

30週年 Anniversary

測量服務三十年 帶動社會邁向前
30 Years of Surveying Service with Pride,
For the Community's Betterment We Strive

SURVEYORS

測量師時代
Times

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Happy new year



HKIS 2013-2014 General Council

香港測量師學會2013-2014年度理事會

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香港測量師學會

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Members are encouraged to be environmentally friendly by changing their subscription from hard copies to electronic copies of all HKIS publications, including Surveyors Times, Surveying & Built Environment, and Directory & Annual Report.

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.

Name:

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Email address*:

* The contact e-mail record in the HKIS database will be superseded by the one you provided above, if different from the current record.

"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 Simon Kwok

Dear Members,

Kung Hey Fat Choy!

At the beginning of the Chinese Lunar New Year, I wish you and your family a very happy, healthy, and prosperous Year of the Horse.

The Chief Executive of the HKSAR delivered his 2014 Policy Address on 15 January. He elaborated on the government's policy framework for the coming year. The Institute has provided its feedback to the media and the government, particularly on the issues of promoting professional services, developing an East Lantau Metropolis to accommodate Hong Kong's growing population, and introducing a pilot scheme to arbitrate on land premiums to facilitate early agreements on such premiums. We are pleased that the government has adopted the HKIS's views on increasing development intensity, developing a long term strategy on land supply and housing, and addressing building safety and subdivided units in the Policy Address.

The government is conducting a public consultation on "Methods for Selecting the Chief Executive in

2017 and for Forming the Legislative Council in 2016". This constitutional development will have a great impact on the future of Hong Kong. We shall arrange a public forum for members to express their views.

The Institute cooperates with the Hong Kong Housing Society on the "Elderly Safe Living Scheme". Our voluntary building surveyors will help the elderly by advising on the works that can improve the safety of their homes. We shall continue to explore further opportunities to serve the community.

On sports news, the HKIS Volleyball teams won the Men's Championship and the Women's runner-up position in the Joint Professional Volleyball Tournament. Congratulations!

Sr Simon Kwok
President

親愛的會員:

恭喜發財!

在新的一年，我謹祝各位與家人馬年快樂、身體健康，萬事如意。

香港特別行政區行政長官於 2014 年 1 月 15 日發表《2014 施政報告》，公布施政進展和未來一年新政策措施，學會已就《施政報告》有關土地及房屋方面的措施及方案以專業的角度作出回應，並發佈新聞稿及向政府提交有關意見。例如開發「東大嶼都會」的方案，以適應香港的人口增長及引入「補地價仲裁先導計劃」，以通過仲裁方式加快達成補地價協議。學會亦歡迎政府於《施政報告》中採納了學會的意見，放寬地積比率和發展密度，以助中短期之土地及房屋供應；並接納關於樓宇安全和「劏房」之建議。

政府現就《二零一七年行政長官及二零一六年立法會產生辦法諮詢文件》進行公眾諮詢，此項政制發展對香港的未來有重大的影響。學會於稍後將舉辦論壇，讓會員就諮詢文件發表意見。

學會與香港房屋協會合作推行「長者住安心計劃」，學會的專業建築測量師義工將為需要進行家居改裝的長者作專業評估，協助長者業主提升家居安全和改善居住環境。學會將繼續積極開拓不同機會為社會服務。

在運動方面，學會的排球隊於專業聯會之排球比賽中 (Joint Professional Volleyball Tournament)，獲得男子組冠軍以及女子組亞軍，我在此恭賀各得獎之會員。

會長
郭志和測量師



Member Survey on Functional Constituencies

The Government has launched a public consultation on the methods for selecting the Chief Executive in 2017 and for forming the Legislative Council in 2016. While all institutes agreed that as professional bodies, they should maintain a neutral stance on political matters, they also agreed that each institute should be responsible for collecting its members' views to forward to the government for its consideration.

In light of the public consultation announced by the government recently on the methods for selecting the Chief Executive in 2017 and for forming the Legislative Council in 2016, HKIS would like to collate members view on the role of functional constituencies and election procedures for further submission to the Government. At this point, little has been done to examine how elections to the functional constituencies could be more 'democratised' in a way that is acceptable to all before they are abolished in 2020. Also notable was that during the 2012 Legislative Council election, candidates were returned unopposed for 16 of the 30 seats in the 28 functional constituencies.

The 50:50 ratio of legislators elected from functional constituencies and geographical constituencies was originally set to provide and maintain, among other things, a balanced executive-led political system. However, since functional constituency elections were introduced in 1995, there has been little in the way of organised government-sponsored election forums, which has made it difficult to reach out to all potential voters. At the same time, both business and professional groups must demonstrate that they are capable of participating in competitive elections that safeguard Hong Kong's core values and pluralistic society, but place equal emphasis on 'One Country, Two Systems'.

The Basic Law does not describe the specific voting arrangements to be used in the Legislative Council elections, so they are chosen by Hong Kong. It is in the best interests of Hong Kong for a proactive relationship to exist between the executive authorities and the legislature, and it is likely that functional constituencies will be with us for some time whether or not the Chief Executive is elected by universal suffrage in 2017 and the entire Legislative Council by 2020.

Section 1, Annex 2 of the Basic Law states that: *"Except in the case of the first Legislative Council, the Election Committee refers to the one provided for in Annex 1 of this Law. The division of geographical constituencies and the voting method for direct elections therein; the delimitation of functional sectors and corporate bodies, their seat allocation and election methods; and the method for electing members of the Legislative Council by the Election Committee shall be specified by an electoral law introduced by the Government of the Hong Kong Special Administration Region and passed by the Legislative Council."*

The HKIS cannot speculate on the outcome of the current public consultation concerning the arrangement of the Legislative Council elections in 2020 and beyond, but it believes that if changes are to be made before the 2016 election, it is best for HKIS to contemplate this issue now and coordinate members' views. The HKIS General Council decided to issue a questionnaire via e-broadcast to all HKIS voting members to collate and ascertain the views and opinions of members. We hope that by coordinating the results we can gain feedback that will be instructive in addressing all concerns.

FAQs for the Residential Properties (First-hand Sales) Ordinance

The Sales of First-hand Residential Properties Authority has issued additional Frequently Asked Questions and Answers in relation to the Residential Properties (First-hand Sales) Ordinance. The aforesaid document can be viewed

and downloaded at the website of the Sales of First-hand Residential Properties Authority: <http://www.srpa.gov.hk/en/faq-trade.html>.

Report on the Mandatory Continuing Professional Development (CPD) checking exercise 2013



According to the Guidance Notes for Mandatory Continuing Professional Development (June 2007), all Corporate and Technical members are required to complete a minimum of 60 CPD hours over a three-year period.

The first and second checking exercises were held in 2010 and 2013, respectively. Random spot checks were conducted and selected members were required to submit their CPD records for the three-year period from 1 January 2010 to 31 December 2012. We received up to a 70% response rate from the selected members. About 53% of them had fulfilled the minimum 60-hour CPD requirement.

Following the checking exercise, the Board of Professional Development (BoPD) considered that it is necessary to enforce and better implement the Mandatory CPD. As such, the BoPD had discussed about the review of the Guidance Notes for Mandatory Continuing Professional Development (June 2007), which should have been

accomplished in recent years. The proposed amendments to the Guidance Notes included the following:

- 1) A set of sanctions for members who fail to comply with the Mandatory CPD requirements ranging from reminders and warning letters to interviews and finally refer to the General Council (GC) for necessary action.
- 2) Simplification of the Mandatory CPD requirements (e.g. CPD categories, the development of the declaration system, etc.).

The BOPD will seek legal advice on the proposed sanctions and amendments. Upon acceptance from all divisional councils and YSG, they will be presented to the GC for approval. A forum will be held to seek the views from all members. The Constitution and Bye-laws may then be amended accordingly.

Sr Daniel Hui
Chairman of Board of Professional Development 2014



ANNOUNCEMENT

The Hong Kong Institute of Surveyors Extraordinary General Meeting

Proposed Revisions to Annual Subscriptions and Application Fees for Admission into Membership

Date: Monday, 24 February 2014

Time: 6.30 pm

Venue: Lecture Room, Surveyors Learning Centre, Room 1207, 12/F, Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Agenda

1. Briefing and discussion on the proposed revisions to Annual Subscriptions and the Application Fees for Admission into Membership.
2. Voting on the Resolutions.
3. Any other business.

*Notice of the EGM and full details of the proposed amendments have been sent to all Corporate Members by post.
For further enquiries, please contact 2526 3679 or email to egm@hkis.org.hk.*

ANNOUNCEMENT



ANNOUNCEMENT

The Hong Kong Institute of Surveyors Discussion Forum on Revision of Annual Subscriptions and Application Fees for Admission into Membership

- Date:** Monday, 10 February 2014
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
Language: English

ANNOUNCEMENT

For further details of the forum and registration, please visit the HKIS website at www.hkis.org.hk or contact the HKIS Secretariat at 2526 3679.

ANNOUNCEMENT

HKIS Surveyors Luncheon Talk Series

- Guest speaker:** Ms Bernadette LINN, JP (Director of Lands)
Topic: Land Administration: Challenges for Professionals and Laymen Alike
Date: Friday, 21 February 2014
Time: 12.30 pm to 2.00 pm
Venue: World Trade Centre Club Hong Kong
38/F World Trade Centre
280 Gloucester Road, Causeway Bay, Hong Kong
Language: English
Fee: HK\$450 per person
Event code: S/HKIS/201402

ANNOUNCEMENT

(This is the second in a series of six luncheon talks being organised as part of the activities for celebration of the 30th anniversary of the HKIS)

If you are interested to join in the luncheon, please complete the CPD Standard Registration Form and return together with payment to the HKIS Secretariat on or before 17 February 2014.
For enquiries, please contact Ms Donna Yu at 2526 3679 or email to cpd@hkis.org.hk.

Obituary

The HKIS is sad to learn that our member Sr Shia Tsai Fung Arthur (謝載豐) passed away on 27 December 2013 at the age of 58. Arthur was elected as a member of the Quantity Surveying Division in 1984. We wish to convey our deepest sympathy and condolences to Arthur's family.

Council Members Reaching Out

6 January 2014	Forum on "Population Policy" organised by Hong Kong Coalition of Professional Services	Sr Simon Kwok, Sr Vincent Ho Sr Edward Au, Sr Dick Kwok Sr Robin Leung, Sr Joseph Ho Sr Lesly Lam, Sr Tony Leung Sr Chong Wing Hong, Sr Stephen Lai Sr Gary Yeung, Sr Cheng Kam Wah
7 January 2014	13th Anniversary Annual Dinner of Asian Institute of Intelligent Buildings	Sr Edward Au
7 January 2014	Annual Dinner of the Hong Kong Institute of Chartered Secretaries	Sr Simon Kwok
9 January 2014	Monthly Thursday Luncheon organised by Executive Council Secretariat	Sr Simon Kwok
13 January 2014	「與司、局長有約」晚宴之「政改諮詢」由香港專業及資深行政人員協會	Sr Simon Kwok
13 January 2014	Seminar on "Landscape Submission for Private Development" organised by Development Bureau	Sr Simon Kwok, Sr Vincent Ho Sr Edward Au, Sr Cyrus Mok Sr Philip Tse, Sr Spencer Kwan Sr Joseph Wong, Sr Michael Wong Sr Ken Ching, Sr Felix Lam
14 January 2014	Balloting for 7 valuation consultant for notional rate assessment of DL-8:KC (Kai Ming Street) organised by Urban Renewal Authority	Sr Vincent Ho
14 January 2014	Signing Ceremony and Press Conference for the MOU on the Elderly Safe Living Scheme (ESLS) between HKIS and Hong Kong Housing Society	Sr Simon Kwok, Sr Vincent Ho Sr Robin Leung, Sr Tony Leung
15 January 2014	Breakfast meeting hosted by Secretary for Development Bureau, Mr Paul Chan	Sr Vincent Ho
16 January 2014	Post-Policy Address Dinner hosted by Secretary for Development Bureau, Mr Paul Chan	Sr Vincent Ho
17 January 2014	Prize Presentation Ceremony on "Design Ideas Competition for Preservation Corridor for Lung Tsun Stone Bridge Remnants at Kai Tak Development" co-organised by Civil Engineering and Development Department and Kowloon Development Office	Sr Simon Kwok
17 January 2014	Joint Institutes' Dinner hosted by the Hong Kong Institute of Architects	Sr Simon Kwok, Sr Vincent Ho Sr Edward Au
17 January 2014	The Young Members Group Annual Party of the Chartered Institute of Arbitrators (East Asia Branch)	Sr Rex Ying, Sr Christina Wong Sr Stephen Chow
18 January 2014	9th Hong Kong Medical Association Sports Nights	Sr Simon Kwok, Sr Lesly Lam
18 January 2014	Briefing Session on the "Role and Functions of the Advisory Council on the Environment" organised by Advisory Council on the Environment	Sr Simon Kwok
21 January 2014	Brainstorming Workshop on "Construction Safety Week" jointly organised by Development Bureau and Construction Industry Council	Sr Simon Kwok
23 – 25 January 2014	Visit to Fujian by Hong Kong SAR Trade Delegation organised by Commerce and Economic Development Bureau	Sr Simon Kwok
27 January 2014	Dinner Meeting with the RTPi-HKU Partnership Board hosted by the University of Hong Kong	Sr Raymond Chan

