Society of Hong Kong, Joint Mediation Helpline Office Ltd, Hong Kong Mediation Council and Hong Kong Mediation Centre	Sr Lam Kwok Wing
14 May 2013	Lunch meeting with Secretary for Development	Sr Stephen Lai Sr Simon Kwok Sr Vincent Ho Sr Edward Au Sr Gary Yeung Sr Robin Leung Sr Francis Ng Sr Koo Tak Ming Sr Raymond Chan Sr Dick Kwok Sr Keith Yim Sr Serena Lau
18-21 May 2013	The 17th Pacific Association of Quantity Surveyors Congress	Sr Stephen Lai Sr TT Cheung Sr Prof. Anita Liu Sr Keith Yim Sr Paul Wong Sr Dr Paul Ho Sr Francis Leung Sr Joseph Chong Sr K C Tang Sr Thomas Ho Sr Daniel Ho Sr Jesse Wong Sr Dr Ellen Lau Sr Dr Mei Yung Leung Sr Antony Man Sr Raymond Kam
22 May 2013	Consultation Meeting on "Tree Management" organised by Development Bureau	Sr Chau King Man
27 May 2013	Zero Accident Declaration Ceremony co-organised by Development Bureau and Construction Industry Council	Sr Stephen Lai
28 May 2013	Celebration Cocktail of the 10th Anniversary of Royal Institution of Chartered Surveyors	Sr Stephen Lai
28 May 2013	Conference on "Site Safety - My Pledge, My Responsibility" jointly organised by Development Bureau and Construction Industry Council	Sr Stephen Lai
31 May 2013	Award Presentation Ceremony of Considerate Contractors Site Award Scheme 2012	Sr Stephen Lai

## The Hong Kong Institute of Surveyors (HKIS) Announces Result on "Survey on Demand and Supply of Surveying Professionals"

### Survey Findings: Over 70% of surveying firms have experienced a shortage of surveying professionals

The online survey was conducted by HKIS from March to May 2013 on the demand and supply of surveying professionals. Responses were received from 31 surveying firms, which employed over 800 members of the HKIS. The results are summarized as follows:

- The results reveal that 72% of surveying firms have experienced a shortage of surveying professionals over the past six months. Furthermore, 72% of the respondents expect an increase in the company's workload over the next six months.
- The survey result also indicates that 75% of surveying firms expect an increase in employment, particularly in the assistant surveyor position.

Sr Stephen Lai, President of the HKIS commented on the survey, "Given the government's recent land and housing policy, it is expected that more construction works will be conducted in the coming years and thus a huge amount of surveying professionals will be required. The prospect for professional surveyors is optimistic."

"The revitalization of industrial buildings, mandatory building/window inspection, urban renewal, and infrastructural projects will lead to the growth of the surveying profession. Currently the University of Hong Kong, The Hong Kong Polytechnic University, and the City University of Hong Kong offer surveying courses to cultivate new blood. Throughout these years, nurturing and encouraging youngsters to join the surveying profession has always been one of our key objectives of the Institutes. The HKIS will continue to encourage and attract more potential young professionals to join the surveying profession." Sr Lai added.

## French dessert **Macaron** making With Cartoon character

- Code: YSG/S/201310
- Event Name: Macaron class
- Event Date: 22 June 2013 (Saturday)
- Event Time: 1:00 p.m. - 4:00 p.m.
- Venue: Unit G, 13/F, Tsun Win Factory Building, 60 Tsun Yip Street, Kwun Tong, Kowloon
- Organizer: Young Surveyors Group
- Fee: HK\$178 for member
- Quota: 12 (priority will be given to YSG members on a first-paid-first-served basis)
- Details: YSG members are now having an opportunity to learn making Macaron with cartoon character, a French confection that resembles a pastel-colored sandwich cookie.



Please complete the registration form and return together with payment to the HKIS office.





## Building Surveying Division Chairman's Message



Sr Robin Leung BSD Council Chairman

### Visit to the China Association of Engineering Consultants (中國建設監理協會)

On 17.5.2013, the Immediate Past Chairman, Sr Vincent HO, and I visited the China Association of Engineering Consultants (CAEC) and met its new President, GUO Yunchong (郭允冲會長), in his office at the Ministry of Housing and Urban-Rural Development (MOHURD). Sr Vincent invited President GUO to join the HKIS Annual Dinner, which will be held on 4.11.2013, and President GUO expressed his interest in it, subject to the approval of the MOHURD for temporary leave from the Mainland. We had a very good chat lasting for over an hour and President GUO gained a better understanding of building surveying and the relationship of our profession with CAEC now.

We also had a fruitful meeting with the new Secretary General of CAEC, Mr XIU Lu (修璐秘書長), afterwards. We exchanged our views with Mr XIU on the future mode of cooperation between building surveyors in Hong Kong and engineering consultants in China, particularly on the feasibility of the synergy of a united body comprising project management consultant and engineering consultant firm in development projects which developed by Shenzhen Project Management Engineers Association (深圳市監理工程師協會)

and us. We expect a closer working relationship with CAEC, especially to develop Shenzhen's Qianhai District.

The Deputy Secretary General, Mr WEN Jian (温健副秘書長), had a long talk with us to illustrate the history and development of supervision engineering in China. After reviewing the material Mr WEN gave us, we considered the mode of cooperation with building surveyor, as development project manager, and engineering consultant for meeting the statutory requirement of construction work in Mainland would be a perfect match for development projects.



Meeting with CAEC President GUO Yunchong

### 商務部援外司到香港調研

4月29日，中國國務院商務部援外司俞子榮副司長聯同商務部援外司品質監督處王立貴處長、商務部財務司援外財務處桑建國處長、商務部經濟合作局綜合統計處王興順處長、商務部台港澳司港澳處方宜先生在中聯辦經濟部副部長兼貿易處負責人楊益先生和中聯辦經濟部貿易處投資組王正旺處長陪同下訪問了香港測量師學會，調研中國對外援助成套項目引入香港測量師進行監理的可行性。參與討論的香港測量師學會代表包括會長賴旭輝測量師、副會長何鉅業測量師、建築測量組理事李海達測量師、謝志明測量師、李國華測量師和我。在會議上，我們詳細研究了香港測量師，尤其建築測量師如何在國家對外的援建項目發揮作用，我們提出了發展項目策劃管理暨監理一體化的概念：由香港測量師擔任房地產發展項目的策劃管理聯同內地監理工程師團隊直接監督整個施工過程，並因應國內施工單位在進行援外項目時可施行國內的標準，俞子榮副司長認為有關方案可透過幾個就試點項目來落實具體的執行方法。

商務部已於5月16日正式發函邀請合適的建築測量行參與試點項目，有關內容錄如下：



商務部援外司到香港調研

「為儘快啟動引入香港顧問公司承擔援外工程監理的工作，商務部對外援助司決定，近期擬推出3個援外工程項目，直接議標交由香港顧問公司承擔施工監理任務。

為此，請貴會協助聯繫列入香港特區政府建築署“屋宇測量類”顧問公司名單的企業，徵詢其參與援外工程監理的意願，於5月31日前將有意參與援外業務的3-5家顧問公司名單、聯絡人、聯繫方式告我處。擬於6月中、上旬組織上述顧問公司赴京商談具體合作專案及合作方式。」

建築測量組已直接向有關顧問公司提出並統籌訪京事宜



## Alternate Routes to Membership

On 22.5.2013, I attended the Discussion Forum on Alternate Routes to Membership. There are some observations that I would like to put forward:

Application for membership via this alternate route could only be made if the applicant is a corporate member of a commensurate professional body and has already worked in a surveying-related sector for at least three years after obtaining his or her primary professional qualification.

To illustrate, let us take Mr. MAN, who has obtained the "XYZ" professional qualification and has become an MHKIS under the proposed alternate route.

### Q.1 Will Mr. MAN affect the employment opportunities for our younger surveyors?

Probably NOT because:

- His professional surveying experience will count from the date he attained the MHKIS. The three prerequisite years will not count towards his post-qualification experience the way the government counts during the employment exercise.
- Having been in the surveying practice for at least three years – in addition to the experience he gained after attaining his primary qualification – Mr. MAN should have secured a salary that is higher than the market value of a newly-qualified surveyor. Therefore, if an employer decides adopt the pay scale for employing a newly-qualified surveyor, it would be unable to hire Mr. MAN.
- A prospective employer may want a younger surveyor with two years of surveying experience. Whether or not Mr. MAN has a competitive edge over other candidates would depend on situations. If his "XYZ" qualification is not relevant to the post, Mr. MAN would probably have to accept a lower salary than that in his previous employment. If the qualification is relevant, the employer has to pay for it. Thus, only the employment opportunities for "XYZ" holders would be affected.

- Mr. MAN has already worked in a surveying-related sector. Regardless of his MHKIS qualification, he has work experience in a surveying-related field and, thus, will not affect the employment opportunities for younger surveyors.

### Q.2 Will Mr. MAN's credentials affect the appeal of surveying degree courses?

Probably NOT because:

- Mr. MAN's eagerness to obtain an MHKIS qualification on top of his "XYZ" will only raise the status of the surveying profession, and hence, the courses.
- As only a very small group of "XYZ" members could attain an MHKIS, it is unlikely that this would attract more high school students to choose degree courses leading to the "XYZ" instead of direct entry via the surveying degree courses.

### Q.3 Will there be a flood of applicants for membership, which would lead to lower standards for our members?

Probably NOT because:

- The admission standards for the MHKIS have always been comparable to those for the professional interview for APC candidates, as we require our Divisional Membership Committee to scrutinize applications carefully.
- If Mr. MAN cannot perform well as a surveyor after he obtains the MHKIS, it could be an odd case similar to that of a member who qualifies via the APC route.
- If Mr. MAN and almost all other applicants holding the "XYZ" qualification under this alternate route cannot perform well as surveyors, which is highly unlikely, the commensurate status of the "XYZ" qualification body would have to be reviewed and the General Council could decide to NOT accept its commensurate status from time to time.

## Regular Gathering

Owing to some unforeseen incidents, our next gathering will be held in mid-to-late June. We will have a short sharing session with experienced members to grasp your interest.


Please keep in mind the e-broadcast of the event. I trust that the gathering be held in an ideal place for chatting with your new and old friends. Don't miss it.

## Authorized Person (Surveyor) Group

The participation rate by members in this group meeting was not satisfactory. As the meeting forms the basis for future discussions with the government, in particular the Buildings Department, concerning the professional practice under the

Buildings Ordinance, it is crucial that we have your input. If you have any idea of how to conduct these meetings, please contact me so that I can accommodate you.

## Direct Communication with the BSD Chairman

If you have any idea or comment that you would like to share with me, please e-mail me at: [bsd.chairman@gmail.com](mailto:bsd.chairman@gmail.com). 



## General Practice Division Chairman's Message



Sr Francis Ng GPD Council Chairman

### CIREA subscription arrangement and Registration for 2<sup>nd</sup> batch reciprocal members

Arrangement for future membership fee collection is basically concluded with CIREA. A draft MOU to that effect was prepared. During its meeting on 18 April 2013, the GPD Council had endorsed the principles of offsetting the fees collected. Both institutes will collect subscriptions from

their members direct from 1 April 2013 onwards. Besides, arrangement for registration (房地產估價師註冊申請) of HKIS members who had obtained the CIREA qualification under the 2nd batch arrangement is being discussed. Members will be notified of the progress in due course.

### GPD Structured Learning Programme

The GPD Education Committee has launched a 17-session structured learning programme (SLP) for APC Candidates on 17 May 2013. The SLP which consists of a maximum of four sessions per month are to be held in May, June, July, August, and September 2013. The programme covers the entire syllabus of Part 1 APC written examination. It includes four major areas GPD works, ie. Valuation; Agency Practice & Asset Management; Property Management, Laws, and Urban Land Economics and Analysis.

Part One Assessment will be conducted in two days (probably on two consecutive Saturdays) in October this year. Candidates will have to complete four written papers. There will be a three-hour paper in the morning and a two-hour paper in the afternoon. Tentatively, the arrangements are as follows:

1. The three-hour paper will cover:
  - (i) Valuation
  - (ii) Urban Land Economics and Analysis
2. The two-hour papers on:
  - (i) Laws and Surveying
  - (ii) Agency Practice & Asset Management and Property Development and Management

Examination papers on Laws and Surveying, Agency Practice & Asset Management, and Property Management will contain short questions on topics which are covered in the SLP lectures. Format of the paper on urban economics and analysis will be announced in due course.

Examination paper on valuation will comprise of:

- a) One compulsory question on general principles of valuation.
- b) To answer one, out of two questions, on techniques of valuation for development purposes.
- c) To answer one of the following questions on statutory valuations: (1) resumption, (2) rating, and (3) business valuation.



The GPD Structured Learning Programme conducted on 17 & 18 May 2013. About 100 persons attended. Srs Louie Chan and Edward AU delivered talks on general practice surveying, law, and compulsory acquisition and compensation.





### HKIS Land Policy Panel

The Panel is preparing a submission for Stage 2 of the Public Engagement on Reclamation and Rock Cavern Development. A CPD has been arranged for 23 May (Thurs) for the CEDD to brief members on the government's proposals. The Land Policy Panel (GPD) will also solicit views from members to assist formulation of a formal submission to the government. Besides, the CEDD had organised public forums on 11 May

(Sat) and 25 May (Sat). The Legislative Council will also hold a Public Hearing on 1 June (Sat).

The panel is also considering other items, such as lifting of the moratoria on the Mid-Levels and Pokfulam and proposed New Development Area in Yuen Long South.

### Development Cost Pro-forma and Cost Index

The GPD Council has arranged a CPD event on this topic on 29 May (Wed). Srs CK Lau and Charles Chan of the GPD and a representative from REDA, Sr K.L. Leung, will speak at the event.

The Pro-forma has been uploaded to the HKIS website at: [http://www.hkis.org.hk/hkis/general/broadcast/Bldg%20Cost%20Pro-forma\\_PrivateSectorDev.pdf](http://www.hkis.org.hk/hkis/general/broadcast/Bldg%20Cost%20Pro-forma_PrivateSectorDev.pdf). It is in Excel format.

### Valuation Standards Panel

The GPD Council has requested the Valuation Standards Panel to invite representatives from some major surveying firms to attend a round table meeting in May to discuss 'compliance with the mandatory inspection requirement'

under the 2012 HKIS Valuation Standards. This meeting will be convened by Sr Joseph Ho. For information, a Chinese version of the HKIS 2012 Valuation Standards is being prepared.

### Technical Visit to Malaysia/Singapore

The GPD Council intends to organize a four to five-day visit to SISV and its counterparts in Malaysia in September. The

proposal is in response to the MOU signed with SISV in 2010. The GPD Council is working out a plan with SISV.

### Research paper on land supply

The GPD Council has agreed to conduct a study on "Meeting 10 years forecast on land supply". Sr Jim Lam of

the Research Committee will take follow up action on this matter.

### WAVO International Conference and AGM in Yichang

The World Association of Valuation Organizations (WAVO) had held its conference, board meeting, and annual general meeting on 9 to 11 May 2013 in Yichang, Hubei, China. As the HKIS is a member association of WAVO, Sr Edward AU attended these events. Sr Edward will give a detailed report on the WAVO International Conference in a separate article. ■



Sr Edward AU delivered a keynote speech at the WAVO International Conference



WAVO AGM 2013 was conducted in Yichang, Hubei, China



# World Association of Valuation Organizations International Conference on Valuation Innovation & Development



May 10, 2013  
Yichang City, Hubei Province, China

Reported By Sr Edward Au, Hon Secretary  
GPD Council Member

The World Association of Valuation Organizations (WAVO) held its 2013 Annual General Meeting (AGM) and International Valuation Conference (Conference) in Yichang City, Hubei Province, China. As a member association of WAVO, the HKIS, represented by Sr Edward AU, joined the WAVO AGM and delivered a keynote speech at the Conference.

WAVO organizes its Conference biennially in different countries and region. This year's conference was jointly hosted with the China Appraisal Society (CAS) (中國資產評估師協會) and coordinated by the Hubei Province Appraisal Society (湖北省資產評估師協會) in Yichang, a beautiful inland city famous for its two Yangtze River dams – Geshouba Dam (葛洲壩) and the Three Gorges Dam (三峽大壩). The theme of the conference was "Innovation and Development". Attended by over 150 valuation professionals from different parts of the world, the conference delivered 15 sessions of presentations and workshops. Its overriding theme was a most appropriate topic that will generate debate over the challenges that innovation in the property market brings to the valuation profession and how the profession will deal with them. The speakers at the Conference discussed some of the challenges and opportunities that innovation presents to the valuation profession throughout the world.

## The Conference Proceedings

The Vice-Secretary of the Ministry of Finance of Hubei Province, Mr Ho Da-Chun, officiated the opening of the Conference in the morning. After that, four keynote speeches were delivered.

Keynote Speakers	Theme of Presentation
<b>Ms Liu Ping</b> Executive Vice President of WAVO, Vice President & Secretary General of CAS	"Realizing the Common Development of the Valuation Profession through Innovation"
<b>Dr. Lim Lan Yuan</b> Executive President of WAVO	"Innovating the Valuation Profession to meet Global Needs"
<b>Mr. Keith Goodwin</b> Executive Vice President of WAVO & Ex-president of Appraisal Institute of Canada (AIC)	Valuation in Canada
<b>Sr Au Sing Hei, Edward</b> HKIS Hon Secretary, Vice President, WAVO	Surveying Development in Hong Kong and Ethics and Valuer



Opening address by the Vice-Secretary of the Ministry of Finance of Hubei Province, Mr Ho Da-Chun



Keynote speech by Ms Liu Ping Executive Vice President of WAVO & Vice President & Secretary General of CAS



Keynote speech by Sr Edward AU, HKIS Hon. Secretary and Executive Vice President of WAVO



Pre-meeting of the WAVO Conference Attendees



Opening Session of the WAVO Conference



The keynote speakers of the WAVO Conference



The Proceedings of the Conference (with simultaneous interpretation)



Time	Content	Chair	Location
08:30 - 09:30	Registration		
09:30 - 10:30	Opening Session	Mr. Ho Da-Chun	Yichang Conference Center
10:30 - 11:30	Keynote Speeches	Ms. Liu Ping, Dr. Lim Lan Yuan, Mr. Keith Goodwin, Sr. Au Sing Hei	Yichang Conference Center
11:30 - 12:30	Lunch		
12:30 - 13:30	Workshop 1: Global Perspectives on Valuation Innovation	Mr. Ho Da-Chun	Yichang Conference Center
13:30 - 14:30	Workshop 2: Case Studies in Valuation Innovation	Mr. Ho Da-Chun	Yichang Conference Center
14:30 - 15:30	Workshop 3: The Future of Valuation	Mr. Ho Da-Chun	Yichang Conference Center
15:30 - 16:30	Workshop 4: Valuation in Emerging Markets	Mr. Ho Da-Chun	Yichang Conference Center
16:30 - 17:30	Workshop 5: Valuation in the Digital Age	Mr. Ho Da-Chun	Yichang Conference Center
17:30 - 18:30	Workshop 6: Valuation in the Global Economy	Mr. Ho Da-Chun	Yichang Conference Center
18:30 - 19:30	Workshop 7: Valuation in the Asia-Pacific Region	Mr. Ho Da-Chun	Yichang Conference Center
19:30 - 20:30	Workshop 8: Valuation in the Middle East	Mr. Ho Da-Chun	Yichang Conference Center
20:30 - 21:30	Workshop 9: Valuation in the Americas	Mr. Ho Da-Chun	Yichang Conference Center
21:30 - 22:30	Workshop 10: Valuation in the European Union	Mr. Ho Da-Chun	Yichang Conference Center
22:30 - 23:30	Workshop 11: Valuation in the African Continent	Mr. Ho Da-Chun	Yichang Conference Center
23:30 - 00:30	Workshop 12: Valuation in the Oceania Region	Mr. Ho Da-Chun	Yichang Conference Center

Time	Content	Chair	Location
08:30 - 09:30	Registration		
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13:30 - 14:30	Workshop 2: Case Studies in Valuation Innovation	Mr. Ho Da-Chun	Yichang Conference Center
14:30 - 15:30	Workshop 3: The Future of Valuation	Mr. Ho Da-Chun	Yichang Conference Center
15:30 - 16:30	Workshop 4: Valuation in Emerging Markets	Mr. Ho Da-Chun	Yichang Conference Center
16:30 - 17:30	Workshop 5: Valuation in the Digital Age	Mr. Ho Da-Chun	Yichang Conference Center
17:30 - 18:30	Workshop 6: Valuation in the Global Economy	Mr. Ho Da-Chun	Yichang Conference Center
18:30 - 19:30	Workshop 7: Valuation in the Asia-Pacific Region	Mr. Ho Da-Chun	Yichang Conference Center
19:30 - 20:30	Workshop 8: Valuation in the Middle East	Mr. Ho Da-Chun	Yichang Conference Center
20:30 - 21:30	Workshop 9: Valuation in the Americas	Mr. Ho Da-Chun	Yichang Conference Center
21:30 - 22:30	Workshop 10: Valuation in the European Union	Mr. Ho Da-Chun	Yichang Conference Center
22:30 - 23:30	Workshop 11: Valuation in the African Continent	Mr. Ho Da-Chun	Yichang Conference Center
23:30 - 00:30	Workshop 12: Valuation in the Oceania Region	Mr. Ho Da-Chun	Yichang Conference Center

The Conference Proceedings and Workshop Timetable



### Innovation and Development

The Conference workshops concentrated on topics related to the latest valuation developments in response to new technologies and changes, which basically covered the following key issues:

- Great changes took place in the financial, accounting, and real estate industries in recent years. How should valuation keep pace with the new requirements?
- The Global Financial Crisis, coupled with the recent financial crisis in Europe, which drastically reduced liquidity in global credit markets, produced global shocks and resulted in bank failures, declines in stock indices, and corresponding reductions in the market values of equities and commodities worldwide.
- The enormous impact of accounting implications, which resulted in changes to the accounting profession and spilled over to the valuation profession, especially concerning the need to meet emerging international financial reporting standards.
- The crisis has provided valuable opportunities for valuers and appraisers to re-examine their methodologies and competencies and formulate their own standards and best practices to meet the needs of a globalized world.
- Recent global developments have produced changes that have affected the real estate industry.
- Greater cross-border dealings, corporate restructuring, and concerns over the environment have changed the way we do business and provide professional services.

### Emerging Role of the Valuer

The Conference addressed the concerns over the recent changes in the role of valuation and led the valuation profession to become more aware of the impact of globalization, which has induced changes to businesses with the following becoming more evident. It was noted that businesses all over the world have rapidly redesigned and restructured their operations. Due to globalization and the establishment of information networks, the old ways of doing business have had to change and adapt in order to survive. For example, the advent of the internet and other communications tools has established a need for regional and global networks and links. With such rapid changes to business and the relationships between businesses, a restructuring and redesign of business are necessary. Besides, there has also been increasing concern over the environment and how it concerns property development with an emphasis on the likely damage caused by urban expansion. Real estate developers and planning authorities require impact assessment reports and measures to ensure that polluting industries will not have an adverse effect on neighbouring estates. Hence, there has been growing interest in sustainable real estate developments and green buildings. In this context, there has been greater demand for business executives and valuation professionals to demonstrate more ethical and moral behaviour. Corporate governance has become an important concern for companies that deal with the general public's stakeholders, while the valuation profession requires high professional and ethical standards to adapt to this change. Concerns

over social responsibility and corporate philanthropy will only continue in the future.

### The Changing Market and its Impact on Valuers

In the worldwide property market, there is increasing evidence that innovation is taking place, but the challenge for our profession is to create value in our work in this changing economic environment for which our clients will be willing to pay. There is no doubt that a new approach is needed to address innovations in the marketplace, but the question is if we have the competent people and financial resources to meet this challenge. Furthermore, the rigidity of the typical standards adopted by professional bodies tends to limit the creativity of the individual valuer in utilizing innovative ideas to meet client needs.