Applications are now invited for admission during the 2014/15 academic year for both the full-time (normally 1 year) and part-time (normally 2.5 years) taught postgraduate programmes for relevant professionals working in the construction and real estate sector

MSc/PgD in Construction and Real Estate (CRE)

建築及房地產學 理學碩士學位/深造文憑 (Programme Code 04001)

Programme Structure

- Students pursuing the MSc award can opt for specializing in one of the three study disciplines, i.e. Construction, Planning and Development or Commercial Property

Entrance Requirements

- A Bachelor's degree with Honours; OR
- A Bachelor's degree in a construction or real estate related discipline; OR
- Corporate membership of a relevant professional institution with a substantial content in the construction and real estate sector
- Relevant employment in industry, commerce or public administration is preferred

Professional Recognition

- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) as meeting their academic requirements

MSc/PgD in Construction Law and Dispute Resolution (CLDR)

建築法及爭議解決學 理學碩士學位/深造文憑 (Programme Code 04001)

Programme Structure

- Supported by visiting practitioners, including Lawyers, Arbitrators, Mediators, experts from China and senior construction professionals. (A scholarship is provided by Davis Landon & Seah)

Entrance Requirements

- Bachelor's degree in a construction-related discipline or equivalent (including recognized professional qualifications) plus relevant work experience (preferably at least 2 years); OR
- Qualified Lawyer

Professional Recognition

- The PgD/MSc programme has full accreditation for membership (AHKI Arb) from the Hong Kong Institute of Arbitrators
- Those students who opt to complete the mediation workshop of the programme will be exempted by various professional institutions in Hong Kong and overseas as achievement of approved mediation course leading to membership
- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) as meeting their academic requirements

MSc/PgD in Project Management (PM)

項目管理 理學碩士學位/深造文憑 (Programme Code 04001)

Programme Structure

- Face-to-face contacts consist of three full-day lectures/workshops for each core subject (normally during weekends, including Saturdays and Sundays)
- Study Guides are provided for core subjects

Entrance Requirements

- Bachelor's degree in relevant disciplines or the equivalent (including recognized professional qualifications); and preferably with 2-year relevant work experience

Professional Recognition

- The MSc programme is accredited by the Royal Institution of Chartered Surveyors (RICS) and the Chartered Institute of Building (CIOB) in the UK, as well as the Hong Kong Institute of Project Management (HKIPM), as meeting their academic requirements

	CRE	CLDR	PM
Info Seminars 2014	13/2 (Thu), 7-9pm, Room W610	17/2 (Mon), 7-8pm, Room Z5-038	15/2 (Sat), 3-4:30pm, Room P306
Enquiries	2766 7770 (Ms Lee) bsgracie@polyu.edu.hk	3400 3819 (Ms Yap) bsconnie@polyu.edu.hk	3400 8122 (Ms Wong) bssywong@polyu.edu.hk


Students must obtain 30 credits (10 subjects or 7 subjects plus a dissertation) for the MSc award and 21 credits (7 subjects) for the PgD award

Programme Flyer

<http://www.bre.polyu.edu.hk/teachingnlearning/teachingnlearning-02.html>

Online Application

<http://www.polyu.edu.hk/study> before 28 February 2014 (Fri). Applications after this deadline may be considered only when places are available

 Two subjects of each of the above programmes have been included in the list of reimbursable courses for Continuing Education Fund (CEF) purposes

When I was the President ……



測量服務三十年 帶動社會邁向前
30 Years of Surveying Service with Pride,
For the Community's Betterment We Strive



Sr Lam Chun, Daniel
Past Presidents 1986-87

To a building surveyor, nothing beats the smile a completed building puts on you as you think, "That's the building I was involved in". The Mandarin Oriental Hotel is such a building. I am Daniel Lam, President of the HKIS from 1986 to 1987. The 30th Anniversary Organising Committee Chairman has given me some very difficult questions to answer in this message. Instead of boring you with all the achievements and history of the Institute, I shall give this series of memoirs a lighthearted start by telling you part of my story.

Give and Take

My best days as a surveying professional date back to my time with the "Round Tables," a charitable organisation of young professionals under the age of 40. Typhoons took away the sampan homes of many in Cheung Chau and Mui Wo. At that time, it was not the government's policy to look after Hong Kong's floating population, as it was busy rehousing people from the squatter settlements. Together with other members of the Round Tables, we designed, built, and distributed the "Fishermen's Resettlement Housing Village". We organised large scale garage sales to raise funds in Central over the Easter Holidays to finance the construction of four villages on the islands. Opened sometime around 1975, these villages still stand, as we Round Tablers' fondly recall. There are three Round Table Villages on Cheung Chau, while the fourth one is in Mui Wo. (Google "圓桌村" and you should be able to find the search results of their public toilets from the government's websites; I just did.)

We in Hong Kong are blessed with the best of both worlds. While it seems politically incorrect to reminisce of the colonial days, I cannot deny how the British influenced us with the art of public service. There are not many years for one to give back to society. Say you live to the age of 80. The first 30 years you can use to learn and build your career, the next ten your family, and for the last ten we cut you some slack. That effectively leaves you 30 years in between. How do you plan to lead your lives during these precious 30 years?

Building for the Future

As much of a cliché as this sounds, these simple words carry an incredible amount of weight. If I were to give only one criticism of today's building industry, it would be a lack

of research. Or, to be exact, there is a lack of interest in research on buildings and communities. We have a great transport network in Hong Kong. You may be 40 years old now and gladly walk 15 minutes from the public transit station to a hospital for a check-up. How about when you reach the age of 70? Is there a chance that we can make use of station space for remote hospital medical services? What about lifelong learning down the line? Could the convenience of a railway or bus route play a part in enhancing the living standards of the elderly?

Like today's housing solutions, education also seems to come with a heavy price. Our heads are occupied by the notion of sending our children to the best educational institutions, but have we ever thought of knowledge-sharing? Building campuses to suit the needs of highflyers in remote districts is also a channel for sharing the model of what we see as a top notch education.

What lies ahead?

Young members I come across often ask me if I feel inferior to other professionals in the construction industry. I shall say that much of how you are perceived lies in how you carry yourself. I have enjoyed countless eye-opening opportunities as a building surveyor. The chances I had to work with the World Bank, for example, were unimaginable when I was in my 40s.

Let me leave you with this thought of my three mottos: research, charity, and public service. The choice is yours. I wish you a fruitful and rewarding professional life. ■



大專辯論賽2010評判

30週年 Anniversary

測量服務三十年 帶動社會邁向前
30 Years of Surveying Service with Pride,
For the Community's Betterment We Strive



四川災後重建 - 巴中



甘肅省 麥積 渭南鎮 蘇山村 災後重建



甘肅省 麥積 渭南鎮 蘇山村 災後重建 村民



青少年發展聯會福建探訪團



甘肅省 麥積 渭南鎮 蘇山村 災後重建 村民



青少年發展聯會福建探訪團



汪明荃 - 博愛醫院籌募



與前發展局局長林鄭月娥女士合照



北京演講

很久以前，腦海中的前會長黃比先生 (Wong Bay, Peter) 是在房屋署做 Building Surveying 有關的工作，這次的專訪卻是在他退休後的新崗位香港大學當教學的辦公室內進行，將他幾十年經驗這種我視為非物質文化遺產用另一種方式傳遞給下一代。Peter 覺得測量在整個建築房地產專業中訓練的取向是比較“通才”教育，其實頗適合本科生在日後出路有很大的彈性。據他的兒子子才 (Caster) 告訴我，父親沒有怎樣影響他的選擇，亦十分尊重當年視他為一位已近二十歲的成年人朋友(而不是孩子) 的決定。其實很多父母親能看見兒女能健康成長、有一行專業和獨立能力去照顧自己已經很心滿意足。Caster 之前也考慮過修讀 Law 或 Architecture，坦言也承認有時我們若沒有特定的喜好下要選擇的話，就會按自己的性格、能力和興趣去作取捨。在大學三年的學習，加上當時正歷亞洲金融風暴的前後，市場令自己更能認清自己的所需，眨眼十多年，也成為負責 valuation 比較多的產業測量師了。可能大家都好奇地想為什麼 Caster 不繼承父鉢去當建築測量師呢，會否因考慮到其他人怎樣看而有所權衡呢？後來發覺我想多了，原因很簡單，他在香港大學的訓練讓他喜歡計數的潛能發掘出來！



Peter 認為現在所謂專業人士都需要有“通才”的知識，隨着社會的要求改變，以往的硬性行業的分工界線已不再那麼死板。雖然競爭好像多了強度大了，能者始終居之，其實每個年代都有不同的困難和問題要去面對，也不一定可以等量比較。所以黃生道出此話確令我們這年青一代繼續努力打下一支強心針。外在環境不能控制預測，所以更要隨遇而安，選定了就不能心多，往前衝，先精而後通廣。

Caster 也分享即使在每個很傳統的估價計算的細節也有進步的空間，代入客人或對方的角度去提升我們的專業服務，而且可看遠一點，只要做好自己，空間是不少的，即使 APC 的失敗也是我們成長成功前的一部分，新的機遇是我們未必估得到的，另外也需要多思考，不能每事都目標為本，先盡力不計較，因為結果很多也是我們意想不到的。Peter 表示測量行業在香港由一開始都要跟其他類似的專業競爭，可以說是沒有所謂絕對的免疫力，而在近二十年發展的過程中不但沒有縮少反而有所壯大，也是我們值得高興的事，希望大家一起努力，承傳下去。

雖然 Peter 已是其中一個HKIS的創會成員之一，但他很感謝測量的前輩翹楚包括劉紹鈞教授、簡福鈞先生、現任特首梁振英先生等等很有遠見地在 1984 年已開拓中國市場，也令測量在香港回

歸前更邁本地化。同時，由於父子的關係與師生或勞僱不同，有些東西不論技術與做人道理可能透過一些長輩如鄒廣榮教授、何志榮教授、余錦雄先生和蘇振顯先生等教懂 Caster，Peter 亦借此機會多謝幾位的支持和幫助。

筆者雖然是第一次有機會和兩位有較深入的交流，在兩個多小時的訪問中卻深深感受到他們正面積極面對各種機遇的態度，正是我年青這一輩須常銘記學習的。

Executive Summary

Sr Peter Wong was working for the Housing Department on Building Surveying-related tasks before his retirement and has now changed to a new environment at the University of Hong Kong, where he is using his decades of practical experience in this field to teach and pass his knowledge to the next generation. Peter believes that the surveyor training profession is a kind of “well-rounded” education that will be quite suitable for undergraduate students in the way of flexibility in the future. His son, Caster, told me that his father did not influence his career path, but treated him as a “young” friend instead of as his son. Actually, many parents would be satisfied with their children growing up healthy with an independent ability to care for themselves. Caster admitted that sometimes if a young person does not have a particular preference for any field, he/she should follow his/her own personality, abilities, and interests to make a decision.

Maybe we would be curious as to why Caster did not follow his father into building surveying. Later, I found that the reason was very simple: he likes valuation!

Peter believed that professionals nowadays need to have a “general and broad” knowledge on top of their professional expertise as society and the business environment change and the previous rigid division of professional boundaries has become more blurred. Although competition today seems to be keener, each decade has had its own difficulties and winners. Peter reminded us in the younger generation that the golden rule is to pay efforts continuously, as the external environment cannot be controlled and predicted. However, good things tend to happen to those who are well-prepared. Caster shared that in very traditional detail of each valuation calculation he made, and there remains much room for improvement and to enhance his professionalism. Even a failure in APC is a good learning experience for one’s growth and, hopefully, ultimate success.

Although Peter is one of the founding members of the HKIS, he remains humble enough to thank some other surveying masters including Sr Professor Francis Lau, Sr Kan Fook Yee, Hong Kong Chief Executive C.Y. Leung, Sr Professor Chau Kwong Wing, Sr Professor Daniel Ho, Sr Yu Kam Hung, and Sr Albert So Chun Hin for their previous support for and help given to him and his son.

Although it was the first time that I had an in-depth exchange with Peter and Caster, I was deeply impressed by the positive attitude they exhibited, which, I think, is exactly what our younger surveyors need to emulate throughout their lives! ■



Building Surveying Division Chairman's Message



Sr Robin Leung BSD Council Chairman

Scholarship Presentation Ceremony Eddie Lee Memorial Education Foundation Scholarship HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2012 (2nd stage)

Since 2011, the Eddie Lee Memorial Education Foundation (ELMEF) has been awarding scholarships annually. Cash awards are given to those probationers who have diligently and successfully completed all elements of the BS APC on their first attempts, which lead to professional membership in the HKIS. The Foundation has also jointly offered a scholarship with the BSD to secondary school students.

On 10 January 2014, seven newly qualified BS received the ELMEF Scholarship and a HKU student received the 2nd stage award of the HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2012. They are:

Eddie Lee Memorial Education Foundation Scholarship

Sr LAM King-ye Ada

Sr LEUNG Tak-shun

Sr MAN Siu-chi Grace

Sr MUI Kai-yin

Sr NG Man-king Yumi

Sr SHEK Tsz-tung

Sr WONG Sze-nga Iris

HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2012 (2nd stage)

CHAN Yuet-man

Commendations were also awarded to the following counsellors who mentored those probationers who received the ELMEF Scholarship:

Sr Kuff Chu, Sr Jackey Ho, Sr Kenny Kong, Sr James Law, Sr Edwin Leung, Sr Richard Or, Sr Tony To, and Sr Stephen Tse.





HKIS Building Surveying and Eddie Lee Memorial Education Foundation Scholarship for Secondary School Students 2013

The interview panel for the scholarship comprised of Sr Dr Daniel HO, Sr Vincent HO, Sr Edwin TANG, and Sr Kenneth YUN conducted the interviews on 18.1.2014. Twenty candidates were shortlisted for second interviews and ten of these will each be awarded a scholarship of HK\$5,000. The scholarship presentation ceremony will be held on 15.2.2014 at HKIS headquarters.

The successful candidates have achieved high scores with respect to their academic results, recommendations from school principals, achievements in extracurricular activities, excellence in written submissions or presentation materials on a topic related to building surveying, and outstanding performance in an interview assessment conducted by the interview panel. I want to express my sincere gratitude to the following candidates for their success in the scholarship scheme and wish them wonderful results in their coming

Hong Kong Diploma of Secondary Education (HKDSE) Examination. Hopefully they can pursue surveying as their undergraduate major at a local university so that they can receive the 2nd stage award:

- Miss Chan Ka-wing (Wa Ying College)
- Miss Chan Teresa (St. Mary's Canossian College)
- Miss Chan Yun-yin Natalie (St. Francis' Canossian College)
- Miss Cheung Wing-kei (Tak Nga Secondary School)
- Miss Ip Ling (Tak Oi Secondary School)
- Miss Mak Nga-ching Iris (Good Hope School)
- Miss Ng Wing-lam Jamie (Daughters of Mary Help of Christians Siu Ming Catholic Secondary School)
- Miss Tsang Wing-shan (Tin Ka Ping Secondary School)
- Miss Wong Sze-wai (Wong Shiu Chi Secondary School)
- Mr Wu Cheuk-lam (King's College)

Signing of the Memorandum of Understanding on the Elderly Safe Living Scheme between the HKIS and the Hong Kong Housing Society

On 14.1.2014, President Sr Simon KWOK, Senior Vice-President; Sr Vincent HO; and PDD Chairman, Sr Dr Tony LEUNG, witnessed the signing of the Memorandum of Understanding on the Elderly Safe Living Scheme (ESLS) between Dr MW CHEUNG, General Manager (Elderly Services) of the HKHS and I. The signing ceremony was held at the Housing Society Elderly Resources Centre in Shop A, G/F, Phase 2, Prosperous Garden, 3 Public Square Street, Yau Ma Tei, Kowloon. After the ceremony, a guided tour of the HKHS was conducted by Mr Kenneth AU YEUNG, Manager (Elderly Services). The scheme attracted a lot of media coverage on that day and the day after.

The services provided by the HKIS BSD are twofold. Step 1 deploys volunteer building surveyors (volunteers) who offer

free building assessments for the ESLS's clients. Step 2 deploys volunteers who offer free consultation services on formulating quotations, monitoring works, and checking works quality. Its implementation will depend on the demands and scope of work during Phase I of the scheme. It is anticipated that there will be around 100 cases during the half year trial run covering the Eastern and Sham Shui Po Districts. The BSD is recruiting volunteers to conduct the free building assessments and qualified members of the BSD are welcome to contact me for further information.



Direct Communication with the BSD Chairman

If you have any idea or comment that you want to communicate with me, please e-mail me at: bsd.chairman@gmail.com.

李樹城紀念教育基金自 2011 年成立，每年基金委員會會從眾多申請中進行篩選，頒發獎學金 / 獎金予優異的申請人。今年 1 月 10 日我們已頒發獎學金予成績優異的建築測量系學生，另外委員會已就中學生獎學金申請進行面試並選出優異的得獎學生，有關頒獎禮將於今年 2 月 15 日舉行。另外於今年 1 月 14 日，建築測量組與香港房屋協會就「長者住安心計劃」簽訂合作協議，我們將有義務建築測量師提供免

費意見 / 服務予參與計劃的長者，就此，我們歡迎你加入我們的義工行列！

Correction

The title of the Chairman of the Committee of the List of Experts (Water Leakage), Sr CHAN Wah-wai, David, was misquoted in the last issue. I apologise for any inconvenience so caused.



General Practice Division Chairman's Message



Sr Joseph Ho GPD Council Chairman

During its December 2013 meeting, the GPD office bearers discussed the GPD's annual plan and reported the following to the GPD Council:

Internal affairs Sr Eugina FOK	To build up communication links between the GPD Council and members through CPD events and conferences.
External affairs Sr KK CHIU	To take a proactive role in and strengthen the HKIS's position in the IVSC. To strengthen our relationship with the various valuation organizations in China and maintain our relationship with overseas bodies and valuation organizations.
Local affairs Sr Slayman CHAN	To focus on land and housing supply and respond to ad hoc real estate issues when and where appropriate. A working group would be formed by including various specialists in GP surveying to tackle appropriate issues.
Professional Standards Sr CK LAU	To continue the existing functions and explore the adoption and application of the IVS in Hong Kong. To determine how to enforce our valuation standards and maintain the existing list of valuers. To study the independent valuer appointment process and update our fee scales.

WAVO Valuation Congress in Chennai, India

The World Association of Valuation Organizations (WAVO) and the Institution of Valuers (IOV) of India held a joint Valuation Congress (Congress) from 27-29 December 2013 in Chennai, India. As a member association of WAVO, the HKIS was invited to attend the Congress and deliver a presentation during the plenary sessions. The theme of the Congress was "Valuation of Assets in the Changing Global Scenario". The Congress was attended by over 700 valuation professionals from different parts of India, Singapore, Russia, and Hong Kong and featured an intensive programme during the two-day meeting. The speakers presented the latest developments related to the theme of the Congress. Sr Edward AU and Sr Francis NG attended and presented the latest valuation developments in Hong Kong.

A detailed report of the Congress has been prepared by Sr Edward in a separate article.



Sr Edward AU presents the latest valuation practices in Hong Kong



Sr Francis NG delivers speech on the 2nd day of the Plenary Session



Sr Edward AU delivers a speech on the 1st day of the Plenary Session



The International Valuation Standards Council (IVSC) meeting from 6-9 November 2013 in Japan

On behalf of the HKIS, Sr CK LAU attended the Advisory Forum Working Group meeting, Advisory Forum Conference and the AGM of the IVSC from 6-9 November 2013 in Japan. Amongst the various issues discussed, the following two need further action by the HKIS:

- i) The HKIS Valuation Standards' adoption of or compliance with the International Valuation Standards
- ii) The discussion of a common credential by the lead Valuation Professional Organizations (including the HKIS, amongst others)

Nominations of GPD representatives to the HKIS's Committees/Working Groups

During the 3rd GPD Council meeting held on 16 January 2014, the following members were nominated to take up posts in the HKIS's Committees/Working Groups. The list of nominated representatives is as follows:

HKIS Committee/Working Group	Representatives
CEPA	Sr KK CHIU Sr Charles CHAN

Building Information Modelling (BIM)	Sr Kason Cheung
Mainland Affairs	Sr KK CHIU Sr Elsa NG
Dispute Resolution	Sr Louie CHAN
Public and Social Affairs	Sr Jeffrey WONG Sr Norman NGAI
Editorial Board	Sr Simon POON

APC, December 2013

The GPD conducted the APC Part II Interview Examination last December. The pass rate was 48%. We wish to extend our congratulations to the successful candidates. The

Education Committee will review and improve the new APC mechanism when appropriate.

Surveyors Luncheon

The GPD is greatly honoured to have the presence of Ms Bernadette LINN, Director of Lands, as the speaker at our Surveyors Luncheon in February 2014. The details are as follows:

Venue: World Trade Centre Club Hong Kong, 38/F, World Trade Centre, 280 Gloucester Road, Causeway Bay, Hong Kong

Topic: "Land Administration: Challenges for Professionals and Laymen Alike"

Date: 21 February 2014 (Friday)

Time: 12:45 PM to 2 PM (Registration begins at 12:30 PM)

For details, please contact the HKIS Administrative Office.

Proposed Revision of the Supplement to the HKIS's Code of Measuring Practice

The Sales of First-hand Residential Properties Authority (SRPA) issued an additional set of FAQs on 2 January 2014 in which Q112 touched on the issue relating to private lift lobbies and measurements of the saleable area.

Sr Lawrence Poon, the Chairman of the Standing Committee on the Code of Measuring Practice of the HKIS, prepared a

draft, "Supplement to the Code of Measuring Practice for discussion of the Standing Committee on Code of Measuring Practice". The GPD representatives in the standing committee are Sr Charles CHAN and Sr Ronald CHAN. The HKIS Liaison Group with SRPA, of which Sr Lawrence POON is the convener, will then discuss the said draft. The GPD representatives to this liaison group are Sr Edward AU and Sr CK LAU.



2014 GPD Valuation Conference

Sr Tony WAN was nominated to lead the 2014 GPD Valuation Conference and to form an organizing committee. Other members of this committee include Sr Eugina FOK, Sr CK LAU, Sr KK CHIU, Sr Charles CHAN, Sr Jeffery WONG, Sr Elsa

NG, Sr Harry CHAN and Mr Winson CHENG. GP members from the public and private sectors are encouraged to join the organizing committee as helpers. For enquiries, please contact the HKIS Administration Office.

2013年11月6日國際評價準則委員會 (IVSC) 會議報告

劉振江測量師代表香港測量師學會出席於2013年11月舉行的國際評價準則委員會的諮詢論壇工作會議，諮詢論壇會議

及週年大會。

香港測量師學會委員會/工作組產業測量組代表提名

2014年1月16日第3次產業測量組理事會會議通過以下香港測量師學會委員會/工作組提名人選：

香港測量師學會委員會/工作組	代表
內地與香港關於建立更緊密經貿關係的安排	趙錦權測量師 陳超國測量師

建築信息模型	張家遜測量師
內地事務	趙錦權測量師 吳紅梅測量師
解決爭議	陳漢光測量師
公共及社會事務	黃正行測量師 魏志剛測量師
編委會	潘啟文測量師

專業評核試

產業測量組已經於去年十二月進行了專業評核試的第二部分面試考試。合格率为48%。我們祝賀成功的考生。

測量師午餐會

產業測量組非常榮幸能夠邀請地政總署寧漢豪署長，作為我們二月份測量師午餐會的主講嘉賓。詳情如下：

日期：2014年2月21日(星期五)

時間：下午12時45分至下午2時正(下午12時30分開始登記)

地點：香港世界貿易中心會所，世界貿易中心38字樓，香港銅鑼灣告士打道280號

主題：“土地管理：專業人員和外行人的挑戰”

有關詳情請查詢香港測量師學會行政辦公室。

建議修訂香港測量師學會量度作業的補充守則

銷售一手住宅物業管理局於2014年1月2日發出一組額外的常見問題，其中第112條問題關於“私人電梯大堂”及實用面積計算。

香港測量師學會量度作業實務守則常設委員會的產業測量組代表是陳超國測量師及陳子平測量師。香港測量師學會銷售一手住宅物業管理局聯絡小組的產業測量組代表是區成禧測量師及劉振江測量師。

2014年度產業測量組估價會議

2014年度產業測量組估價會議籌委會由溫偉明測量師牽頭，其他委員包括霍麗嫻測量師，劉振江測量師，趙錦權測量師，陳超國測量師，黃正行測量師，吳紅梅測量師，陳志

華測量師及鄭冠麒先生。籌委會需要更多來自政府和私營估值部門不同專項會員的協助。如有查詢，請聯絡香港測量師學會行政辦公室。



Invitation to Speakers – PRE-QUALIFICATION STRUCTURED LEARNING PROGRAMME (SLP) FOR HKIS GPD CANDIDATES

In accordance with Section 6 of the APC Rules and Guide promulgated in June 2012, *candidates are required to attend a mandatory 40-hour structured learning programme designed to prepare them for the Part I Assessment*. For the purpose of helping candidates to meet their APC requirements, the GPD Education Committee has proposed to organise a 17-session (51 hrs) SLP. Candidates are expected to complete at least 40 hrs of this programme.