If valuation professionals ignore innovation in the marketplace, we do so at our own peril, as change is ongoing and the profession must adapt to changes by refining its methodologies as required or by innovating in ways to address today's challenges, such as demographic changes, technological changes, and climate change, all of which apply to the commercial, industrial, and residential property sectors. The changes have required valuers in this market to cooperate with facility managers and other professional groups to resolve the problems that stem from them.

### Innovations in and the influence of technology on the valuation profession

In order to cope with challenges posed by rapid globalization, a growing economy, and keen competition, the valuation profession must continue to upgrade and innovate. Many innovative opportunities come from the application of various technologies. Speakers at the conference introduced the latest developments in capital and market values assessment. I collated some of the key points and summarize them as follows:

- a) **Information technology** – More than two decades ago, information technology was already conceived as more than computers, as it encompasses information that businesses create and use, as well as a wide spectrum of increasingly convergent and linked technologies that process information. IT has become intertwined with business, moving from the back end to the front end such that business today relies on information management much more than a few decades ago. Digital technology is considered a basic organizational resource for conducting daily business and almost every aspect of business is linked to information systems.
- b) **Smart technology** – Many innovative opportunities come from technology applications. Innovations arising from advancements in ICT have been applied to building smart offices and homes that are wired for the internet. Intensive marketing efforts have been made to enhance the values of such homes and offices. As a matter of fact, new buildings that incorporate the





latest technologies are more attractive and easier to sell. In addition, intelligent buildings enable owners to draw and retain tenants, reduce operational costs, and generate more revenue. Hence, they increase rental and property values. Higher quality real estate developments introduced with newer features and better designs and layouts cater to changing lifestyles.

- c) **Green technology** – The green movement is here to stay with increasing concern over climate change and rising energy costs. Buildings incorporating sustainable features will yield benefits in the long run. However, incorporating green technologies may present challenges, e.g. budget issues and management resistance. On the other hand, given the increasing emphasis owners place on their images along with market demands from tenants and the prospect of government support, the green movement will likely receive an impetus. Therefore, valuers need to appraise the latest developments in green technology and be conversant in the ways green buildings can affect property values.
- d) **Development of standards and improvements in methodologies** – In order to respond to global changes, there is a need for consistency in valuation practices. There has been an increased call for harmonization in practice and, hence, the adoption of international standards and the establishment of global organizations to provide networks for valuers all over the world on common practices. Updated methods using computer technology have to be introduced with new valuation methods to accurately determine the market value of creative financial products, as well as provide greater clarity to distinguish between market value and fair value. Thus, innovations to account for new situations must occur. In recent years, there has been growing demand for valuation services for green buildings. To meet this need, valuers need guidelines on how to assess green buildings.
- e) **Application of technology** – Advancements in new technologies have changed the way we manage business. Technology has been applied to business operations to facilitate better communications and improved recording and retrieval of data. In addition, smart service technologies originally developed to automate the operation of commercial buildings are now applied to homes. Hence, many private developments are now equipped with smart technologies in their property evaluations.

### Trends in Asian markets

The most impactful global development of the past decade is the rapid ascent of Asian economies and the modernization of Asia, particularly China, which has become an important economic force in the world. In the near future, the following trends are likely in Asia's developing property markets:

The rapid pace of urbanization with increased migration

from the rural areas to the cities should continue the trend of expanding urban areas and the transformation of agricultural areas into urban centers. Similarly, the dramatic shift from labour-intensive industries to high-technology industries with a focus on telecommunications technologies should change the demand patterns on landed property.

There has been a wider use of social media in communications and an "Asianisation" of the world due to the rise of the East relative to the West. The real estate business, like other businesses, will benefit by focusing on countries such as China, India, Vietnam, and other emerging economies in Asia. Besides, Asian economies were the first to recover from the Global Financial Crisis.

In recent years, an improvement in fundamentals, asset pricing, and transactions in real estate markets has occurred and Asia's key markets have seen property prices rise to extraordinary heights. REITs acting as an asset class continue to outperform others because of relatively easy access to capital markets and higher liquidity.

### The Role of WAVO

The world has now become smaller with countries very much linked through technology and social media. The valuation profession plays an important role in developing global real estate, whose markets require qualified and competent professional valuers to perform in the global arena. Innovation and cutting-edge technologies, along with professionalism and regulatory controls, are the important keys to success. Therefore, those instances in the globalized marketplace in which real estate markets are interrelated require us to embrace changes and globalization. Innovation and technology will continue to be of great relevance to the valuation profession.

With globalization and advancements in technology, cross-border developments and investments have happened much faster than before and, as a result, there is increasing demand for greater knowledge and skills in international real estate and valuation for different assets. Valuers have to recognize the need for more international consultants, who should be well-equipped with the latest technologies and knowledge and are well aware of international standards. WAVO is introducing an international certificate known as the WAVO International Valuation Certificate (WIVCert) to cope with rising demand for advanced professional education and training. Its purpose is to recognize practitioners with global knowledge and experience in international real estate. The WIVCert is open to members and non-members of WAVO who have passed examination modules related to real estate and valuation.

In line with the WIVCert and recognizing the emerging need for professional valuers all over the world who are able to conduct valuations for various purposes and needs, WAVO has also introduced a World Certified Valuer designation. Professional members who are interested in international valuation are encouraged to apply for this

designation. The criteria for certification are a valuation professional with at least five years of experience in a relevant field of valuation and has already attained the WIVCert. Alternatively, a valuation professional with at least five years of experience in a relevant field of valuation who is either a member of a recognized professional valuation organization or holder of a recognized university degree in valuation or a related field may also apply to be a World Certified Valuer.

### Technical Visit to the San Xia (Three Gorges) Dam (三峽大壩)

On the last day of the Conference, all attendees had the chance to visit the heart of the Three Gorges Dam. It is a hydroelectric dam that spans the Yangtze River near the town of Sandouping in Yiling District, Yichang, Hubei Province, China. The Three Gorges Dam is the world's largest and most notorious hydropower project. The massive structure set records for the number of people displaced (more than 1.2 million) in peacetime, the number of cities and towns flooded (13 cities, 140 towns, and 1,350 villages), and the length of its reservoir (more than 600 kilometers). The dam is the world's largest power station in terms of installed capacity (22,500 MW).

Except for a ship lift, the dam project was completed and fully functional by July 4, 2012, when the last of the main turbines in the underground plant began operations. Each main turbine has a capacity of 700 MW. The dam body was completed in 2006. Coupled with the dam's 32 main turbines are two smaller generators (50 MW each) to power the plant itself for a total electricity-generating capacity of 22,500 MW.

As well as producing electricity, the dam is intended to increase the Yangtze River's shipping capacity and reduce the potential for flooding downstream by providing flood storage space. The project itself is a historic engineering, social, and economic success with state-of-the-art large turbines and a move toward limiting China's greenhouse gas emissions.



Delegates at the Three Gorges Dam Showroom listen to the technical specifications of the project



The navigation gateway



The steel gate and ships inside the gateway



Inner part of the spillway



The spillway of the Three Gorges Dam



The ship lift under construction with the cover dam at the front.



The ship lift under construction from the rear.



The Gantry Crane for lifting the water-stop gates of spillways



The deep hole of the spillway steel gate



The external view of the Three Gorges Power Station



The entrance to the Left Bank Three Gorges Power Station



The Power-plants inside the Power Station



Inside the Power Plants Room



Delegates listen to the plant engineer describe the operation of the power station



Outside the Three Gorges Power Plant Station





During the bus ride to the dam, a breakout course on the cost effectiveness assessment of the Three Georges power station was given by one delegate who was a member of CAS. We were told that a comprehensive feasibility study on the financial viability of the Three Gorges Power Station was conducted by comparing it to a traditional coal-fired station. Coal prices were a prime factor to consider, since they fluctuate seasonally, whereas the electricity generated by the Dam also fluctuates seasonally, depending on the water flow quantity. Delegates took the opportunity to learn about the methodology and approach to how the value of the plant was assessed, which was a bonus during the technical visit.

**2013 WAVO Board Meeting and AGM**

The HKIS is a member association of WAVO, which is a body that brings together professional property valuation organizations that represent valuers and related property consultants employed in private practice, business and industry, the public sector, and education, as well as some specialized groups that interact frequently with the profession. WAVO’s mission is to develop and enhance the valuation and related professions, as well as to provide services of consistently high quality and uniformity in the public interest. WAVO carries out its mission by promoting the best practices, supporting robust and consistent standards, encouraging higher education, and facilitating lifelong learning among its Members.

On the last day of my trip, I attended the WAVO Board Meeting and 2013 AGM. The business plan and the promotion of the valuation profession were discussed. WAVO’s next International Conference will be held in India.



2013 WAVO AGM



2013 WAVO AGM



Dr. Lim Lan Yuan, Executive President of WAVO, chairs the WAVO Board Meeting



Key WAVO and CAS members outside the meeting venue



At the WAVO Board Meeting



Key WAVO and CAS members outside the meeting venue





## 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 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 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: *June 5, Wednesday, 2013*

Time: *7:00pm - 8:00pm*

Website : *www.hkaom.org*  
*www.rau.ac.uk*

Application

Deadline

**30 June 2013**

**Register/Enquire: 23348282**

Email: [info@hkaom.org](mailto:info@hkaom.org)



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# Summary of HKIS CPD / PQSL Events

## 1 June 2013 - 17 September 2013

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
01 Jun 2013	2013030B	GPD APC Part 1 - Structured Learning Programme 2013	3 each session	Louie Chan, Francis Ng	GPD	✓
02 Jun 2013	2013030B	GPD APC Part 1 - Structured Learning Programme 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	
08 Jun 2013	2013051	Visit to Mei Ho House (Grade II Historic Building) <b>(FULL)</b>	3	Raymond Chan, Perry Lo	QSD/PFMD	
10 Jun 2013	2013021B	Negotiation Styles of Construction Professionals in Hong Kong	1.5	Thomas Ho	QSD	
11 Jun 2013	2013040B	QSD PQSL Series 2013 - Risk and Quality Management	2	Experienced Practitioners and Academics	QSD/YSG	✓
17 Jun 2013	2013059	Introduction to the Lifts and Escalators Ordinance (Chapter 618)	1.5	Ir Wallace Chui	PFMD	
18 Jun 2013	2013040M	QSD PQSL Series 2013 - Construction Contract – Variation	2	Experienced Practitioners and Academics	QSD/YSG	✓
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	2013049	Site Visit to Central Police Station Conservation & Revitalisation Project (CPS) <b>(FULL)</b>	3	Representative(s) from the Project Team	YSG	
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	✓
07 Jul 2013	2013062A	BSD PQSL Series 2013 - Building Condition Survey and Diagnosis	1.5	Experienced Practitioners and Academics	BSD/YSG	✓
09 Jul 2013	2013046	Pricing for Soft Landscaping Works	1.5	Stanley Tsui, Lam Pak Sin, Ivan Leung, Jimmy Wong	QSD	
15 Jul 2013	2013056	價錢問題知多少? <b>(POSTPONED)</b>	1.5	何君堯	QSD	
18 Jul 2013	2013062B	BSD PQSL Series 2013 - Building, Lease and Planning Control of Development	1.5	Experienced Practitioners and Academics	BSD/YSG	✓
19 Jul 2013	2013064	Facilities Management Approach for Data Centre Building	1.5	David Chan	GPD/PFMD	
23 Jul 2013	2013048	How Does the New Competition Ordinance Impact Your Construction Business?	1.5	Malcolm Chin, Miranda Noble	QSD	
18 Jul 2013	2013062C	BSD PQSL Series 2013 - Project Management	1.5	Experienced Practitioners and Academics	BSD/YSG	✓
30 Jul 2013	2013057	BIM 技術在計量中的應用	1.5	李冠東	QSD	
13 Aug 2013	2013058	Construction Insurances – A Practitioner's View	1.5	John Lam	QSD	
21 Aug 2013	2013061	Safety Duties of Front-line Site Staff and Pay for Safety and Environment	1.5	Paul K L Wong, Willie M H Tam	QSD	
03 Sep 2013	2013063	Security of Payment Legislation in Hong Kong	1.5	Henry Sherman, Samson Man	QSD	
17 Sep 2013	2013014B	FIDIC Contracts	1.5	Nicholas Longley	QSD	

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





## PQSL/GPD/2013030

### GPD APC Part I - Structured Learning Programme 2013

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

**Date & Venue** 9:00 am – 12:00 pm, 2:00 pm – 5:00 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
<b>1. Laws and Surveying (12 hrs)</b>			
2013030A 17 May 2013 (Friday) 9:00 am – 12:00 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 – 5:00 pm	1.1.2 General practice surveying Law (Lecture 2)	Constructive Trusts and Proprietary Estoppel Adverse Possession and reform of the law Land Covenunant, Easement	Louie Chan
2013030A 18 May 2013 (Saturday) 9:00 am – 12:00 pm	1.1.3 General practice surveying Law (Lecture 3)	Landlord and Tenant; Alternative Dispute Resolution; Torts Law, and Lliability of General Practice Surveyors	Louie Chan
2013030A 18 May 2013 (Saturday) 2:00 pm – 5:00 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
<b>2. Agency Practice and Asset Management and Property Development and Management (12 hrs)</b>			
2013030B 1 June 2013 (Saturday) 9:00 am – 12:00 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 1 June 2013 (Saturday) 2:00 pm – 5:00 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 2 June 2013 (Sunday) 9:00 am – 12:00 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 – 5:00 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 (Saturday) 9:00 am – 12:00 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 (Saturday) 2:00 pm – 5:00 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 – 12:00 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 – 5:00 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 – 12:00 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 – 5:00 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 am – 12:00 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 – 5:00 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 – 5:00 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.