Senior practicing members (with a minimum of seven, but preferably ten, years of postqualification experience) who are proficient in the following fields are invited to deliver talks (three hrs per session) to probationers

1. Valuation (15 hrs)

- 1 General Valuation Principles (Session 1)
- 2 General Valuation Principles (Session 2)
- 3 General Valuation Principles (Session 3)
- 4 Statutory Valuation – Compensation and Rating
- 5 Business Valuation

2. Agency Practice and Asset Management and Property Management (12 hrs)

- 1 Transaction by Private Treaty, Sales and Letting, Auction & Tender
- 2 Planning and Development
- 3 Asset Management
- 4 Property Management

3. Laws (12 hrs)

1. Lecture 1: Land/Property Laws
2. Lecture 2: Professional Negligence & other areas of law of tort
3. Lecture 3: Law of Landlord & Tenant
4. Lecture 4: Compulsory Acquisition & Compensation

4. Urban Land Economics and Analysis (12 hrs)

- 1 Urban land economics (Lecture 1)
- 2 Urban land economics (Lecture 2)
- 3 Urban land economics (Lecture 3)
- 4 Urban land economics (Lecture 4)

An honorarium for travel and meal allowances for speakers/lectures will be given at a rate of \$1,000/hour or \$3,000 per three-hour session (inclusive of the preparation of lecture materials, notes, and the formulation of questions for the GPD Education Committee's consideration). Teaching sessions will normally be held on Saturday mornings and afternoons and will tentatively commence in April 2014. Interested GP members may e-mail to HKIS Education Department's Ms Judy Shiu (edudept@hkis.org.hk) for details of the SLP. The application deadline is 14 February 2014. The GPD Education Committee reserves the right to choose the most suitable GP members as its speakers.

Edward AU
Chairman,
GPD Education Committee



The 3rd Indian Valuer's Congress concurrently with The 6th WAVO Valuation Congress

27-29 December 2013, Chennai



Reported By Edward AU
HKIS Vice President



The World Association of Valuation Organizations (WAVO) and the Institution of Valuers (IOV) of India held a joint Valuation Congress (hereafter the Congress) from 27-29 December 2013 in Chennai, India. As a member association of WAVO, the HKIS was invited to attend the Congress and present papers in the plenary sessions. On behalf of the HKIS, Sr Edward AU and Francis NG attended the Congress.

The theme of the Congress was **“Valuation of Assets in the Changing Global Scenario”**. Attended by over 700 valuation professionals from different parts of India, Singapore, Russia, and Hong Kong, the Congress featured an intensive programme that consisted of six plenary sessions and 43 concurrent sessions of presentations in a 2 day-meeting. The speakers presented the latest developments in relation to the theme of the Congress. Attendees raised challenges and opportunities brought to the valuation profession in the changing world.

of 27 December. This was followed by three keynote speeches during the Plenary Session on the first day.

Keynote Speakers	Theme of Presentation
Dr Lim Lan Yuan (Singapore) Executive President of WAVO	“Fair Value Measurement and Market Value Valuation”
Mr Sachin Guity (India)	“Complexities and challenges for Valuation in India”
Sr Au Sing Hei Edward (Hong Kong)* HKIS Vice President, Vice President of WAVO	“The Valuation Practices in China”

* (On behalf of **Ms Liu Ping**, Executive Vice President of WAVO, Vice President & Secretary General of CAS, who could not attend the Congress)



Keynote speech by Dr Lim Lan Yuan, President of SISV, GPD and Executive President of WAVO

Keynote Speakers on the Stage during the Plenary Session

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



Keynote speakers during the Plenary Sessions of the 3rd Indian Valuer's Congress concurrently with the 6th WAVO Valuation Congress

The Congress Inauguration and Proceedings

Attended by Dr K Rosaiah, His Excellency the Governor of Tamil Nadu (the Province of Chennai City), the Congress was inaugurated with a high level arrangement. In the presence of Vr. PK Thiagarajan, IOV President; Vr. RS Baabu, Chairman of the IOV's Chennai Branch; and Vr. Vinay K Goel, the General Secretary of IOV, Dr Rosaiah officiated the opening of the Congress on the morning

On morning of the second day (28 December 2013), the following keynote speeches were presented in the Plenary Sessions.

Keynote Speakers	Theme of Presentation
Sr Francis NG (Hong Kong) Immediate Past Chairman, GPD, HKIS	“Confronting land Issues in Hong Kong in recent years”
KP Budhbhatti (India)	“Various Purpose of Valuation”
Mr Keith Goodwin (Canada) Executive Vice President of WAVO & Ex-president of Appraisal Institute of Canada	“Valuation of assets in the changing Global Scenario – Are valuers up to the job of meeting the challenges ahead?”



Keynote speaker Mr Keith Goodwin (Canada)
Executive Vice President of WAVO & Ex-president of Appraisal Institute of Canada



Keynote Speaker Sr Francis NG (Hong Kong), Immediate Past Chairman, GPD, HKIS



Keynote speaker K P Budhbhatti (India)

During the two-day Congress, apart from the six Plenary Sessions there were a total of 34 Concurrent Sessions covered a wide spectrum of valuation topics from property valuation to business valuation and valuation for taxation to plant and machinery valuation. The Congress brought up many new issues and techniques as well as valuation experience to attendees. The Congress concentrated on topics related to the latest developments in valuation in response to new technology and changes. The Congress programme was as below:

DECEMBER 26, 2013			
8.00 - 10.00	REGISTRATION		
10.00 - 11.30	PLENARY SESSION - B (1) Francis Ng (Hong Kong) - "Conflicting Land Issues in Hong Kong in recent years" (2) Keith Goodwin (Canada) "Valuation of assets in the changing Global Scenario": "Are valuers up to the job of meeting the challenges ahead?" (3) L. P. Budhbhatti (India) - Valuation for Taxation		
11.30 - 13.00	CONCURRENT SESSION 3A (Issues in valuation other than secured lending) (1) Richard Tay and Tan Choi Heng (Singapore) Urban Land Valuation - The Residual Method (2) Sachin Garg (India) - Cost Approach (3) P. L. Khushu - Market Valuation and Related Aspects : Some Thoughts	CONCURRENT SESSION 3B (Mixed Session) (1) Gary Man (Hong Kong) Valuation Prof. (cancelled) Leading to Certainty of Uncertainty in Estimating Assets Value (2) Andrey Artemenko (Russia) Functional approach to the design of national valuation standards (3) L. Balaji (India) - GIS Based Studies on Valuation of Real Estate Assets	
	LUNCH		
14.00 - 15.30	CONCURRENT SESSION 4A (Mixed Bag) (1) H T Shah (India) Understanding Image Building (2) S B Ghose - Market Valuation and Related Aspects : Some Thoughts (3) Arjan Tolani (India) - Importance of Professional Ethics for Dignity of Valuers (4) P C Gupta (India) - Let us Avoid Common Mistakes	CONCURRENT SESSION 4B (Business Valuation - the valuation of intangible assets) (1) N R Rao (India) - Valuation of Plant and Machinery (2) R K Patel (India) - Valuation of Sum Insured and Assessment of Loss of Profit under Business Interruption Insurance Policy - A Case Study on Wind Power Plant (3) Vijay Kumar B Patel (India) - Intellectual Property Valuation - Why to Value and How?	
	TEA		
16.00 - 17.00	VALEDICTORY SESSION (Closing Ceremony)		
17.30 - 18.30	WAVO Council Meeting		
DECEMBER 25, 2013			
09.30 - 17.30	CONGRESS TOUR 1	CONGRESS TOUR 2	CONGRESS TOUR 3

3rd Indian Valuer's Congress concurrently with 6th WAVO Valuation Congress 27 - 29 December 2013			
Hotel Green Park, No. 183 NSK Salai, Arcot Road, Vadapalani, Chennai 600 026, Tamil Nadu, India			
PROGRAMME			
DECEMBER 27, 2013			
8.00 - 9.45	REGISTRATION		
10.00 - 11.30	INAUGURAL SESSION		
11.30 - 12.00	TEA		
12.00 - 13.30	PLENARY SESSION - I (1) Dr Lim Lan Yuan (Singapore) Fair Value Measurement and Market Value Valuation (2) Edward Au (Hong Kong) (on behalf of Madam Lu Ping (CAS China) - Valuation Practice in China (3) Sachin Gulyati (India) - Complexities and challenges for Valuation in India		
13.30 - 14.30	LUNCH		
14.30 - 16.00	CONCURRENT SESSION 1A (Secured Lending - issues related with immovable properties) (1) B Kanaga Sabapathy (India) - Precautions to be undertaken by a Panel Valuer of Bank (2) Teo Li Kien and Tan Choi Heng (Singapore) Valuation of Investment Property - Discounted Cash Flow Method (3) Mahendra Kakule (India) - Valuation Report for Secured Lending (Bank) in Compliance With International Valuation Standards (4) S S K Bhagat (India) - Reverse Mortgage - Blessings to the Sr. Citizens	CONCURRENT SESSION 1B (Specialised Industry Valuation related to plant & machinery) (1) Subhash M Ranthia (India) - Comprehensive Corporate Assets Valuations of Distressed: Case (2) K Manohar - Valuation of An Industry - Practical Approach (3) NR Rao (India) - Valuation to Plant & Machinery (4) VS Rao (India) - How to recycle a Pipeline - Valuation Aspect	
	CONCURRENT SESSION 2A (Valuation for Legal Disputes) (1) Edward Au (Hong Kong) Valuation for Compulsory Purchase - a balance between fair and equitable value (2) Javahar Raval (India) - Valuation of old Buildings with Provisions Rent for Priority - Case Study (3) Kedar Chikodi (India) - Advantages of RIT Act 2005 to the Valuers (4) R K Patel (India) - Valuation of Real Estate Investment Trusts (REITs) in India - With reference to Draft REIT Regulations notified by SEBI (5) NR Gopalkrishna (India) - Securitization and Reconstruction of Financial Assets and Enforcement of Security Act 2002	CONCURRENT SESSION 2B (Valuation of Tea, Coffee Plantation, Rubber Plantation, Venuil Orchard, agricultural land, mines etc) (1) Dr. Asok Nam (India) - Valuation of Tea Estates with Special Reference to Tea Machinery (2) N Somaiah Rao (India) - Significance of Approach / Methodology (3) GV Apporao Sharma (India) - Difficulties in Valuation of Open Plots not recognized by Bank (4) S. Krishnaswamy (India) - Evaluation over Value for Capital Gains (5) K. Sidhartha Kumar (India) - Technical Paper on Valuation of Petroleum Product storage depot	
17.30 - 19.00	WAVO Meeting (Closed door)		



The Congress brochure and discussion paper booklets

The Congress Proceedings

The Congress workshop concentrated on topics related to the valuation of assets in a changing global environment and the latest developments in valuation in response to new laws and changes. In summary, it covered the following key issues:

- Changes in the financial, accounting, and real estate industries in recent years and how valuation should keep pace with the new requirements
- The Role of Value & Valuation
- The importance of the 'Valuation Standard'
- Green Buildings



Speakers during the Congress Proceedings of the different Specialised Sessions

Meeting the Global Challenges: the theme of the Congress was a most appropriate topic and another timely reminder to the valuation profession that it ought to act collectively and collaboratively on global issues, as no single individual organisation can address all the issues on a local or global basis. There was a need for a comprehensive and collaborative approach by the profession (i.e., how does it work globally to enhance the profile of the profession and its members?) and to assure users of the quality of our services so that they can trust us to address their needs. Global needs require global solutions. Speakers at the Congress discussed the fact that the challenges for valuers have changed little in recent decades, so valuation firms and professional bodies have to convince clients of the worth of valuers with broad business skills, which include strategic thinking and an awareness of business issues.

Globalisation and Valuation Standards: It had been brought to the attendees' attention the fact that market forces were putting pressure on valuation. Valuers could not resist market forces: the consequence of failing to respond was inevitably declining the profession. Globalisation has led to a significant increase in the use of international valuation standards, but a worldwide standard of valuation services was still a long way off. This was partly because of vast differences in the entry standards for the profession, the training of valuers, client or public perceptions and the ability of valuers to contribute to wider financial or economic activity. Furthermore, the rigidity of the typical standards adopted by professional bodies tended to limit the creativity of the individual valuer to utilise innovative ideas to meet client needs. Typically, certain standards did not address the

competency levels of the profession on a local or global basis. Global investment would generate challenges that should offer new business opportunities to the valuation profession, but how it would address these challenges was the real challenge.

The Role of Valuers & Valuation and the impact of changes: the basic purpose of valuation is to assess what a defined interest in an asset is likely to realise if sold on the open market or its value to the occupying business. Valuers must also understand the dynamic drivers of the local and global marketplace in the commercial and residential property sectors. Valuation essentially determines the probability of uncertainties that relate to property assets. The expertise of a valuer lies in his or her ability to make intelligent estimates of the most probable and possible scenarios. This is essentially an analysis of property market behaviour in relation to a particular property. The valuation profession has acknowledged that it must expand its services beyond the certification of a value amount. However, its expanded activities need to relate to the services of other allied disciplines.

Changes in Valuation Standards and Technology: changes in the local and global marketplace will require valuers to fully comprehend market changes and adopt their approaches to ensure continued and profitable demand for their services. Valuation standards shall, at the same time, keep pace with the changes in requirements. Valuers must gain a much deeper appreciation of global markets and events and need to understand their possible impact on real estate assets of all kinds. They must demonstrate an ability to recognise global demand trends in the specific market sector for which they provided advice.