<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$4,800 for all sessions / HKD \$400 per session (3 hours)
<b>Deadline</b>	One week prior to the event date	<b>Priority</b>	GPD Probationers and Students; 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 TT Cheung,  
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
18 June 2013 (Tuesday)	2013040M	Construction Contract – Variation (New)
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
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:

<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$100 per event for member, HK\$150 per event for non-member (HK\$20 walk-in surcharge for all pricings listed).
<b>Deadline</b>	2 weeks before the event date	<b>Priority</b>	QSD Probationers; First-come-first-served

CPD/QSD/2013036

## Advanced Technology and Cost Effectiveness of Passive Fire Protection

**Speaker** Ir K T 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 Thursday 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.

<b>Language</b>	Cantonese supplement with English	<b>Fee</b>	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)
<b>Priority</b>	QSD Members; First-come-first-served		

## CPD/QSD/2013021B

### Negotiation Styles of Construction Professionals in Hong Kong

<b>Speaker</b>	Sr Thomas Ho		
	Thomas was the Chairman (2011-12) of the Quantity Surveying Division of The Hong Kong Institute of Surveyors. He is the Managing Director of TLS & Associates Ltd. and has worked as a quantity surveyor for over 30 years both in building and infrastructure works. Thomas is also an accredited mediator of HKIAC and HKIS/HKIA.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Monday 10 June 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
<b>Details</b>	Negotiation is a very important method in settlement of disputes and differences in the construction industry. In this talk, Thomas will share his experience in different styles of negotiation commonly used by construction professionals and the influencing factors to be considered before choosing and employing an appropriate style of negotiation in settling disputes/differences with their counterparts.		
<b>Remarks</b>	<b>Same CPD talk as the one held on 9 April 2013.</b>		
<b>Language</b>	Cantonese	<b>Fee</b>	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)
<b>Priority</b>	QSD Members; First-come-first-served		

## CPD/PFMD/2013059

### Introduction to the Lifts and Escalators Ordinance (Chapter 618)

<b>Speaker</b>	Ir Wallace Chui, Electrical and Mechanical Engineer Electrical and Mechanical Services Department, HKSAR		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Monday 17 June 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
<b>Details</b>	<p>The new Lifts and Escalators Ordinance (Chapter 618) ("the Ordinance") have come into force and repealed the previous Lifts and Escalators (Safety) Ordinance (Chapter 327) since 17 December 2012. The Ordinance introduces a series of enhanced control measures including extending the coverage of the legislation; strengthening the registration regime of personnel engaged in lift and escalator works; increasing the penalty levels of offences; and improving the regulatory processes to enhance efficiency.</p> <p>A new position, i.e. Responsible Persons ("RPs"), has been introduced into the Ordinance. The RPs, including owners of a lift/escalator and any other person who have the management or control of the lift/escalator, e.g. facility management practitioners or property maintenance executives, have the duty to ensure their lift/escalator is kept in a proper state of repair and in safe working order.</p> <p>In the talk, the speaker will introduce the details and principles of the Ordinance, e.g. equipment compliance, quality control, registration system, public monitoring, record keeping, etc.</p>		
<b>Language</b>	Cantonese (Supplement with English)	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
<b>Priority</b>	PFMD Members; First-come-first-served		



## CPD/QSD/2013037

### Managing Risks in Construction Arbitration

<b>Speaker</b>	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.		
<b>Date &amp; Venue</b>	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		
<b>Details</b>	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.		
<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	12 June 2013	<b>Priority</b>	QSD Members; First-come-first-served

## CPD/BSD/2013039

### Delay Mitigation and Avoidance

<b>Speaker</b>	Ms Wong Pui Man, Amanda – Deputy Director in Sweett Group MCIQB, 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).		
<b>Date &amp; Venue</b>	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		
<b>Details</b>	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 on		
<b>Language</b>	Cantonese supplemented by English	<b>Fee</b>	HK\$120 for HKIS members; HK\$150 for non-members (HK\$30 walk-in surcharge on all prices listed)
<b>Deadline</b>	13 June 2013	<b>Priority</b>	BSD Members; First-come-first-served

**CPD/YSG/2013049**

## Site Visit to Central Police Station Conservation & Revitalisation Project (CPS)

**Speaker** Representative(s) from the Project Team

**Date & Venue** 9:00 am - 12:00 pm Saturday 22 June 2013  
10 Hollywood Road, Central, Hong Kong

**Details** 8:45 am: Gather at Site Entrance of CPS site on Old Bailey Street

The Central Police Station Conservation & Revitalisation Project (CPS) is an important initiative to conserve and revitalise the heritage site comprising the Central Police Station, the Central Magistracy and the Victoria Prison for adaptive reuse. With a partnership between the Hong Kong SAR Government and the Hong Kong Jockey Club Charities Trust, the project aims to transform one of the largest remaining clusters of historically significant buildings in Hong Kong into a centre for contemporary art, architecture, design, memory, heritage and leisure with access for the public to enjoy. A management contract was awarded to Gammon Construction Limited in July 2011 that pre-construction works have already begun on site of the Central Police Station compound, paving the way for the very much needed preservation works for the heritage buildings and construction of two new buildings as part of the CPS project in Year 2014. The speaker will share with you more of the construction details of this project and surely this will be fantastic experience to take a close look at such challenging project incorporating a lot preservation works for the heritage.

**Remarks**

1. Please fill in the below Declaration Form together with Standard Reservation Form for this CPD event. You **must** have a valid Safety Green Card in order to register for this event.
2. Participants **MUST** wear their own safety shoes in the visit. Safety helmet and safety vest will be provided by the site, but participants are encouraged to bring their own if possible.
3. Participants are also required to bring along their valid Safety Green Card to the site visit.

**Language** Cantonese; Supplement with English Terms

**Fee** HK\$250 for member; HK\$300 for non-member (Insurance included)

**Deadline** 15 June 2013

**Priority** YSG Members (Max. 30); First-come-first-served

### **DECLARATION FORM**

#### **CPD Event: Site Visit to Central Police Station Conservation & Revitalisation Project (CPS) Saturday, 22 June 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.

## 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  
**Deadline** One week prior to the event date  
**Fee** HK\$150 per person (additional charge of HK\$20 for walk-in)  
**Priority** QSD Probationers and Students; First-come-first-served

## CPD/QSD/2013045

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

**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  
**Deadline** 18 June 2013  
**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)  
**Priority** QSD Members; First-come-first-served



## CPD/QSD/2013046

### Pricing for Soft Landscaping Works

<b>Speakers</b>	<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>		
<b>Date &amp; Venue</b>	<p>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</p>		
<b>Details</b>	<p>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.</p>		
<b>Language</b>	Cantonese	<b>Fee</b>	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)
<b>Deadline</b>	2 July 2013	<b>Priority</b>	QSD Members; First-come-first-served

## CPD/QSD/2013056

### 僭建問題知多少?

<b>講師</b>	<p>何君堯 (Junius K.Y. Ho) 現為何君柱律師樓的高級合夥人之一。</p> <p>何君堯於 1988 年取得香港執業律師資格，其後分別在 1995 年及 1997 年取得新加坡和英國及威爾斯執業律師資格，2003 年被委任為中國委託公證人。</p> <p>何君堯在過去廿年間，除了累積了豐富的法律經驗，亦積極參與社區服務和促進香港及內地法律合作的交流與發展。從 1995 年起，他亦積極參與香港律師會相關業界發展工作，除了身為香港律師會前任會長和現任理事之外，他亦是現任屯門區議會議員，他也參加了多項其他公職和社會工作。</p>		
<b>日期及地點</b>	<p>晚上 7:00-8:30 2013年 7 月 15 日 (星期一)          香港上環干諾道中 111 號永安中心 12 樓 1207 室測量師研習中心</p>		
<b>內容</b>	<p>何君堯律師會講解有關僭建物在香港的法規及法律問題。他並會講述近期的僭建問題及就最近期屋宇署之 新界轄免管制屋宇現存僭建申報計劃 提供意見。</p>		
<b>語言</b>	廣東話	<b>費用</b>	港幣\$120 (會員) ; 港幣\$150 (非會員) ; 港幣\$20 附加費 (如未經報名人士) ; 免費 (全日制大學生 ; 但要視乎尚餘名額情況。)
<b>截止日期</b>	2013 年 7 月 8 日	<b>名額</b>	工料測量組優先 ; 先到先得 , 滿額即止。

## PQSL/BSD/YSG/2013062

### BSD PQSL Series 2013



**Speakers** Alan Sin, Philip Tse, Andrew Woo, Kam Wah Wong, Patrick Tsui, Junkers Lam and Peter Wong, Experienced Practitioners and Academics

**Venue** 7:00 pm – 8:30 pm  
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Date	CPD Code	Topic
8 July 2013 (Monday)	2013062A	Building Condition Survey and Diagnosis
18 July 2013 (Thursday)	2013062B	Building, Lease and Planning Control of Development
26 July 2013 (Thursday)	2013062C	Project Management
16 August 2013 (Friday)	2013062D	Processing of Application for Licensed Premises
22 August 2013 (Thursday)	2013062E	Basic E&M Design Considerations: What a building surveyor needs to know?"
5 September 2013 (Thursday)	2013062F	Mandatory Building Inspection and Its Implication on Existing Building Control
9 September 2013 (Monday)	2013062G	Application of Fire Safety Code
12 September 2013 (Thursday)	2013062H	Experience Sharing on Practical Task

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

<b>Language</b>	English	<b>Fee</b>	HK\$120 for member/per session, HK\$150 for non-member/session (HK\$30 walk in surcharged for all pricings listed)
<b>Deadline</b>	2 weeks before the event date	<b>Priority</b>	BSD probationers and students; First-come-first-served

## CPD/GPD/PFMD/2013064

### Facilities Management Approach for Data Centre Building



<b>Speaker</b>	David Chan, Head of Corporate Real Estate & Facilities Management, Hong Kong Exchanges & Clearing Ltd. HKIA, RIBA, MCIQB, Registered Architect, BA(Arch), MSc		
	David Chan is the Head of Corporate Real Estate & Facilities Management of Hong Kong Exchanges and Clearing Ltd. (HKEx), who holds a Master Degree in Economics and Management and is also a qualified Architect in Hong Kong. He has over 20 years' experience in property development and facility management industry, working in the public, private sector as well as financial institutions. Prior to joining HKEx, David held senior management positions at The Link REIT, Knight Frank and MTR Corporation and worked on several major property development and infrastructure projects in Hong Kong, Mainland China and across Asia.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Friday 19 July 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
<b>Details</b>	HKEx Data Centre was newly completed and put into full operation in January 2013, which is a five-storey building located at Tseung Kwan O Industrial Estates. This purpose-built building is directly owned and operated by HKEx, consolidating the primary data centres for all of HKEx's markets and serving various functional cores including numerous data halls, building facilities operations, ancillary offices, canteen, recreational amenities, building management system as well as integrated physical security system. HKEx Data Centre is also one of the most energy-efficient and green data centres in Asia which has been awarded with the LEED Gold standard.		
<b>Language</b>	English (Supplement with Cantonese)	<b>Fee</b>	HK\$120 for member; HK\$150 for non-member (HK\$30 walk-in surcharged for all pricings listed)
<b>Deadline</b>	12 July 2013	<b>Priority</b>	GPD & PFMD members; First-come-first-served

## CPD/QSD/2013048

### How Does the New Competition Ordinance Impact Your Construction Business?

<b>Speakers</b>	Mr Malcolm Chin & Ms Miranda Noble		
	Malcolm is a partner in the Construction, Engineering & Infrastructure group of Minter Ellison and has over 14 years of experience advising on construction procurement and dispute resolution, including arbitration, litigation and mediation. He has handled a large number of major arbitration and litigation proceedings. Malcolm advises and acts for government, developers, main contractors, specialist sub-contractors and consultants on a wide range of construction and competition law issues in Hong Kong and around Asia.		
	Miranda is currently based in Hong Kong on secondment from Minter Ellison's Melbourne office, where she was a senior associate. Miranda advises on a wide range of competition and consumer law matters for private and public sector clients. This includes complex competition issues in mergers and acquisitions, cartel arrangements (including investigations, immunity, and litigation), restrictive trade practices (such as exclusive dealing and resale price maintenance), misuse of market power and predatory conduct, competition issues relating to proposed joint ventures, franchising and distribution arrangements, and access to essential facilities. Miranda has experience liaising with competition regulators, including in relation to statutory authorisation, notification and merger processes, as well as the use of investigative powers, and developing and implementing targeted competition and consumer law compliance programmes and materials.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 23 July 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
<b>Details</b>	On 14 June 2012 the Hong Kong Legislative council enacted the region's first cross-sector competition law. While this legislation is still in the process of implementation, this seminar will provide an overview of the ordinance and discuss its impact on the construction industry. During the talk, participants will be given practical examples and scenarios to help better understand the concepts.		
<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	16 July 2013	<b>Priority</b>	QSD Members; First-come-first-served

## CPD/QSD/2013057

### BIM技術在計量中的應用

<b>講師</b>	<p>李冠東 先生 Mr Calvin Lee          廣東工業大學雙學位畢業，主修土木工程專業；現擔任廣聯達廣東區首席講師、廣聯達新平法研究成員、廣聯達 BIM 技術應用專家團隊成員；          專長：熟練運用 Glodon 軟體工具進行工料測量及工程造價控制；          研究方向：1. 建築資訊化模型 (BIM) 在工程建設領域應用          2. 建設專案全過程造價管理與控制</p> <p>李先生在 2010-2013 年期間針對 BIM 技術、清單業務、結算業務、招投標業務、鋼筋量等內容主講過 20 餘場大型講座，在廣州、佛山、東莞等地進行巡迴學術交流。2012 年在廣州舉辦 BIM 技術（建築資訊模型）公開課，分享交流車庫應用、電梯模擬等，在業界取得良好反響。他很樂意與會員分享其先進的 BIM 技術理念及 BIM 技術在計量中應用的經驗！</p>		
<b>日期及地點</b>	<p>2013 年 7 月 30 日（星期二）晚上 7:00 - 8:30          香港上環干諾道中 111 號永安中心 12 樓 1207 室測量師研習中心</p>		
<b>內容</b>	<p>你現在是如何計量的？是不是在投標時天天要加班、趕工、並且沒有一點自己的時間和空間與家人和朋友在一起，而且即使我們這樣拼命的工作，我們的計量結果也未必準確，難道這就是我們想要的工作方式嗎？難道我們想一直這樣下去嗎？這樣下去你還能撐多久？如果不想，就請大家來參加我們“BIM 在計量中應用”的座談會，也許我們分享給大家的內容，可以幫助大家提高工作效率及準確性。有關「座談會」的內容如下：</p> <p>何謂「BIM 技術」？          BIM 技術在建築行業中的應用          BIM 技術在計量中的應用；</p> <ol style="list-style-type: none"> <li>1. 我們現在如何計量？</li> <li>2. 我們在計量中有哪些問題和難點？</li> <li>3. 如何用 BIM 技術去改善現在計量中的問題及難點？</li> <li>4. 在計量中如何更好的應用 BIM 技術？</li> </ol> <p>此講座主要對象為工料測量師，或有興趣加深對 BIM 技術與工料測量結合的認識者。</p>		
<b>語言</b>	廣東話	<b>費用</b>	港幣\$120（會員）；港幣\$150（非會員）；港幣\$20 附加費（如未經報名人士）；免費（全日制大學生；但要視乎尚餘名額情況。）
<b>截止日期</b>	2013 年 7 月 23 日	<b>名額</b>	工料測量組優先；先到先得，滿額即止。

## CPD/QSD/2013058

### Construction Insurances – A Practitioner's View



<b>Speaker</b>	<p>Mr John Lam</p> <p>John Lam is a Divisional Director (Construction) of Jardine Lloyd Thompson Ltd., a specialist insurance advisory team for contractors and their insurance arrangements. He started his current job in 1988 and his major job then was handling insurances for international contractors for the Airport Core Program. This involved in-depth analysis of contract conditions and the related insurance arrangements.</p> <p>He is a graduate of the Chinese University of HK and associated member of Chartered Insurance Institute of UK. He was part time lecturer at Hong Kong Open University.</p> <p>He is the insurance advisor to banks on City of Dreams, Wynn and Macau Studio City and as such is in a good position to share his experience with contract administrators on some of the insurance issues found in complicated contracts.</p> <p>Some of his involved famous projects are Airport Core Program, Western Harbour Crossing, Penny's Bay Reclamation and Container Terminal no. 8 and 9. Recently he is working in Macau for projects like Grand Lisboa, MGM and City of Dreams.</p>		
<b>Date &amp; Venue</b>	<p>7:00 pm – 8:30 pm Tuesday 13 August 2013          Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong</p>		
<b>Details</b>	<p>In this talk, the speaker will cover the following areas of insurance under the Agreement &amp; Schedule of Conditions of Building Contract, Private Edition (2005 Edition).</p> <ol style="list-style-type: none"> <li>1. Disclaimer</li> <li>2. The need of Insurance</li> <li>3. Provisions under the Conditions of Contract</li> <li>4. Employees' Compensation Insurance</li> <li>5. Third Party Liability Insurance</li> <li>6. Insurance of the Works</li> <li>7. Vetting Insurance Policies</li> </ol>		
<b>Language</b>	Cantonese (supplemented with English)	<b>Fee</b>	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)
<b>Deadline</b>	6 August 2013	<b>Priority</b>	QSD Members; First-come-first-served



## CPD/QSD/2013061

### Safety Duties of Front-line Site Staff and Pay for Safety and Environment



**Speakers** Sr Paul K L Wong, MSc, MHKIS, MRICS, RPS(QS), MCIQB, MHKICM, MAIB, MHIREA

Paul is the Vice Chairman of the Hong Kong Institute of Surveyors (Quantity Surveying Division). He is a Director of Chinney Construction Co., Ltd. and has about 25 years experience in the construction industry (working for consultants and contractors). He is also registered as Technical Director and Authorized Signatory under the Buildings Department's list of Registered General Building Contractors.

Mr Willie M H Tam, MBA, FCMI, FSocBP, P.Eng(UK)FSPE, MSEE, MBOHS, LCGI, MHKIOE, RSO

Willie is a Registered Safety Officer. He is a Safety Manager of Chinney Construction Co., Ltd. and has more than 20 years experience in the construction industry.

**Date & Venue** 7:00 pm – 8:30 pm Wednesday 21 August 2013  
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

**Details** In this talk, the speakers will talk about (1) the safety duties of front-line site staff, and (2) the ways to achieve the requirements of Bill for Site Safety and Environment under the Contract.

<b>Language</b>	Cantonese	<b>Fee</b>	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)
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<b>Deadline</b>	14 August 2013	<b>Priority</b>	QSD Members; First-come-first-served
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## CPD/QSD/2013063

### Security of Payment Legislation in Hong Kong



**Speakers** Henry Sherman & Samson Man

Mr Sherman is a senior consultant in Minter Ellison's construction team, is admitted as a solicitor in Hong Kong and in England and Wales. Before joining Minter Ellison he was a partner in a UK law firm and advised employers, contractors and consultants on all aspects of the UK security of payment legislation, including contract drafting, payment disputes, adjudications and court challenges to adjudicators' decisions.

Mr Man is an associate in the Minter Ellison construction team. Also admitted in England and Wales, he worked for a number of years with a UK law firm and specialises in construction disputes of all kinds. He has a particular interest in security of payment legislation.

**Date & Venue** 7:00 pm – 8:30 pm Tuesday 3 September 2013  
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

**Details** If Government's current plans bear fruit, Hong Kong's security of payment legislation will come into force in 2015 or 2016 following a consultation process due to begin over the coming months. Security of payment legislation in other countries has followed a number of different models and how far-reaching it will be in Hong Kong is not yet clear. Whatever its final form it will have a major impact on the Hong Kong construction industry.

This seminar will review the experience of other countries and examine the likely options for Hong Kong.

<b>Language</b>	English	<b>Fee</b>	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)
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<b>Deadline</b>	27 August 2013	<b>Priority</b>	QSD Members; First-come-first-served
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CPD/QSD/2013014B

## FIDIC Contracts



<b>Speakers</b>	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.		
<b>Date &amp; Venue</b>	7:00 pm – 8:30 pm Tuesday 17 September 2013 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
<b>Details</b>	FIDIC Contracts are commonly used in the Asia Pacific Region for infrastructure projects. This presentation will: Provide an introduction to FIDIC and FIDIC Contracts Explain the main features of the FIDIC Red Book (1999) used for traditional construction only contracts Provide a useful comparison between the Red Book and the Hong Kong Government Standard Form Civil Engineering Contract		
<b>Remarks</b>	<b>Same CPD talk as the one held on 16 May 2013.</b> Due to overwhelming response, the above talk held on 16 May 2013 was overbooked by members. In order to allow interested members to attend the above talk, QSD is going to organize the same CPD talk on 17 September 2013.		
<b>Language</b>	English	<b>Fee</b>	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)
<b>Deadline</b>	10 September 2013	<b>Priority</b>	QSD Members; First-come-first-served



香港城市大學  
City University  
of Hong Kong



## Fire Engineering Programmes (Part-Time)

*A Professional Pathway Leading to a Recognised Professional Fire Engineer*

**Master of Science (MSc) in Fire Safety Engineering**

**Bachelor of Engineering (BEng, Hons) in Fire Engineering**

**Foundation Degree in Science in Fire Safety Engineering**

### UCLan recent achievements

- Ranked 10 in General Engineering (The Guardian University Guide 2013)
- Ranked 24 in General Engineering (The Complete University Guide 2013)

### Unique features

- Provides a pathway to become professional engineers and obtains professional recognition (CEng/ MHKIE)
- Meets the training need on fire engineering in other disciplines such as building services engineering, building engineering, civil engineering and architectural studies
- Fully supported by The Institution of Fire Engineers (HK Branch) (IFE(HK))
- Access to CityU's library, Computing Services Centre and SCOPE Resources Centre with dedicated collections on fire engineering
- A 5% discount on the programme fee will be given to all paid-up IFE (HK) Members

*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.*



Satisfies the Academic Requirement for CEng / MHKIE

MSc in Fire Safety Engineering (2-year, Part-time mode)

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## Land Surveying Division Chairman's Message



Sr Koo Tak Ming LSD Council Chairman

### The 8<sup>th</sup> Beijing-Hong Kong-Macao Geomatics Conference 第八屆京港澳測繪技術交流會

The one-and-a-half-day conference was held successfully on 23 May 2013.

Sr Stephen LAI, our President, welcomed the 140+ delegates from Beijing, Hong Kong, and Macau with the theme, 「測繪新科技與智慧城市建設」.