Technology, on the other hand, is seen as one of the real drivers of change in the valuation of assets both locally and globally. Technology influences not only the methods and tools of valuation, but also the marketplaces where valuers work and the demands of these marketplaces and their clients. Valuers who work in this sector must be more specialised with a full knowledge of the factors and innovations that shape the office market. They must also collaborate with other professionals who are active in the same market.

In summary, the Congress delivered a messages which stated that valuation is an essential element of business, while efforts to evolve the valuation practice were needed on economic grounds. Valuation should respond to market dynamics and environmental/ecological forces and reflect the requirements of its clients. This is, in essence, a dynamic process that reflects key societal trends, such as a



broad-based movement towards a more economically and environmentally sustainable world. Thus, a consideration of how global factors have shaped and influenced the valuation processes and decisions can reveal the rigor and evolutionary nature of valuation and appraisal and the key role played by valuation organisations in their interaction with global communities and other stakeholders.

Technical Visit to a Heritage and Cultural Monument

During the last day of our Congress, the event organizer, IOV, arranged a technical visit to historical monuments at the skirt of Chennai. I highlights of two of the more interesting places for sharing.

Mahabalipuram: along the Bay of Bengal some 60 km south of Chennai (formerly Madras) is a World Heritage Site. Mahabalipuram was seaport town that thrived during the 7th Century under the Pallava Dynasty. The monuments here were generally rock-cut, monolithic, and comprised the premature stages of Dravidian structural design in which Buddhist influences are highly evident. They are founded in cave temples, monumental rathas, sculpt reliefs, and structural temples. The pillars are of the Dravidian order. The sculpture is an admirable example of Pallava art. Mahabalipuram is a breathtaking site with intricately carved representations of stories from ancient Vedic texts. As Buddhism waned in India during this period, the rulers of Mahabalipuram utilized the skills of stone carvers who formerly worked on Buddhist sites to produce Hindu iconography. The place was very interesting and this monument was declared nationally important under Indian law.



Mahabalipuram's hollowed-out caves that functioned as Hindu Temples during the Pallava Dynasty from the 6th to 9th Centuries



Tiger Cave Monument

Tiger Cave Monument: Tiger Cave is located 4 km north of the main monument complex. This structure is located in a hamlet called Saluvankuppam. It was built as an open-air theatre where cultural programmes might have been held during the Pallava period. Although it is close to the sea, the place is serene and calm. Tiger Cave is a rock cut temple built by Pallava kings during the 8th Century.

WAVO Management Board Meeting

During the two-day Congress, the WAVO Council took the opportunity to organize its Board meetings with representatives of the WAVO member associations. I attended a Board Meeting and discussed the WAVO 2014 business plan. The Board also considered the membership application of the IOV and the next WAVO valuation conference, which is scheduled to be held in Singapore in June 2014.



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



At the WAVO Board Meeting



Sr Edward AU and Francis joined the WAVO Board Meeting



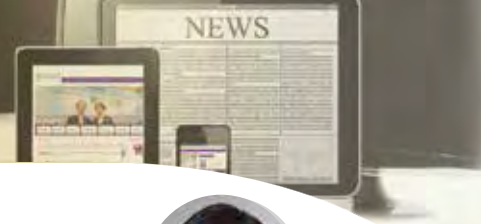
WAVO Board Members and IOV key Officials during the WAVO Board Meeting

About WAVO

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

About the IOV

The IOV is a national organisation of valuation professionals in India that specialises in various disciplines and kinds of assets. It was founded in 1968 and presently has a membership of over 20,000 valuers. The IOV is a premier organisation of valuation professionals in India that embraces about 70% of the recognised valuation professionals in the country from the various disciplines and geographical regions of India. It was the first Indian national professional valuation society with branches in most of India's states. The IOV serves recommendations on valuation procedures and related disputes to governmental and non-governmental organisations, imparts training to valuation professionals, and develops standards in asset valuation.



Land Surveying Division Chairman's Message



Sr Lesly Lam LSD Council Chairman

祝大家馬年事事如意、身壯力健、龍馬精神、工作順利

2014 will be a busy and revamped year for the Land Surveying Division (LSD). We have already conducted two

council meetings to work out our 2014 plan to better serve the Institute as well as the Community.

CPD Plan for 2014

A series of Continuous Professional Development (CPD) sessions for surveyors at all levels are designed to up-keep members' knowledge and share our knowledge with counter-parts. Please refer to the List of CPD events posted in the latest Surveyors Times. If there are any topics you would like to have included in the plan, please contact the CPD Convenors at lsdcpd@hkis.org.hk or lsd@hkis.org.hk.

CPD Convenors:

Sr HON Yat Hei, Tony

Sr NG Ying Tik, Paddy

Sr LAM Chun Cheuk, Felix

Sr CHAN Yuk Ying, Ada

Sr CHAN Kwan Ho, Eric

Events and Activities for 2014

Events and Activities this year will be focused on our areas of specializations in (1) Mapping and Cartography, (2) Engineering Surveying, (3) Geodetic Survey, (4) Hydrographic Surveying, (5) Land Boundary Survey, (6) Photogrammetry and Remote Sensing, (7) Spatial Infrastructure Management /Geographic Information Systems and (8) Underground Utilities Surveys. Seminars, forum and technical visits will be arranged. We shall assist the Institute to arrange Annual Conference, various 30th HKIS Anniversary activities, and

contribute our expertise in those events. Moreover, to strengthen the linkage with members, social activities will also be organised so as to build up our coherence. Let's join hands to apply our specialties in improving the productivity of Hong Kong.

For various CPDs, events and activities, please stay tune to the Surveyors Times and HKIS broadcast emails.

LSD Contact Points

If you have any views on the work of the Council, please feel free to send them to the Hon Secretary at lsd@hkis.org.hk or to me at lesly.lam@gmail.com. We shall keep you in close

contact with the Council and like to seek your views and your support for a better LSD.

土地測量組本年將安排各類的專業會議及交流活動，並凝聚會員及支持學會舉辦三十周年活動。



Summary of HKIS CPD / PQSL Events 12 February 2014 - 10 April 2014

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
12 Feb 2014	2014015	City, Land Use and Children's Independent Mobility - Empirical Studies in some Asian Cities	1.5	Dr L H Li	GPD	
15 Feb 2014	2013121	Site Visit to Mission Hills Shenzhen (深圳觀瀾湖)	4	Representatives from Mission Hills	HKIS PM Committee	
15 Feb 2014	2014010	Visit to the Hong Kong Observatory and Introduction to the Latest Research on Climate Change (FULL)	3	Representatives from the Hong Kong Observatory	QSD	
18 Feb 2014	2014007	EOT and Liquidated Damages	1.5	Damon So	QSD	
20 Feb 2014	2014018A	Risk Management	2	Joe K F Wu	QSD	✓
25 Feb 2014	2014008	Value Co-creation in Construction: Innovation or Re-invention	1.5	Professor Anita MM Liu	QSD	
27 Feb 2014	2014018B	[QSD PQSL Series 2014 -] Insurance and Bond	2	Joseph Chong	QSD	✓
04 Mar 2014	2014012	Pricing Series (1): Factors that Contractors will Consider when Building Up Costs/Prices	1.5	Jesse Wong	QSD	
11 Mar 2014	2014013	BIM Series (1) : Efficient 3D BIM Measurement and Estimating	1.5	Ken Leung	QSD	
18 Mar 2014	2014014	Achieving Building Energy Efficiency with Effective HVAC, BMS, Fire & Security Systems	1.5	Chan Kam Tong Thomas , Chan Yim Kit, Lam Wing Yan Ryan , Larry Law	QSD	
22 Mar 2014	2014021	參觀鋁模板加工中心及參觀一個採用鋁模板的住宅工地	4	楊波先生	QSD	
26 Mar 2014	2014020	Housing Problems in Hong Kong, Past, Present and Future	1.5	Marco Wu	PDD	
31 Mar 2014	2014003	Quantitative & Scientific and Operations Research Techniques for Quantity Surveying	1.5	Joe K F Wu	QSD	
02 Apr 2014	2014019	Egyptian BioGeometry	1.5	Dr James Wong	GPD	
08 Apr 2014	2014017	Negotiation Skill: A Brief Introduction with Case Studies	1.5	Hubert Hiew	QSD	
10 Apr 2014	2014006	Nightmares - Subcontracts	1.5	Daniel C Lam	BSD	

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

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____

Event Name : _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M AM P S Full Time Student Non-Member

Division* : BS GP LS PD PFM QS HKIS no. : _____

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

Tel no. : _____ Fax no. : _____ E-mail : _____

Payment method

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

Please charge my HKIS & Shanghai Commercial Bank Limited Co-brand Credit Card (Master Card/Visa Card)

Please charge my American Express card

To: Credit Card Service Department

Ref.: [____]

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

Cardholder Name : _____ HKIS No. : _____

Card Number : _____ Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

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



CPD/GPD/2014015

City, Land Use and Children's Independent Mobility - Empirical Studies in some Asian Cities

Speaker	Dr L.H. Li Deputy Head of Department, Department of Real Estate and Construction, The University of Hong Kong		
Date & Venue	7:00 pm – 8:30 pm Wednesday 12 February 2014 Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	Studies have shown that independent mobility is a very important learning tool for children. This is especially the case when children are growing up in the cities where neighbourhood safety is complicated by building design, traffic arrangement as well as community planning. Most of the studies and examinations on children's independent mobility (CIM) concentrate on qualitative analysis of how children carry out their activities. In this study, we intend to quantify CIM from parents' perspective by examining the length of time (CIM hours) that parents allow their children to have when carrying out unsupervised activities on their own during day-time and night-time. CIM hours are being measured and compared among four Asian cities. By comparing parents' attitude towards allowing their children to have independent mobility during day-time and night-time periods, we find that neighbourhood safety is an important determinant, which in turn depends to a large extent the activities in the neighbourhood. Conventional wisdom of segregating land uses seems not to be helping to provide a safe environment that makes it easy for children to explore. Mixed-use neighbourhood contributes a lot to a vibrant setting for the community which also allows a relatively safe environment for children.		
Language	English	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk-in surcharge for all pricings listed)
Priority	GPD Members; First-come-first-served		

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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.

Name:

Membership number:

Email address

 THE HONG KONG INSTITUTE OF
SURVEYORS
香港測量師學會



CPD/HKIS/2013121

Site Visit to Mission Hills Shenzhen (深圳觀瀾湖)

Date & Venue 9:00 am – 8:30 pm Saturday 15 February 2014
Mission Hills Shenzhen

Gathering 9:00 am at Junction of Kent Road and Somerset Road, Kowloon Tong (Previously known as Romantic Hotel 理想酒店)

Details **Organized by HKIS Project Management Committee**

Mission Hills Shenzhen stretches over 20-square kilometer golf complex features twelve 18-hole resort and championship courses designed by golf's greatest legends and architects. It has just been awarded the "Global Low-Carbon Ecological Scenic Spot" in the Berlin High-level Dialogue on Implementing Rio+20 Decisions on Sustainable Cities and Urban Transport and the 2013 Global Forum on Human Settlements. Moreover, the construction of Mission Hills Centreville which consists of hotel, office, parks, shopping, conventions and apartments with a construction area of 500,000square meters is in progress. Participants will be able to visit the golf club complex adjacent residential development as well as Mission Hills Centreville, and attend an introduction conducted by representative from Mission Hill regarding the sustainability design, development experience and insight.

Details itinerary will be send to successful participants upon confirmation.

Remark **Reschedule from 20 December 2013**

1. Online registration is NOT accepted for this CPD event.
2. Please fill in the below **Declaration Form** together with standard Reservation Form for this CPD event.
3. First-come-first served with duly completed **standard Reservation Form, Declaration Form** and payment.
4. Please bring valid travel documents.
5. Latecomers will NOT be picked up.

Language Cantonese **Fee** HK\$450 (including lunch, insurance and two way coach between Hong Kong and Shenzhen)

Priority All HKIS Member; First-come-first-served (Max. 40)

DECLARATION FORM

CPD Event: Site Visit to Mission Hills Shenzhen (深圳觀瀾湖) Saturday, 15 February 2014

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 : _____

Email Address : _____

Remarks :

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

CPD/QSD/2014010

Visit to the Hong Kong Observatory and Introduction to the Latest Research on Climate Change

Speaker Representatives from the Hong Kong Observatory

Date & Venue 9:00 am – 12:00 noon Saturday 15 February 2014
Hong Kong Observatory, 134A Nathan Road, Kowloon

Details Itinerary

8:45 am	Gathering at main entrance of the Hong Kong Observatory (next to Miramar Shopping Centre, please check the location as per attached link http://goo.gl/maps/Uq9eJ)
9:00 am to 12:00 noon	Tour and presentation
12:00 noon	Dismiss at Hong Kong Observatory

(Successful registration will receive details of the visit)

Climate change has become a major challenge of our time. In 2013, the United Nations Intergovernmental Panel on Climate Change (IPCC) clearly indicated in its Fifth Assessment Report that the increase in the atmospheric greenhouse gas concentration due to human activities are extremely likely responsible for the observed global warming since the middle of the 20th century.

The Hong Kong Observatory (HKO), as the government department responsible for studying the scientific basis of climate change, has over the years been actively carrying out research on climate change in Hong Kong.

During the visit, representatives from HKO will share their experience on their latest research on global and local climate change.

- Remark**
1. Online registration is NOT accepted for this CPD event.
 2. Please fill in the below **Declaration Form** together with **Standard Reservation Form** for this CPD event.
 3. First-come-first-served with duly completed **Standard Reservation Form, Declaration Form** and payment.
 4. Latecomers will NOT be picked up.
 5. This visit is NOT eligible for PQSL hours for probationers.

Language Cantonese

Deadline 1 February 2014

Fee HK\$150 for members

Priority QSD Corporate members (till 11 January 2014); First-come-first-served with payment (with maximum quota of 40)

DECLARATION FORM

CPD Event: Visit to the Hong Kong Observatory and Introduction to the Latest Research on Climate Change Saturday, 15 February 2014

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 : _____

Email Address : _____

Remarks :

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

CPD/QSD/2014007

EOT and Liquidated Damages

Speaker Mr Damon So

Damon is a Partner with the Projects (Engineering and Construction) Group of the international law firm Hogan Lovells. He initially qualified as a Chartered Civil and Structural Engineer and is a Member of the Hong Kong Institution of Engineers. Since he subsequently also qualified as a solicitor, Damon has undertaken a wide range of construction related legal work and has had occasion to consider many of the issues which typically arise in respect of various construction projects. On the contentious side, he has handled a number of construction related litigation and arbitration proceedings over the years. He is a Fellow of the Hong Kong Institute of Arbitrators and the Chartered Institute of Arbitrators and acts as an arbitrator. He has been involved in advising and drafting construction, joint venture, consultancy and other related contracts for contractors, employers and consultants in respect of a number of building and civil projects. He has spoken widely on topics relating to construction legal issues for various professional organizations and professional and engineering companies.

Date & Venue 7:00 pm – 8:30 pm Tuesday 18 February 2014 (Registration and networking time: from 6:30 pm)
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details We are seeing EOT provisions or some traditional grounds for claiming EOT such as inclement weather being deleted from conditions of contract by certain employers. Are they benefitting from those deletions? Why are there EOT provisions in construction contracts in the first place? Do we get more LD's by restricting or getting rid of EOT claims? When is time "set at large" and what does that mean? How do we challenge LD provisions? How do we arrive at an appropriate LD rate to put in the Appendix? The speaker will discuss these interesting issues that every QS would come across.

Language Cantonese supplemented by English

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

Deadline 4 February 2014

Priority QSD Members; First-come-first-served

CPD/QSD/2014008

Value Co-creation in Construction: Innovation or Re-invention

Speaker Professor Anita MM Liu
BSc (Hons), MSc, PhD, FHKIS, FRICS, RPS(QS)

Anita worked as a quantity surveyor in both the public and private sectors before joining academe. She has taught in universities in Hong Kong and the UK. She is currently Professor in the Department of Real Estate and Construction at The University of Hong Kong. Anita has over 100 international publications in books, journals and conference proceedings and her research interest is in the behavioural and human relationship aspects of construction project management.

Date & Venue 7:00 pm – 8:30 pm Tuesday 25 February 2014 (Registration and networking time: from 6:30 pm)
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details Value co-creation is a concept by which parties, usually producer and client/customer, act together to create value through collaboration and cooperation. In complex systems, such as construction projects, it is the space between 'equilibrium' and 'chaos' that provides the opportunities for co-creation. Equilibrium and chaos are reflective of the blissful calmness and dramatic turmoil in a relationship – as in marriage. While marriage is viewed as a long term commitment conducive to co-creating a valuable life together, there are many shorter term relationships, such as the client-contractor relationship, posing challenges and opportunities for value co-creation. This CPD seminar will examine a few aspects:

1. Is value co-creation an innovative/new idea or re-inventing an old concept? (It can be either.) Is it the same as VM/VE? (No)
2. Is it not that value co-creation is fraught with issues on conflict, compromise and even culture change? (Yes; but value co-creation is attainable)
3. Is it old hat and another buzzword? (Does it matter? Act on it.)

Language English supplemented by Cantonese

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

Deadline 11 February 2014

Priority QSD Members; First-come-first-served

PQSL/QSD/2014018

QSD PQSL Series 2014



Speaker Experienced Practitioners and Academics

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

Details The purpose of the QSD PQSL Series 2014 is to help QSD probationers to prepare for the APC to be held in September this year. There shall be various events covering the following various topics such as Construction Contract – Variation, Measurement and Pricing, Payment Valuation and Post-Contract Cost Monitoring, Construction Contract – Nomination, Contractual Claims and Settlement of Final Accounts, Contractual Arrangement, Liquidated Damages and Extension of Time, Direct Loss and Expense Claims, Dispute Resolution, Liquidation, Drafting Letters, Emails and Documents and etc. The coming two events in February are:

Date	CPD Code	Topic	Speaker
20 February 2014 (Thursday)	2014018A	Risk Management	Sr Joe K F Wu
27 February 2014 (Thursday)	2014018B	Insurance and Bond	Sr Joseph Chong

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

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

CPD/QSD/2014012

Pricing Series (1): Factors that Contractors will Consider when Building Up Costs/Prices

Speaker Sr Jesse Wong
BSc(Hons)QS,EMBA,FHKIS,RPS(QS)

Jesse has been working years in the construction industry and currently working as Commercial Director with Wan Chung Construction Company Limited. He is experienced in handling QS matters, contract administration and construction project management.

Jesse was the Honorary Treasurer of the Hong Kong Institute of Surveyors (Quantity Surveying Division). He is currently a member of Minor Works Contractors Registration Committee and General Building Contractors Registration Committee for the Buildings Department.

Date & Venue 7:00 pm – 8:30 pm Tuesday 4 March 2014 (Registration and networking time: from 6:30 pm)
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details Cost build up and pricing are the core expertise of Quantity Surveyor. In order to allow members to update and improve their skills on these areas, QSD is going to organize a series of CPD talks on pricing in 2014. In current with such a buoyant construction market, lots of hidden factors would affect contractors' build up costs/prices. In this talk, the speaker will discuss the below aspects and share his experience on contractors' build up costs/prices. Is using traditional way to build up the unit costs by adding labour, material and plant sufficient? Is adding of overhead and profit on top of unit costs become prices sufficient? Why there is always a gap between the tender estimate and the returned tender price, any secret recipe?

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

Deadline 18 February 2014 **Priority** QSD Members; First-come-first-served

CPD/QSD/2014013

BIM Series (1) : Efficient 3D BIM Measurement and Estimating

Speaker	Mr Ken Leung Product Specialist of Exactal Asia Ltd.		
	Ken Leung received a bachelor degree in Construction Economics from the University of Technology, Sydney in 2003 and a master degree in Real Estate from the University of Hong Kong in 2007. Before he joined his present company, Exactal, as a Product Specialist in 2010, he had worked as a Quantity Surveyor for more than 10 years with experience in a full range of pre and post-contract Quantity Surveying Services for Quantity Surveying Firms and International Main Contractor.		
Date & Venue	7:00 pm – 8:30 pm Tuesday 11 March 2014 (Registration and networking time: from 6:30 pm) Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	<p>Building Information Modelling (BIM) is an important technology which use is a definite trend that we should learn and use now in order to gain the best benefit of it. In order to allow members to update and improve their skills on the area of BIM, QSD is going to organize a series of CPD talks and workshops about BIM in 2014.</p> <p>We know that BIM can help QS to generate quantities for measurement and estimating purposes. However, the reliability of BIM measurement depends on the accuracy and completeness of 3D BIM model. More accurate quantity of models will definitely give a better outcome in the costing process.</p> <p>In this talk, the speaker will examine various methods of pulling out and adding information from/into BIM models for better cost analysis, and will focus on the following aspects:</p> <ol style="list-style-type: none"> 1. How does QS utilize the information stored in the Revit®? 2. How does QS add extra parameters within the CostX® for generation of cost reports? 3. How does QS conduct cross check such that the information is correct and accurate enough for measurement or estimating purposes? 		
Language	Cantonese supplemented by English	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); free of charge for student members studying full time (subject to availability)
Deadline	25 February 2014	Priority	QSD Members; first-come-first-served

CPD/QSD/2014014

Achieving Building Energy Efficiency with Effective HVAC, BMS, Fire & Security Systems

Speakers	4 technical experts of different perspectives from Johnson Controls Hong Kong Limited ("Johnson Controls").		
	<ul style="list-style-type: none"> • HVAC Solution – Mr Thomas Chan Kam Tong, Sales Manager • BMS Solution – Mr Chan Yim Kit, Sales Manager • Fire Solution – Mr Ryan Lam Wing Yan, Assistant Sales Manager • Security Solution – Mr Larry Law, Senior Sales Engineer 		
Date & Venue	7:00 pm – 8:30 pm Tuesday 18 March 2014 (Registration and networking time: from 6:30 pm) Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong		
Details	<p>Johnson Controls is a global diversified technology and industrial stakeholder serving customers in more than 150 countries. It provides products, services and solutions so as to increase energy efficiency and lower operating costs in buildings.</p> <p>In this CPD talk, 4 technical experts of different perspectives from Johnson Controls are invited to share their experience on different system solutions, namely HVAC Solution, BMS Solution, Fire Solution & Security Solution. After the talk, members will learn and understand the basic knowledge of different system solution and configuration for achieving the requirements of building energy efficiency.</p>		
Language	Cantonese supplemented by English	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for student members studying full time (subject to availability)
Deadline	4 March 2014	Priority	QSD Members; First-come-first-served

CPD/QSD/2014021

參觀鋁模板加工中心及參觀一個採用鋁模板的住宅工地 (2)

講師 楊波先生 - 深圳市同力德金屬製品有限公司副總經理

日期及地點 2014年3月22日(星期六) 上午9:30 至下午5:30
 (1) 深圳市同力德金屬製品有限公司 (廣東省惠州市新墟鎮紅田管理區恒隆基工業園)
 (2) 深圳鹽田區市政府大樓旁住宅工地

內容 行程：
 09:15 am - 於深圳羅湖車站集合
 09:30 am - 於深圳出發，前往鋁模板加工中心 (東莞清溪鎮)
 10:15 am - 參觀鋁模板加工中心及進行技術交流
 12:30 pm - 午膳及參觀墓園
 03:15 pm - 參觀鋁模板住宅工地 (深圳鹽田區)
 05:30 pm - 於深圳羅湖車站解散
 (行程可能會因應活動當天情況作出修改。)
 (成功登記之會員將會收到詳細行程資料。)

深圳市同力德金屬製品有限公司 (“TLD”) 成立於 1997 年，是集研發、設計、製造、銷售及租賃為一體的建築模板高新技術企業。TLD 的鋁模板加工中心位於廣東省惠州市，現為中國最大的鋁模板體系設計加工製造商之一，廠房佔地面積 60 萬 m²，鋁模板年產量可達 30 萬 m²。TLD 業務遍及國內外，國外市場包括巴西、墨西哥、迪拜、香港及澳門等十幾個國家及地區。TLD 現獲得了加拿大著名的模板 ALUMA 公司整個模板系統的設計、製作加工的授權。

工料測量組於 2014 年 1 月 11 日舉辦了上述參觀活動，由於反應熱烈，工料測量組現於 2014 年 3 月 22 日再次舉辦多一次相同活動。是次活動會再次安排有興趣的會員參觀 TLD 的鋁模板加工中心，並會安排實地示範鋁模板之裝嵌。楊波先生會講解鋁模板系統的技術、應用和造價。於午膳後，會安排會員參觀一個住宅工地現場視察及講解鋁模板之施工實況。

備註

1. 是次活動**不接受**網上登記
2. 請填妥以下申報表 (Declaration Form) 及留位表 (Standard Reservation Form) 並付報名費
3. 請帶備有效旅遊證件
4. 是次活動會進入工地，請穿著安全鞋
5. 逾時不候

語言	廣東話	費用	每位港幣 \$300 (包括中國境內交通、午膳及保險費用)
截止日期	-	名額	優先取錄工料測量組專業會員 (Corporate members) (至 2014 年 2 月 15 日)；剩餘名額取錄工料測量組會員 (至 2014 年 2 月 22 日)；先到先得 (已付報名費者)；額滿即止。(名額：45 人)

DECLARATION FORM

CPD Event: 參觀鋁模板加工中心及參觀一個採用鋁模板的住宅工地 (2) Saturday, 22 March 2014

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: _____

Email Address: _____

Remarks:

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

CPD/PDD/2014020

Housing Problems in Hong Kong, Past, Present and Future



Speaker Mr Marco Wu
Chairman, Hong Kong Housing Society

Mr Marco Wu is the Chairman of Hong Kong Housing Society and a member of the Long Term Housing Strategy Steering Committee. He is a Fellow of The Hong Kong Institute of Surveyors and The Royal Institution of Chartered Surveyors. He is also a past President of The Hong Kong Institute of Surveyors and The Hong Kong Institute of Real Estate Administrators.