Mr Zhang Hong-bo (北京市科協學會聯合辦公室副主任 張鴻博先生) and Mr CHAN Hon-peng (澳門地圖繪製暨地籍局局長 陳漢平先生) gave their speeches on behalf of Beijing and Macau.

We had one keynote session and four presentation sessions for a total of 20 papers. The First keynote speaker, Mr Chao Chun-hao (北京市測繪設計研究院常務副總工程師、北京測繪學會常務理事 晁春浩先生), gave a talk on “北京數字城市建設,” while Professor John SHI (香港理工大學土地測量及地理資訊學系 史文中教授) delivered a talk on “可靠性地理國情監測”.

The conference also provided a forum for practitioners, scholars, and vendors from all three regions to exchange their knowledge and experiences on the subjects during the seminars, lunch, and dinner.

The closing ceremony was marked by a speech delivered by Mr Simon LAI of Hong Kong. The 9th Beijing-Hong Kong-Macao Geomatics Conference will be held in Beijing in 2015.



Group Photo in the Conference Hall

時間	內容	地點
2013年5月23日(星期四)		
08:45 - 09:30	註冊	蔣震劇院外
09:30 - 10:00	開幕典禮: 開幕致辭 香港測量師學會會長 楊旭輝測量師 北京市科協學會聯合辦公室副主任 張鴻博先生 澳門地圖繪製暨地籍局局長 陳漢平先生	蔣震劇院
10:00 - 10:15	紀念品送贈	蔣震劇院
10:15 - 10:30	拍團體照	蔣震劇院外
10:30 - 10:45	小休	蔣震劇院外
10:45 - 12:00	主題報告 主持人: 香港測量師學會高級副會長 郭志和測量師 主題一: 北京數字城市建設 北京市測繪設計研究院常務副總工程師、北京測繪學會常務理事 晁春浩先生 主題二: 可靠性地理國情監測 香港理工大學土地測量及地理資訊學系 史文中教授	蔣震劇院
12:15 - 14:00	午餐	港灣樓
14:00 - 15:30	論文報告(一) 主持人: 北京市測繪設計研究院院長、高級工程師 智云先生 題目一: 地理信息與電網信息化 李炳生 題目二: 測繪技術在城市軌道交通建設中的應用 馬海志 題目三: 香港特區政府土地信息系統的發展與應用 鄧偉青, 黎錦宇 題目四: 澳門地理資料的整合進程-以街道門牌資料為例 李永祖	蔣震劇院
15:30 - 15:45	小休	蔣震劇院外
15:45 - 16:05	論文報告(二) 主持人: 澳門地圖繪製暨地籍局 數據處處長 余家敏女士 題目一: 車載三維激光掃描技術在首鋼工業遺址保護中的應用探討 劉增良	蔣震劇院
16:05 - 16:25	題目二: TOPDC-5 傾斜航空攝影技術與應用 羅祥勇	
16:25 - 16:45	題目三: 土地整理測繪中的新科技應用 王新坤	
16:45 - 17:05	題目四: 城市地下管線周邊空洞探測技術研究 白朝旭	
17:05 - 17:25	題目五: 香港地區沙塵暴集成觀測預警平台的设计與實現 肖楚、黃文聲、余裕佳	
17:25 - 17:45	題目六: 測量專業在工程合約中的管理角色 黃伯偉	
18:30 - 21:00	歡迎晚宴	風城酒家



Opening Speech by Sr LAI, Hong Kong



Opening Speech by Mr Zhang, Beijing



Opening Speech by Mr CHAN, Macau



Mr CHAO (Beijing), Sr LAI (Hong Kong), and Mr CHAN (Macau)





2013年5月24日(星期五)				
09:00 - 10:30		论文报告(三) 主持人:香港理工大学 土地测量及地理资讯学系 系主任 陈式毅教授 09:00 - 09:20 题目一:中国测绘仪器法制管理 翟清斌 09:20 - 09:40 题目二:地质雷达在昆明湖库容测量中的应用研究 张劲松 09:40 - 10:00 题目三:Assessment and Mitigation of Ionospheric Disturbance Effects on GPS Accuracy and Integrity Wu Chen, Duojie Weng, Shengyue Ji, Zhizhao Liu 10:00 - 10:20 题目四:珠三角地区基于GPS/GNSS技术的大气水汽实时监测系统 刘志超、李敏	蒋震剧院	
	10:30 - 10:45	小休	蒋震剧院外	
	10:40 - 10:45	派发团体照片	蒋震剧院外	
	10:45 - 12:15		论文报告(四) 主持人:香港工程测量师学会主席 林烈贤先生 10:45 - 11:05 题目一:智能交通发展与地理信息技术应用 唐妍 11:05 - 11:25 题目二:SAR影像几何处理 程春泉 11:25 - 11:45 题目三:高精度倾斜摄影测量及快速三维后处理系统集成应用新模式 王婧 11:45 - 12:05 题目四:应用NTRIP技术于澳门发展网络RTK与DGPS服务之演进 冯倩君、钟嘉良	蒋震剧院
		12:15 - 12:45	闭幕典礼:闭幕致辞 香港工程测量师学会会长 黎启权先生 北京测绘学会秘书长 刘忠卿女士	蒋震剧院
13:00 - 14:30		午饭	彩晶轩	



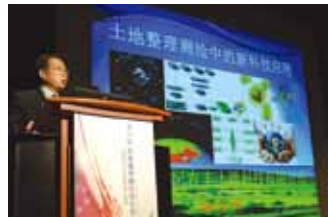
The Macau delegation



The Conference Steering Committee



The OC and Helpers of the Conference





### Talk on "The Routes to Membership"

The talk was given on 22 May 2013 to land surveying staff of the Project Division of the MTR Corporation, Ltd. With about 120 land surveying staff engaged in five new railway projects, namely the West Island Line, the Express Rail Link, the South Island Line, the Kwun Tong Line Extension, and the Shatin-to-Central Link, the MTRC wants to develop its staff by encouraging them to enhance the work of the Corporation by acquiring professional membership and qualifications in their disciplines.



Sr Andrew LEE (right most) presents the MTRC souvenir to Sr TANG Wing-lun, Sr Paul NG, and Sr KOO Tak-ming

The seminar was well-received by the 80+ participants. Sr KOO Tak-ming introduced the HKIS and laws for surveyors in Hong Kong to the audience. Sr TANG Wing-lun outlined the types of membership available

at the HKIS (Student Member, Probationary Member, Associate Member, and Corporate Member), along with their respective application procedures. Sr Paul NG delivered the LSD's Routes to Assessment of Professional Competence (APC) and provided a detailed account of the situations and scenarios for application of different background.



We hope that such a talk will provide a clearer picture of the routes to membership to the interested persons and encourage them to acquire their professional qualifications at the only professional organisation to represent surveyors in Hong Kong.

### LSD Contact Point

If you have any views on the Council's work, please feel free to send them to the Hon Secretary at [lsd@hkis.org.hk](mailto:lsd@hkis.org.hk) or to

me at [lsdchairman@hkis.org.hk](mailto:lsdchairman@hkis.org.hk). 





# Property & Facility Management Division

## Chairman's Message



*Sr Dick Kwok PFMD Council Chairman*

The evening of 26 April marked a perfect ending to the 2012 Quality Property and Facility Management Award (QPFMA) ceremony. The Award Presentation Banquet was officiated by our Guest of Honour, Mr. Wong Kam Sing, JP, Secretary for the Environment. Other honorary guests included Sr Au Choi Kai, JP, Director of Buildings, Buildings Department, who was also the Chairman of the 2012 Jury Panel of the QPFMA; Sr Tony Tse Wai Chuen, Member of the Legislative Council; Mr. D.W. Pescod, JP, Director of Housing; Sr Albert Lee Kwok Wing, Deputy Director (Estate Management); Sr Stephen Lai, President of the HKIS; Ir Choy Kin Kuen, President of the HKIE; and Mr. Xu Jian Hue, President of The Guangdong Province Property Management Industry Institute. Also, members of the Jury Panel, presidents, and chairmen of the various supporting organizations, award winning teams, and over 250 property and facility management professionals joined this memorable night. Of the 174 nominations to the entry list, the Jury Panel finally shortlisted a list of 34 awardees. Building on the success of the first QPFMA in 2010, we saw keen competition this year and tremendous progress made by the award project teams in terms of performance and quality. As quoted in the message of Sr Au Choi Kai, Chairman of the Jury Panel, the enhancement was obvious, particularly in fulfilling the needs of owners and occupants, protecting the environment, and achieving sustainability through quality property and facility management.

I would like to take this opportunity to send my gratitude to the Jury Panel and Assessors for their efforts, diligence, and professionalism during the judging process. I also pay tribute to the members of the Organising Committee for their selfless dedication and months of hard work that made this QPFMA so successful. They are Sr Andrew Lee, Sr Dick Kwok, Sr James Chan, Sr Kenneth Chan, Sr Edmond Cheng, Mr Teddy Cheung, Sr Prof Eddie Hui, Mr Kwan Chi Wah, Mr Chris Lam, Sr Lam Kwok Wing, Sr Ir Jonathan Lee, Sr Rebecca Lee, Sr Vincent Lo, Sr Kays Wong, and Sr Gary Yeung. I am proud to claim that every award-winning project represents a high standard of quality services and excellence in teamwork. Once again, my congratulations to the following winners of the 2012 QPFMA:

### Large-Scale Residential Property Management

Grand Award	Sceneway Garden
Excellence Award	Grand Promenade
Merit	Harbour Place, Ocean Shores

### Medium-Scale Residential Property Management

Excellence Award	The Leighton Hill, The Victoria Towers
Merit	Mount Beacon, The Beverly Hills, The Palazzo

### Small-Scale Residential Property Management

Excellence Award	Beacon lodge, Hill Paramount
Merit	Regence Royale, The Westminster Terrace

### Tenants Purchase Scheme & Public Rental Housing

Excellence Award	Ching Ho Estate, Lam Tin Estate
Merit	Kwun Lung Lau, Ping Shek Estate

### Home Ownership Scheme & Private Sector Participation Scheme & Sandwich Class Housing Scheme

Excellence Award	Bel Air Heights
Merit	Kingston Terrace

### Shopping Centre Management

Grand Award	New Town Plaza
Excellence Award	apm
Merit	Harbour City, wtc more

### Office Building Management

Grand Award	International Commerce Centre
Excellence Award	Skyline Tower
Merit	AIA Central, C-BONS International Center, Grand Century Place – Office Towers

### Industry Building Management

Excellence Award	International Trade Centre
Merit	CEO Tower, Corporation Park



## Institutional Facility Management

- Excellence Award      Yan Fook Centre
- Merit                      Hong Kong Community College  
(Hung Hom Bay Campus),  
Hong Kong Design Institute

Recently, The Hong Kong Green Building Council (HKGBC) and BEAM Society Limited announced a new rating tool that will soon join the suite of BEAM Plus assessment tools – BEAM Plus Interiors. This is a local assessment tool especially

designed for interior and fitting-out works done in Hong Kong, including commercial interiors, office, and retail projects. Now the draft of the BEAM Plus Interiors manual is available on the official websites of the HKGBC and BEAM Society. Members are encouraged to express their views on it. According to the announcement, BEAM Plus Interiors will be officially launched later this year and the project registration will also commence at the same time. Moreover, BEAM Society will arrange special training courses for BEAM Pro to familiarize users with the new requirements. ■







## Quantity Surveying Division Chairman's Message



*Sr Keith Yim QSD Council Chairman*

### Visit to the Hong Kong Polytechnic University

The Promotion Sub-committee, along with the Building and Real Estate Students' Society (BRESS) of the Hong Kong Polytechnic University, organized a visit to the University on 24 April 2013.

The visit was well-organized by the BRESS with two students acting as Masters of Ceremony for the event. Apart from releasing the QSD video and presenting the career development of a professional quantity surveyor, Council Members led group discussions and shared their experiences with students so as to enable them to gain a thorough understanding of what it takes to become a professional

quantity surveyor. The students were avid listeners and actively participated in the group discussions. I find this kind of interactive promotional activity effective in delivering the Institute's message to young people.