Mr Wu was the Deputy Director of Housing from 1996 to 2003 and the Director of Buildings from 2003 to 2006. During his 26 years with the Housing Department, he made significant contribution to the formulation and review of major housing policies. As Director of Buildings, he was responsible for developing policies and strategies governing the control and facilitation of private building developments..

Date & Venue 7:00 pm – 8:30 pm Wednesday 26 March 2014
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details It has been just over 60 years since the outbreak of the tragic fire in Shek Kip Mei Squatter Area in 1953 which had made 53,000 squatters homeless overnight, and triggered the development of a massive public housing programme in Hong Kong. Throughout these 60 years, the government has made tremendous efforts and devoted enormous public resources in providing various forms of subsidized housing to meet the needs of the low and middle income families. The achievement of Hong Kong's public housing programme has been acknowledged internationally.

In this seminar, the Speaker will review the effectiveness of the models adopted by the government, and highlight the new housing issues arising from an ageing population and the trend towards smaller households. He would also like to exchange views with the audience on possible new initiatives to enhance Hong Kong's quality of housing.

Language English
Deadline 12 March 2014
Fee HK\$120 for members; HK\$150 for non-members
Priority PDD Members; First-come-first-served.

CPD/QSD/2014003

Quantitative & Scientific and Operations Research Techniques for Quantity Surveying



Speaker Sr Joe K F Wu

Sr Wu is a fellow member of HKIS with degrees and master degrees in mathematics, computer science, e-commerce, project management and business administration. He is now working in a local developer as cost and quality controller. He has strong interests in green building development, building information modelling, operational research, quantitative analysis, risk management, as well as nurturing students and surveyors.

Date & Venue 7:00 pm – 8:30 pm Monday 31 March 2014 (Registration and networking time: from 6:30 pm)
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details Quantitative & scientific and operations research techniques have been applied extensively in areas such as manufacturing, transportation, construction, telecommunications, financial planning, health care, the military and the public services. Quantity Surveyors, with some trainings and the use of appropriate computer software, can apply these techniques for decision making including: linear regression for pro-rata rates, time series analysis for tender price index forecasting, multiple regression for consultancy fee estimating, critical path analysis and resource scheduling and linear programming for optimization of cost, benefit and rating in BEAM Plus green building certification.

This CPD will briefly introduce the above quantitative & scientific and operations research techniques and some computer software for quantity surveying with knowledge and experience sharing.

Remark **Rescheduled from 21 Jan 2014**
Language Cantonese supplemented by English
Deadline 17 March 2014
Fee HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for student members studying full time (subject to availability)
Priority QSD Members; First-come-first-served

CPD/GPD/2014019

Egyptian BioGeometry



Speaker Dr James Wong is a Chartered Engineer from United Kingdom and Registered Professional Engineer in Hong Kong. He is the Founder and President of Allied Environmental Consultants Ltd. Founder Member of the Hong Kong Institute of Acoustics; the Hong Kong Institute of Environmental Impacts Assessment and the Founder President of the Institute of Energy. His Allied (Environmental) Group has been in the areas of design and construction of sustainable buildings, road, railway stations and airports for governments, private and international corporate clients. He has extensive hands-on experience in green building systems, establishing design criteria in planning of new towns, hotels, commercial, institutional and residential property developments as well as transportation networks. He was responsible for many recording and TV studios, performing arts venues as well as many of the LEED and BEAM awards winning Hong Kong iconic green buildings like The International Commerce Centre (環球貿易廣場)(abbr. ICC Tower) which is a 108 floor, 484m (1,588ft), the tallest building in Hong Kong, the JP Morgan's Asia Pacific Headquarter Charter House, ICAC Building, Customs Building and many District Governmental Offices.

Date & Venue 7:00 pm – 8:30 pm Wednesday 2 April 2014
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details What is BioGeometry?

The BioGeometry is a relatively new science developed and enhanced during the past 30 years by Dr. Karim of Cairo, Egypt. Goal of the BioGeometry® is to create a harmonized energy quality in the surroundings of man, animal and plant. Dr. James Wong is one of the handful instructors of BioGeometry teachings in the world.

Because the energy fields are distorted by the many buildings and machinery on earth, this leads to accumulated effect on man, animal, and plant as Dr. Karim explains. By using special manufactured geometry forms on one hand, and on the other hand inductors that spread the energy quality, a balance of the energy functions can be created. This leads to a better immunity and therefore at the same time a reduction of the negative effect. As such energy inductors that may harmonize the environment one can use the mobile communication network, electric cables, high voltage conductors, all electromagnetic waves, and also water.

Language	Cantonese supplemented by English	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
Deadline	19 March 2014	Priority	GPD Members; First-come-first-served

CPD/QSD/2014017

Negotiation Skill: A Brief Introduction with Case Studies



Speaker Sr Hubert Hiew

Hubert is a Project Director of Beria Consultants Limited. He has over 30 years of experience working as a quantity surveyor and procurement practitioner. Besides a qualified surveyor, he is also a qualified member of the Chartered Institute of Purchasing and Supply. He has been trained as a negotiator and has conducted many successful negotiations.

Date & Venue 7:00 pm – 8:30 pm Tuesday 18 April 2014 (Registration and networking time: from 6:30 pm)
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details The real world is a giant negotiating table and, like it or not, each one of us is a participant, according to American Author Herb Cohen. So it is important for us to learn how to negotiate successfully. In this talk, Hubert will introduce the how-to, comprising the various Approaches, Tactics & Ploys, Preparation & Planning, etc. including a checklist for a successful negotiation and some cases studies.

Language	English supplemented by Cantonese	Fee	HK\$120 for members; HK\$150 for non-members (HK\$20 walk-in surcharge on all prices listed); Free of charge for student members studying full time (subject to availability)
Deadline	27 March 2014	Priority	QSD Members; First-come-first-served

CPD/BSD/2014006

Nightmares - Subcontracts

Speaker Sr Daniel C. Lam, BBS, JP

Sr Lam is the Honorary Advisor of DCL Consultants Limited and was the Director – Property of the Kowloon-Canton Railway Corporation from 2000 to 2007. He is a Chartered Building Surveyor and an Authorized Person under the Buildings Ordinance of Hong Kong. He is a Fellow of the Royal Institution of Chartered Surveyors and the Hong Kong Institute of Surveyors. Sr Lam was the President of the Hong Kong Institute of Surveyors (1986-1987).

Sr Lam has been elected as a Chartered Arbitrator and listed on the London Panel of Arbitrators of the Chartered Institute of Arbitrators. He is also listed on similar panels in Hong Kong and Vancouver, and is appointed as Arbitrator to the China International Economic Trade Arbitration Commission. He is a council member of the Hong Kong International Arbitration Centre and Fellow and Past Chairman of the Hong Kong Institute of Arbitrators (1997-2000).

Since 2006, Sr Lam has been appointed as Honorary Professor to the Real Estate and Construction Department of the University of Hong Kong. For his meritorious contribution to the professions and the public services, Sr Lam was appointed as a non-official Justice of Peace in 1996 and awarded the Bronze Bauhinia Star in 2001.

Date & Venue 7:00 pm – 8:30 pm Thursday 10 April 2014
Room 1207, 12/F Wing On Centre, 111 Connaught Road Central, Sheung Wan, Hong Kong

Details Subcontracting is the backbone of the construction industry. However, subcontractors face inherent difficulties in discharging their contractual duties. The talk will take the viewpoint of subcontractors and discuss the difficulties they may encounter, including tendering information and programs available, counter-offers, group discounts, commencement before main contract, changes after commencement, cash flows, completion and sectional handovers.

Language Cantonese supplemented by English

Fee HK\$120 for HKIS members; HK\$200 for non-members (HK\$30 walk-in surcharge on all prices listed)

Deadline 27 March 2014

Priority BSD Members; First-come-first-served.

E EDUCATION 增值空間



Hong Kong Housing Market: The End Game

Sr Kent Yeung

The CPD event on the “Hong Kong Housing Market: The End Game” was successfully held on 19 December 2013. Our guest speaker, Mr Chi Lo, senior strategist at BNP IP Asia, started with a macroeconomic analysis of the drivers behind Hong Kong’s property market and then elaborated on the recent changes in taxes, supply, and the monetary environment. He also explained the impact of a property market correction and finally gave his predictions on the future of the Hong Kong real estate market. Around 120 members attended the talk, which gave us good insights and fruitful information on the overall property and financial markets in both Hong Kong and China. Similar to the previous



talks by Mr Lo, our members actively participated in the Q&A session and stayed behind with questions on RMB internationalisation, capital account liberalisation, etc. ■



Planning & Development Division Chairman's Message



Sr Dr Tony Leung PDD Council Chairman

In April, 2013, PDD organised a three-day technical visit to Shanghai and Tongji University. Thereafter, it started to discuss with university officials the possibility of co-organising a bachelor degree programme related to planning and development. Recently, Tongji agreed to proceed with this idea. Presently, we are preparing the terms and conditions of the Memorandum of Understanding. We expect to finalise the terms and conditions with Tongji before the end of February 2014.

PDD will hold a CPD at 6:30 PM on 26 March 2014 at the HKIS Surveyors Learning Centre. The speaker will be Mr Marco MH Wu, SBS, Chairman of the Hong Kong Housing Society. The topic to be discussed is, "Housing Problem, Past, Present and Future".

In the next two years, PDD will periodically organise social gatherings for all HKIS members and invites eminent PDD members to share their experiences with fellow members with a view to promoting the Division. We aim to organise the first social gathering in March or April 2014. 🇺🇸





Property & Facility Management Division Chairman's Message



Sr Dr Edmond Cheng PFMD Council Chairman

KUNG HEI FAT CHOY! 恭喜發財!

Wishing you and your family a healthy and happy Year of the Horse.

祝各會員及府上各位馬年身體健康、生活愉快。

There was not much activity during the Christmas and New Year holidays. As mentioned in the December's Chairman Message, the Home Affairs Department (HAD) submitted a paper to the Legislative Council Panel on Home Affairs on 6 December 2013 to update Panel Members on the progress of the captioned proposal. The Council of the PFMD discussed the paper and endorsed, during the council meeting on 9 December 2013, the circulation of a press release to express members' views as follows.

Regulation of the Property Management Industry

The Home Affairs Department submitted a paper to the Legislative Council Panel on Home Affairs for discussion on 13 December 2013 in respect of the captioned proposal and the following were comments made by the HKIS.

In principle, the HKIS supports a new mandatory licensing regime to regulate the property management industry if it can help raise the standard of services of those property management companies and practitioners whose performances are below the current professional rules of conduct.

However, the HKIS recommends that a prudent approach be adopted whilst formulating the licensing criteria for property management practitioners, especially for the upper tier, as mentioned in the paper. The criteria must be at a standard that is not lower than that for current practicing professionals, so as to benefit the entire community.

規管物業管理行業

就民政事務總署向立法會民政事務委員會提交有關以上標題，並將於 2013 年 12 月 13 日會議上討論的討論文件一事，香港測量師學會有以下意見。

學會對於政府在建議物業管理服務發牌制度上，對提升一些未能達到專業水平的公司及從業員的服務這方向上，是有正面幫助，值得支持。

但將來的發牌要求必須小心及嚴謹處理，特別是討論文件提及的第一級物管從業員，確保其專業資格不會低於現時各專業學會對會員的要求，才能有利於民。

CEPA

本組副主席熊傳筵測量師及理事許華倫測量師於 11 月 10 日至 13 日跟隨由前會長兼 CEPA 委員會主席賴旭輝測量師所率領的代表團前赴北京，拜訪國家住房和城鄉建設部、國土資源部和財政部，特別與專業對口單位中國物業管理協會秘書長柴勇商討有關本組從事物業管理的專業會員，如何能通過 CEPA 的框架下，能在國內取得物業管理師資格交換意見，柴勇秘書長指現在國內為提高物業管理專業管理人員的素質和維護房屋擁有人及使用人的利益，物業管理師須參與全國統一考試，才可取得物業管理師資格，而關於互認資格方面，由於國內對於物業管理師註冊仍在起步階段、有很多改進空間，因此需要再深入探討。本組將就資格互認這事項，繼續與不同的有關單位商討，希望能為會員在國內開拓物業管理的商機和就業機會。





Quantity Surveying Division Chairman's Message



Sr Keith Yim QSD Council Chairman

QSD Sub-committees/Organising Committees/Task Forces

After the discussion at a meeting among all Office Bearers, it was confirmed that the following Sub-committees/Organising Committees/Task Forces should continue their work under their respective Chairpersons/Conveners:

Sub-Committee/Organising Committee/Task Force	Chairperson/Convener
Mainland Sub-committee	Sr Keith Yim
International Sub-committee	Sr TT Cheung
Contract Sub-committee	Sr Daniel Ho
Divisional Education Committee	Sr Raymond Kong
Promotion Sub-committee	Sr Steven Tang
Professional Practice/Practice Notes Sub-committee	Sr Honby Chan
CPD Sub-committee	Sr KL Wong
Training Sub-committee	Sr Joe Wu
SMM Review Sub-committee	Dr Paul Ho
BIM Sub-committee	Sr KC Tang
PAQS 2014 Congress Organising Committee	Sr Francis Leung
QSD Annual Dinner Organising Committee	Sr Honby Chan
New Members Welcoming Party Organising Committee	Sr Christina Wong
Education and Research Sub-committee	Dr Leung Mei-yung (Convener)
Fee Scale Sub-committee	Dr Thomas Ng
Social & Welfare Sub-committee	Sr Joseph Chong
Liaison Sub-committee	Sr Keith Yim

Macau Sub-committee	Sr George Chan
Task Force for NEC	Sr Thomas Ho (Convener)
Task Force for Experts	Sr Daniel Ho (Convener)

The respective Chairpersons/Conveners will update the 2014 Year Plan accordingly. Members are cordially invited to join the above Sub-committees/Organising Committees/Task Forces by emailing info@hkis.org.hk.

The first Council Meeting was held on 6 January 2014. We welcomed all the new faces, as well as those old friends who had been working for the Council for a number of years. Some events are planned for the 2013/14 Council Year. The highlight is, undoubtedly, the 18th Pacific Association of Quantity Surveyors (PAQS) Congress 2014, which will be held from 7-10 June 2014 at Langham Place, Mongkok. Registration for the Congress will be announced soon. Members are advised to make room on their schedules for this event.



Meeting with the PAQS Chairperson

The Organising Committee (OC) of the PAQS Congress 2014 met with Ms Xu Huiqin (徐惠琴), the Chairperson of PAQS, and her executives, Mr Wu Zuo Min (吳佐民), Mr James Y Sue (舒予), and Ms Kong Xian Zhen (孔憲珍), in Shenzhen on 17 January 2014.

A number of items relating to the PAQS Congress 2014 were discussed. The OC Chairman, Sr Francis Leung, started with a brief summary on the progress of the work of the Organising Committee. Other discussion items included:

- Theme and Topics
- Guests and Speakers from the Mainland (may also include a keynote speaker)

- The provision of simultaneous interpretation
- Registration and Fees
- Accommodation
- Logistics for the Board Meeting
- Technical Visits and Social Programme
- Budget, etc.

The Organising Committee needs to work harder, so as to achieve its target, as the event is only five months away and there is much work to be done.

Many thanks go to Sr Francis Leung, Sr TT Cheung, Sr Thomas Ho, Sr Dr Paul Ho, and Sr KC Tang for attending the meeting with me on behalf of the OC. 🍷



Young Surveyors Group Chairman's Message

Sr Kason Cheung YSG Committee Chairman



Events Highlights

Forum on Population Policy

Our Vice-Chairman, Rex Ying, joined the Forum on Population Policy on 6 January 2014. The Chief Secretary of the HKSAR, Mrs Carrie Lam, was invited to present an overview of the government's population policy followed by a panel discussion and open forum.



Stephen Chow, joined the CI Arb (EAB) YMG Annual Party on 17 January 2014. We met members from other young professional groups and explored further opportunities to hold more joint profession events.

Site Visit to Mallory Street Revitalisation Project

Twenty-five members visited the Mallory Street Revitalisation Project on 20 January 2014. The speakers shared their experiences with heritage conservation and the structural aspects of the project.



CI Arb (EAB) YMG Annual Party

Our Vice Chairman, Rex Ying; Honorary Treasurer, Chris Mook; and Committee Members, Christina Wong and

Coming Events

2014 Education and Career Expo

The 2014 Education and Career Expo will be held at the Hong Kong Convention & Exhibition Centre from 13-16 February 2014. Please come and visit us at Booth 3DB05, where you can find more information on the routes to membership and career prospects of the different divisions.

Our President, Sr Simon Kwok, will also deliver a talk on the Career Prospects for the surveying profession at 13:15 on 13 February at Info Connect, Hall 3E.

One-Day Seminar


The One-Day Seminar on Contract Management 2014 will be

held on 26 April 2014 at Chiang Chen Studio Theatre, The Hong Kong Polytechnic University.

2014 Stanley International Dragon Boat Championship

The Dragon Boat team is now recruiting new paddlers! If you want to try out for the team, please contact us at ysg@hkis.org.hk.

30th Anniversary Basketball Cup

To celebrate the Institute's 30th Anniversary, a basketball cup is scheduled from April to August. We are now arranging the venue and promotional materials. 

What is “Expert Shopping”? Is it allowed? If yes, under what condition(s)?



Hon Chi Yi, Ludwig

FHKIS

摘要

『專家證人』可否像「街市買菜」般公開搜羅？在這文章中，我將提出並討論三個近期的法院案例，去分析『專家證人』可否公開搜羅；若是可以，在甚麼情況下可以？

“**Expert shopping**” simply means shopping for and finding an expert on a given subject whose professional opinion is skewed toward the answer that the appointing party already prefers. This is commonly found in all walks in life.

I will go through three recent court cases in this article to show if “expert shopping” is allowed. If yes, under what condition(s)?

They are:

1. **Edwards-Tubb v J D Wetherspoon [2011]**
2. **Cecil Guntrip v Cheney Coaches, Ltd. [2012]**
3. **Adams & Ors v Allen & Overy & Ors [2013]**

In the first case, it was concluded that: “*Expert shopping is undesirable, wherever possible, the court will use its powers to prevent it,*” although “*The Court of Appeal has confirmed that, where a party wishes to instruct an alternative expert, a conditional order for [the] disclosure of the existing report should be the usual order.*”

In the second case, the Court of Appeal concluded that: “*...a heavy onus would [be] placed on any party wanting to change the instruction of their expert, and that a late change of expert should be discouraged, particularly where*

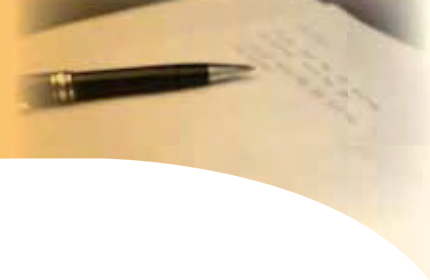
the party had had free choice over their expert in the first instance.” In this case, the application to change an expert was made on 16.2.2011, almost two years after the issue of the proceedings and a month before the trial. The Court finally concluded that: “*The case clarifies the law on expert shopping, which is to be strongly discouraged. Had the claimant been allowed to rely on further evidence, this would have set a dangerous precedent for all types of litigation...*”

The above two cases seemed to indicate that the Court discouraged the possibility of “expert shopping” for various reasons. However, the following case produced another decision.

Adams & Ors v Allen & Overy & Ors [2013]

Facts


1. The Claimant’s claim was related to the drafting of a sales agreement.
2. The Claimant’s expert, after discussions with his/her counterpart on the other side, produced a revised report that undermined the Claimant’s case, mainly due to some tax implications.
3. The Claimant and the expert mediated, but failed to find common ground.
4. The Claimant lost confidence in the expert and wanted to shop for another expert.
5. During a case management hearing, the Master refused to grant permission for a new expert based on the grounds of “no good reason”.
6. The Claimant brought this case to the Court of Appeal.



Held

1. The issues for the Court of Appeal to consider were if:
 - (a) the principles related to the change of expert in personal injury cases applied to this case;
 - (b) the Master had made a mistake in not considering the practical effect of his order; and
 - (c) permission had been granted to appoint a new expert should the Claimant bear all of the defendant's wasted costs.
2. The Court of Appeal allowed the appeal, holding that:
 - (a) the Court's general approach was that expert shopping was not permissible save for unusual or exceptional circumstances;
 - (b) this case was unusual and exceptional – there were a variety of ways to view the tax implications on which the expert might have a different opinion;
 - (c) the effect of the Master's refusal was disproportionate. This was because if it stood, the Claimant would be stuck with an expert who did not support the case and would not give evidence for the case. Refusing permission would leave the Claimant with no expert evidence at all;
 - (d) most importantly, the expert said on record that he was no longer prepared to give evidence for the Claimant. This was, in the opinion of the Court of Appeal, the main reason why it permitted a new expert to be appointed; and
 - (e) in relation to the belated change of expert, the Court held that the trial was 10-11 months away and a change of expert would not affect the trial date at all.

However, in the most recent case, **Adams & Ors v Allen & Overy & Ors [2013]**, the Court allowed for expert shopping and changing experts based on the grounds that the situation in this case was “*unusual and exceptional*”. From this, I find that the Court always uses the fairness factor when deciding to grant or refuse permission on any application for expert shopping/changing, but will not simply strike out any application simply because it does not want to set a precedent for future litigation cases. For example, under the **Cecil** case, the change application was made two years after the proceedings and the trial was scheduled for a month later. The Court concluded that the application was too late. But in the **Adams** case, the trial was 10-11 months away, so the Court decided that a change of expert would not affect the trial date at all.

Case-by-case analysis is important, and that is my response to the question, “*Is expert shopping allowed?*” 

Comments

In the case, **Edwards-Tubb v J D Wetherspoon [2011]**, expert shopping was prevented by the Court. In the case, **Cecil Guntrip v Cheney Coaches, Ltd. [2012]**, expert shopping was highly discouraged and could set a very dangerous precedent for future litigation cases should expert shopping come into question again.



Sports and Recreation Committee Chairman's Message



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

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

HKIS Golf Team – 10th Joint Professional Golf Tournament (JPGT)

Team Captain: Sr TT CHEUNG / HKIS Golf Society

HKIS is the host again for the 10th JPGT amongst the accountants, architects, dentists, doctors, lawyers and surveyors. The event will be held on 26 February 2014 at Kai Sai Chau Public Golf Course. Each team will comprise 22 competition members. The format of play is NNP. The team with the highest score will be the overall champion. A lot of prizes are ready for the lucky draw at the dinner reception. There are some limited tees for non-competitors. If you are interested to represent HKIS or to enjoy your golf swing and meet friends, please contact Donna Yu of HKIS office for registration.



HKIS Running Team

香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2014

Team Captain: Sr Lesly LAM

The list of the HKIS's teammates in “香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2014” have been consolidated. Please still keeping let me know at leslylam@hkis.org.hk once you have registered to the competitions on which category so that the HKIS Running Team can form a strong running team to participate in the Joint Professional 10km, Half-Marathon and Full Marathon Tournament 2014. See you all on 16 Feb 2014 (Sunday).





HKIS Volleyball Team – 1st Runner up in Ladies' competition

Team Captain: Sr Nathan LEE Coach: Sr Chris CHAN

The Joint Professional Volleyball Tournament was successfully held on 5th Jan 2014 (Sun) at the Siu Sai Wan Sports Centre competing with the other 2 professional bodies including doctors and lawyers. It is nice to let you know that the Ladies' team won the 1st Runner-up respectively, after tough practices for the whole year. Let's congratulate the HKIS Volleyball Team together.

Practices and friendly matches have been arranging on a regular basis. Interested members are welcomed to join the team. 🇮🇪



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



Gasoline

Caltex Starcard

From now till 30 June 2014, 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 Joe Ng of Ming Xing Investment on **2851 3297** or **2116 5407**.

Esso Discount Card

From 1 July 2013, the discount for petrol offered to successful HKIS member applicants is HK\$1.60 per litre for consumption exceeding 50 litres per monthly period; otherwise, the discount is HK\$1.40 per litre. Petrol is first fully paid by cash or credit card at Esso station; rebate will be credited to customer's bank account. For enquiries, please contact Ms Julie Yeung of Ace Way Company at **2807 3001**.

Esso Fleet Card

From 1 July 2013, the discount for petrol offered to successful HKIS member applicants is HK1.80 per litre. For enquiries, please contact 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/>.

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 2014.

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.

Choral Concert Tickets

The Hong Kong Bach Choir is one of Hong Kong's longest-established and finest choirs. From a small group of 15 music lovers gathered for a single performance in 1969, the Choir has developed into a year-round, multi-national ensemble of more than 80 members. The HK Bach Choir presents a wide repertoire, from the Renaissance to World Premieres, while concentrating on music of the Baroque, Classical and Romantic periods. As a caring organisation, the HKIS is working with HK Bach Choir to promote performing arts in Hong Kong. Members of HKIS can enjoy a 10% on HK Bach Choir programmes by showing your membership card at URBTIX outlets. Currently, HK Bach Choir is presenting Bach's Christmas Oratorio (Hong Kong premiere of the full work) and Carl Orff's Carmina Burana on June 1st 2014. For more information, please visit <http://www.bachchoir.org.hk>

Dining ~

The Royal Plaza Hotel is providing a special offer for dining at their restaurants bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. This offer will last until 14 December 2014. Reservations are required and your membership card must be presented when you arrive at the restaurant. For promotion details, please refer to: http://www.hkis.org.hk/en/members_corner_welfare.php.

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.

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\$3,080 for male and HK\$3,990 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 2015.

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

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.



3rd Indian Valuer's Congress cum 6th WAVO Valuation Congress, Chennai, India