My sincere thanks go to Dr. Sandy Tang and Dr. Jacky Chung, representatives of BRESS, and QSD Council Member, Sr Joseph Chong, for helping to organize this visit. I also extend my gratitude to other Council Members, Sr K.L. Wong, Sr Thomas Ho and Sr Raymond Kam, and Stephen Lam, for their support and participation in the event.



### Visit to the City University of Hong Kong

Our Immediate Past Chairman, Sr Thomas Ho, and Vice Chairman, Sr K.L. Wong, visited students who were reading for the Associate Degree at the City University of Hong Kong on 22 April 2013. The QSD's representative had briefed them on how to be admitted as Associate and Full members of the Institute. An experience-sharing session was also held so as to encourage students to pursue the quantity surveying profession.

I would like to thank Dr. Ellen Lau and Dr. Eric Cheng of the City University of Hong Kong for their kind assistance in

organizing the visit. Many thanks also go to Sr Thomas and Sr K.L. for sparing their evening to visit the University.





## Meeting with the Secretary for Development

With the kind assistance of our Past President, Sr T.T. Cheung, the QSD Council was able to meet with Mr Paul Chan, MH, JP, the Secretary for Development, to exchange views on a number of topics. The meeting was held at the Central Government Offices on 3 May 2013. Members who attended the meeting included Sr T.T. Cheung, Sr Thomas

Ho, Sr K.L. Wong, Sr Honby Chan, Sr Jesse Wong, Sr S.C. Tse, and me. The meeting provided a platform to exchange views on issues of common interest. The Council will endeavor to initiate more meetings with the Development Bureau should circumstances dictate it.

## The 17<sup>th</sup> Pacific Association of Quantity Surveyors (PAQS) Congress 2013, Xian



### 1.1 Theme and Delegates

The 17th PAQS Congress 2013 was held from 18-21 May 2013 at Sofitel Hotel of Renmin Square, Xian, Shanxi Province. The Organizer of the Congress was the China Engineering Cost Association (中國建設工程造價管理協會). The Theme of the Congress was "Construction Information – Cornerstone of the Valuation Management". There was a parallel session on BIM in view of the advancements of the technology. A total of 450 delegates (300 delegates from the Mainland and 150 from overseas) attended – an attendance record.

The Hon. Advisors of the Congress were Sr Stephen Lai, President of the Institute; Sr T.T. Cheung, Past President of the Institute; and Sr Prof. Anita Liu, Past Chairperson of the QSD Council. The Institute was proud to see its members appointed by the CECA as their honorary advisors for the Congress.

### 1.2 Official Posts in the PAQS by Hong Kong Delegates

The PAQS is an international organization comprising 13 member countries from the Asia Pacific Region. The Institute is one of the full member country / region.

Other full member countries are:-

- Australian Institute of Quantity Surveyors (AIQS)
- The Building Surveyor's Institute of Japan (BSIJ)
- Canadian Institute of Quantity Surveyors (CIQS)
- China Engineering Cost Association (CECA)
- Institute of Quantity Surveyors, Sri Lanka (IQSSL)
- New Zealand Institute of Quantity Surveyors (NZIQS)
- Pertubuhan Ukur Jurutera & Arkitek (Bahagian Ukur / Surveyor Division) (PUJA)
- Royal Institution of Surveyors Malaysia (RISM)
- Singapore Institute of Surveyors & Valuers (SISV)

Associate member countries are :-

- Philippine Institute of Certified Quantity Surveyors Inc. (PICQS)
- Fiji Institute of Quantity Surveyors (FIQS)

There is one observer member country which is Association of South African Quantity Surveyors (ASAQS)

Our members have had major involvement in this international organization. They included:-

<b>Sr T.T. Cheung</b>	- Convenor, Council of Advisors
<b>Sr Prof. Anita Liu</b>	- Secretary of the Accreditation & Education Committee
<b>Sr Daniel Ho</b>	- Secretary of the Sustainability Committee
<b>Sr Raymond Kam</b>	- Member of the Accreditation and Education Committee
<b>Sr Ellen Lau</b>	- Secretary of the Research Committee
<b>Sr Mei-yung Leung</b>	- Member of the Research Committee
<b>Sr Joseph Chong</b>	- Chairman of the Young QS Group

The leader of the delegates was our President, Sr Stephen Lai. Other members who attended the Congress included Sr K.L. Wong, Sr Jesse Wong,



Sr Thomas Ho, Sr Francis Leung, Sr Dr Paul Ho, Sr Antony Man and Sr K.C. Tang. Apart from attending official Committee's meetings, Sr Prof Anita, Sr Dr Ellen, and Sr Dr Mei-yung presented their research papers at the Congress. Another member who presented the paper was Sr Dr Paul Ho.

The titles of the papers presented at the Congress are:-

- Value co-creation in Construction by Prof. Dr. Anita Liu
- Forecasting the Manpower of Quantity Surveyors in Hong Kong by Dr. Paul Ho
- Empirical Findings of the Involvement of Quantity Surveyors in performing the cost management functions: A comparative perspective for Building and Engineering projects by Dr. Ellen Lau
- Impact of VM techniques on Workshop Outcomes by Dr. Mei-yung Leung.

The Council will invite the above paper presenters to deliver CPD talks on the same topic to our members in Hong Kong.

### 1.3 PAQS Golf Tournament

Traditionally, the PAQS Golf Tournament is held on the day before the Board Meeting. This year, the Institute's Golf Team, which comprised Sr T.T. Cheung, Sr Daniel Ho, and Sr Jesse Wong, won the Country Trophy. In addition, Sr Daniel won the Individual Trophy. The trophies will be kept at the Institute for a year. Congratulations to the HKIS Golf Team on its tremendous achievement.

### 1.4 Board Meeting

The Board Meeting was held on 19 May 2013, Sunday. Our President, Sr Stephen Lai; Past Presidents, Sr T.T. Cheung and Sr Francis Leung; QSD Vice Chairman, Sr K.L. Wong; and I were in attendance. It was a whole day meeting that covered reports from the Chairman, Officers and Committees as well as from member countries. I had the pleasure to represent the Institute by reporting our major activities including a brief comment on the state of the construction industry since the previous Board Meeting in Brunei.

During the meeting, the following officers for the Year 2013-2015 were elected:

- Chairperson – Ms Xu Huiqin (徐惠琴) of the CECA, Mainland China

- 1st Vice Chairman – Mr Ian Duncan of the CIQS, Canada
- 2nd Vice Chairman – Sr Francis Leung of the HKIS, HKSAR
- Hon Secretary - Mr James Sue of CECA, Mainland China
- Hon Treasurer - Mr Trevor Main of AIQS, Australia

Congratulations to Ms Xu and Sr Francis on their success in being elected as Chairperson and 2nd Vice Chairman of PAQS, respectively. We trust that both will help take the quantity surveying profession to the next level during their tenures.

The following is some of the salient topics of the Board Meeting:-

- The PAQS Medal Award 2013, which acknowledges the substantial contribution of an individual on the advancement and development of the quantity surveying profession internationally, goes to Mr Trevor Main of the Australian Institute of Quantity Surveyors (AIQS).
- The PAQS – Iwata Travelling Scholarship Award goes to Ms Grace Alexander from RISM. It should be noted that the PAQS – Iwata Foundation shall bear the cost of flight ticket of the winner to attend the Congress while the organizing association shall waive the Congress registration fee and arrange free accommodation during the Congress. We would encourage more members to submit papers for joining this meaningful essay competition.
- The Young QS Group has successfully held its programme on 17 and 18 May 2013 with approximately 32 young members and students from nine member countries / region to join the events. Representative from each member country / region presented the cost trend and latest development projects of their country / region. The programme for Young QS Group was sponsored by the host association, CECA of Mainland China. Our Sr. Joseph Chong was elected as Chairman of the Young QS Group for the Year 2013-2014.
- A new BIM Committee was formed. Mr Eugene Seah of SISV was elected as Chairman of the Committee. Our Sr K C Tang was elected as member of the Committee.
- The Chairman of Organising Committee for the 18th PAQS Congress 2014, Hong Kong, Sr Francis Leung represented the Institute to present a video for promoting the forthcoming Congress to all Board members. Promotion flyers were also distributed to



them and all delegates who were attending the two-day Congress.

- The 19<sup>th</sup> PAQS Congress 2015 would be held in Yokohama, Japan.

### 1.5 Opening Ceremony

Before the official opening of the Congress, our President Sr Stephen Lai and Past President, Sr T. T. Cheung were invited by CECA to meet Mr Chen Zhong(陳重先生), the Chief Engineer of the Ministry of Housing and Urban-Rural Development, Mr Liu Can (劉燦司長), Director of the Standard and Norms Department, 趙毅明處長, 譚華處長, Ms Xu Huiqin (徐惠琴理事長) and Mr Wu Zuo Min (吳佐民秘書長) of CECA together with the Chief Delegate of each member country. The leaders expressed their support to the activities of PAQS.

The opening ceremony was officiated by Mr Chen Zhong, 鄭建鋼先生 from Shanxi Province and Mr Gordon Cairney of Chairman of PAQS. It started with the welcome speeches from Mr Chen Zhong, 鄭建鋼先生, Mr Gordon Cairney and Ms Xu Huiqin. The keynote speakers were Mr Wu Zuo Min of CECA and Mr Ong See Lan of RISM and Former President of RICS.


### 1.6 Technical Visit

The Ministry of Railway has kindly organized a technical

visit for the overseas delegates on 21 May 2013. Sr Thomas Ho and Sr Antony Man represented the Institute to participate in the technical visit. The delegates visited the facilities and took the opportunity to experience a round-trip ride between Xian North and Hua Shan North Station. The visit was well received by all the delegates.

### 1.7 Closing Ceremony

The closing ceremony was held on 21 May 2013 after the presentation of papers. At the Closing Ceremony a Memorandum of Understanding (MoU) was signed between PAQS and FIG for mutual co-operation in quantity surveying profession in future. The incoming Chairperson of PAQS, Ms Xu Huiqin signed the MoU on behalf of the PAQS. We will witness more co-operation in promoting the quantity surveying profession by the two organizations.

The last event in the closing ceremony was the Handover Ceremony. The Institute has the honor of organizing the 18<sup>th</sup> PAQS Congress 2014 in Hong Kong. It will be held from 7 to 10 June 2014. The Handover Ceremony was conducted firstly by presentation of a video and then representative of CECA officially handed over the PAQS document to Sr. Francis Leung, the Chairman of the Organizing Committee of the 18th PAQS Congress 2014, Hong Kong for hosting the Congress. 

## Assessment of Professional Competence (QSD) Final Assessment 2013

### Written Practice Problems (Rules & Guide to APC – revised Nov 2007) Part I and Part II Assessments (Rules & Guide to APC – May 2012)

Details of the APC Final Assessment 2013 are listed below:-

Type of Assessment	Part I Assessments	Part II Written Assessment and Written Practice Problems
Exam Date	16 September 2013	17 & 18 September 2013
Application deadline	5:30pm, 15 July 2013 (Monday)	12:30pm, 29 June 2013 (Saturday)
Venue	Kowloonbay International Trade & Exhibition Centre (KITEC)	

Application form can be down-loaded from [www.hkis.org.hk](http://www.hkis.org.hk).



# The 17<sup>th</sup> Pacific Association of Quantity



At Board Meeting



Other members in attendance of the Congress



At Board Meeting



Members in attendance of the Congress



At the Congress



Signing of MoU between PAQS & FIG



Technical Visit - VIP room of High Speed Railway



PAQS Medal Award



Daniel Ho won the Individual Award - PAQS Golf Tournament



At the closing ceremony with CECA delegates



Hong Kong Delegates with Delegates from Brunei and Japan



# Surveyors (PAQS) Congress 2013, Xian



Other members in attendance of the Board Meeting



At Board Meeting



At Board Meeting



T T Cheung at the closing ceremony



Presentation of paper by Prof. Anita Liu



Newly elected Chairperson, Ms Xu Huiqin of CECA, Mainland China



Exchange of Souvenir with Delegate from Japan



Presentation of Souvenir to CECA



Board Photo



Hong Kong Delegates



Farewell Dinner



Farewell Dinner





## Young Surveyors Group Chairman's Message

Sr Michelle Chung YSG Committee Chairman



### HIGHLIGHTS OF THE MONTH

#### CPD

##### Satellite Positioning Infrastructure and its Application

The CPD was held successfully on 13 May 2013. The speaker, Sr Simon Kwok, gave an informative talk related to satellite positioning infrastructure in Hong Kong. Around 55 members participated and everyone was impressed by the applications of satellite positioning systems for supporting land management, construction, planning, transportation and logistics, location-based services, and disaster preparedness and response. I would like to thank our own Jenny Tang and student helpers, Alex and Clara, for their help in organizing the event.



Another CPD on the tendering process and a site visit to the InnoCentre were held this month. Please refer to the reports on a separate page. I would like to thank the CPD convenors, Chris Mook, Refeal Leung, and Rock Man, for their help.

#### AGM for the Young Landscape Architect Group

On 16 May 2013, our Immediate Past Chairman, Kenny Chan, and I were invited to attend the Annual General Meeting of the Young Landscape Architect Group (YLAG). This was their second AGM and we were glad to see that this young group has continued to add members. It was interesting to see the special icon of "Broccoli" adopted for the event, which relates to the official logo of the HKILA as the "Tree". Kenny even won a Broccoli as a draw gift. I believe that every young group has to develop together with its "mother" institute and take care of future generations. On behalf of the YSG, I congratulate once again the YLAG's newly elected Chairman, Ms Yasmin Chir, and vice chairmen, Ms Daphne Koon and Mr YL Chan. We look forward to more cross-institute functions with the YLAG and other professional young groups.





## COMING EVENTS

### APC Workshop with the BSD and QSD

We have scheduled a series of PQSL seminars as the APC workshop for the probationers from BS and QS with the support of the divisional councils. Please refer to the separate flyer for details. As we are deciding the possibility to organize the mock examination for the practical task for the BS probationers, please express your view by returning us the questionnaire which to be distributed soon.

### 2013 Stanley International Dragon Boat Championship

The Championship Race will be held on 12 June 2013 (Tuen Ng Festival). Please pencil it down on your diaries and come support us! We need a large constituency to cheer on our strong paddlers!

Also, there will be a "warm up" competition (東區龍舟競渡大賽) on 9 June before the main race. Another Joint Professional Dragon Boat race will be held on 30 June in Stanley again! Please join to demonstrate our team spirit and unity.



## Contacting YSG

If you have any idea, advice, or comment on our events or if you are interested in joining us, kindly e-mail us at [ysg@hkis.org.hk](mailto:ysg@hkis.org.hk). You are also welcome to attend our monthly regular meetings, which are held on the second Monday of each month. Due to the Diploma Presentation


### CPD/PQSL/Site Visit

Upcoming seminars include:

- 25 May: Site Visit to Caritas Lok Mo Integrated Vocational Training Centre
- 5, 11, 15, & 26 June: QSD-YSG-PQSL series – Cost Planning & Control; Risk & Quality Management; Construction Contract – Valuation, Measurement, & Pricing
- 8, 18, & 26 July: BSD-YSG-PQSL series – Building Condition Surveying & Diagnosis; Building, Lease, & Planning Control; Project Management
- 3 August: Youth Forum by CYPG

### Social Event

- 18 May: Pottery-Making Workshop (cancelled due to insufficient applications)
- 25 May: Ethnic Minorities Tour by CYPG (認識少數族裔文化生活團)
- 12 June: 2013 Stanley International Dragon Boat Championship
- 22 June: Macaroon-Making
- 23 June: CYPG Joint Professional Charity Band Show
- July: Joint Professional Networking Drinks
- July: Oyster Opening and Wine-tasting Class
- September/November: Study Tour

on 10 June, the next meeting is scheduled for 3 June at 7 PM. Please remember that we have moved to our new office at 12/F Wing On Centre, Sheung Wan (Exit E3 of the Sheung Wan MTR). 





## Exploring the Tendering Process

**Sr Chris Mook, YSG Committee**

A successful and enthusiastically oversubscribed CPD seminar was held on 10 May 2013. It was titled 'Principles, Practices and Procedures of the Tendering Process'.

The speaker, Sr K.C. Tang, is the Director of K.C. Tang Consultants, Ltd. Sr Tang began the seminar in an interactive way – with a role-play of an APC interview. He selected several members of the audience to raise questions about the tendering process, after which they had to invite other members to reply to their questions. Questions regarding the components of tender documents, returned tenders, procedures of tender analysis, etc., were raised and answered among the audience. The answers were subsequently critiqued and refined by Sr Tang. Throughout this role-play, the presentation skills of the participants were enhanced.

Also, Sr Tang discussed several APC exam questions relating to the tendering process. For example, situations in which two or more sets of the Form of Tender had to be incorporated into the tender booklet were examined.

Details of the Competition Ordinance (Chapter: 619), which included an explanation of the terms 'competition rule',

'serious anti-competitive conduct', and 'bid-rigging', were explored. Sr Tang also gave us further insight into the important role of surveyors in maintaining the fairness of the tendering process.

Despite time running out towards the end, the seminar was very interesting and informative. It was our great pleasure to have Sr Tang as our speaker. His valuable experiences and creative methods of teaching inspired our young surveyors.



## Site Visit to the External Wall Survey and Repair Works at InnoCentre

**Rock Man, YSG Co-opted member**

A site visit to InnoCentre, a six-storey office building belonging to the Hong Kong Science and Technology Parks Corporation (HKSTP), was held on 11 May. A full house registration of 30 was recorded. As the building is now undergoing a façade renovation, we were pleased to have Sr John Lau, the General Manager of Union Construction (Group) Limited, introduce the project to our members. Sr Lau shared with us his experiences in project management from the contractor's, as well as the professional building surveyor's, point of view, such as material requirements and the selection, statutory, and technical concerns, problems, and difficulties encountered during the project. The building actually lay within the Railway Protection Boundary and MTR Requirements should be followed in order to maintain MTR service and ensure safety. After the presentation, our members went on a site walk with Sr Lau to inspect the scaffolding along the external wall. The most impressive part of the visit was the pull-off tests of the rendering and tiles, which were demonstrated by a HOKLAS laboratory technician. Members were able to understand the procedure employed, requirements of, and equipment used in the test.

We want to express our gratitude to Mr Kent Yau, the HKSTP's representative, for arranging the visit. 🇮🇸



# Perhaps the Liquidated Damages ("LD") Clause does not always work! A recent Court Case – *Spiers Earthworks Pty, Ltd. v Landtec Projects Corporation Pty, Ltd. (No.2) [2012]*



**Hon Chi Yi, Ludwig**  
FHKIS

## Introduction

In principle, the money recoverable as damages due to a breach of contract is the sum that will place the innocent party in a position as if the breach had not occurred. The law allows the parties to fix and agree on the sum payable for special breaches at the time a contract is signed.

The sum so specified, usually termed liquidated damages ("LD"), is not enforceable if it is a "penalty," but only if it is a genuine pre-estimate of the likely loss to result from a delay of completion.

## Spiers Earthworks v Landtec [2012]

This case examines the enforceability of an LD clause and the factors that must be taken into consideration when determining if the LD are, in fact, a genuine pre-estimate of the loss that the innocent party is likely to suffer.

## Facts

1. A developer developed land in stages.
2. The contract came with a practical completion date of 6 May 2005 and the LD, in Australian Dollars, were A\$13,846 per week.
3. The contractor was late in completing the stage-one works and LD were applied.
4. The contractor claimed that the LD were unenforceable, as they were a penalty.
5. The developer calculated the LD by using a bank's interest rate during the sale.

6. The contractor argued that the developer could not incur interest on sales due to a delay.

## Held

1. The majority of the judges claimed that the delay in the performance of the first contract could not have caused any relevant financial loss to the developer.
2. Only one judge decided that the stipulated weekly sum was not disproportionate to the actual loss amount.
3. All three judges agreed that a determination of a sum's extravagance or unconscionableness is made at the time a contract is signed.
4. The LD were not a genuine pre-estimate.
5. The losses that might have been foreseeable were entirely unrelated to the anticipated losses that were used by the employer to calculate the LD.
6. The LD were struck down as a penalty and the employer was not entitled to an award.

## Conclusion

This case re-affirmed that LD may be voided as penalties and stipulated that when calculating a genuine pre-estimate, the losses incurred must be directly related to any delay in the completion of the works by the contractor. Otherwise, they may simply be a penalty and are not claimable.

Finally, LD clauses are frequently sources of dispute between the parties to a contract. It is, thus, advisable for each party to consult expert advice before entering into any LD clause in the contract if either party has doubts. ■



## Sports and Recreation Committee Chairman's Message



Sr Lesly Lam Chairman  
leslylam@hkis.org.hk

For those members who are interested in participating in the various Sports Teams and Interest Groups managed by the Sports and Recreation Committee, please contact the

Chairman or Donna YU at cpd@hkis.org.hk/2526 3679 to register.

### The Recreation and Sports Club for Hong Kong Professional Bodies (RSCP) - Joint Professionals Sports Night (JPSN)

*HKIS Representatives for JPSN: Carmen WONG/Lesly LAM*

After four months of preparation, the Recreation and Sports Club for Hong Kong Professional Bodies (formerly known as the Joint Professional Sports Committee) held its annual Joint Professional Sports Night on 12 April 2013 at The Hong Kong Football Club. More than 140 representatives from eight professional bodies attended, together with Fok Tsunting as the guest of honour. It was a truly cross-industry event with performances by members of each profession.



Members and sports captains from each professional body came to share in the fun. To match the event's theme, 武林大會, the party started with a martial arts performance by pre-appointed candidates from each society wearing costumes. We were also honoured that 2004 Olympic Table Tennis Men's Doubles silver medalists, Li Ching 李靜 and Ko Lai Chak 高禮澤, came to play some exhibition matches ('Beer Ping-Pong') with our members. The party atmosphere peaked during the last event – 'Toast to Friendship, Beer Drinking competition' – followed by a live band performance. The new logo for the RSCP was also announced that night after rounds of voting by different professionals.







### HKIS Dragon boat Team – See you on 12.6.2012 at Stanley Beach!!!

*Team Captains: Mr Ryan WONG/Mr Kenneth WAN/Young Surveyors Group*

The HKIS Dragon boat Team is making excellent progress in its training sessions every Sunday from 12 PM until the Tuen Ng Festival at Stanley Beach. Members are all welcomed to

share in our happiness and anticipated victory. See you on 12.6.2012 anytime between 8 AM and 4 PM.



**"Teamwork makes the dream work."**

***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 31 December 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\$1.80 per litre in gasoline and HK\$3.40 per litre in diesel purchase everyday. 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

From 1 June 2013, the discount is HK\$1.50 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.

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

#### Down Jacket

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

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

Date	Event	Organiser	Location
<b>2013</b>			
<b>Jun</b>	10	HKIS Diploma Presentation	Hong Kong Jockey Club
	27	HKIS Executive Council Meeting	Board Room, HKIS
<b>Jul</b>	25	HKIS General Council Meeting	Board Room, HKIS
	25	HKIS Executive Council Meeting	Board Room, HKIS
<b>Aug</b>	22	HKIS Executive Council Meeting	Board Room, HKIS
<b>Sep</b>	14	HKIS Annual Conference 2013	Conrad Hong Kong
	26	HKIS General Council Meeting	Board Room, HKIS
	26	HKIS Executive Council Meeting	Board Room, HKIS
<b>Oct</b>	24	HKIS Executive Council Meeting	Board Room, HKIS
<b>Nov</b>	4	HKIS Annual Dinner 2013	Grand Hyatt Hong Kong
	28	HKIS General Council Meeting	Board Room, HKIS
	28	HKIS Executive Council Meeting	Board Room, HKIS
<b>Dec</b>	13	HKIS Annual General Meeting	SLC, HKIS

For details, please visit [www.hkis.org.hk](http://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.

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# WAVO International Valuation Conference in Yichang, Hubei 9-10 May 2013

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**Technical Visit to the Three-gorges Dam and Hydro-power Plant**  
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