

THE HONG KONG INSTITUTE OF SURVEYORS DIRECTORY & ANNUAL REPORT 1997/98



1997/98

香港測量師學會

DIRECTORY & ANNUAL REPORT OF THE HONG KONG INSTITUTE OF SURVEYORS

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The Hong Kong Institute of Surveyors

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DIRECTORY & ANNUAL REPORT 1997/98



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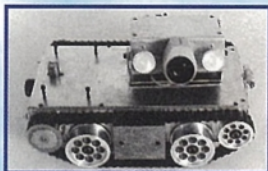
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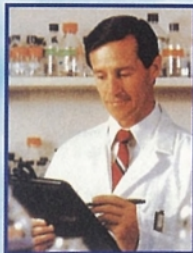


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Message from the President

The Hong Kong Institute of Surveyors (HKIS) has grown from strength to strength over the past 15 years. Our predecessors have worked very hard to bring professional standards and our corporate image to the high level it is at today. It is now up to us to maintain and strengthen further our professional services and expertise, both domestically and internationally.



With the dissolution of RICS (Hong Kong Branch) in September 1997, HKIS now confers its own professional qualification to young candidates. Past and present councils, various boards, standing committees and ad hoc committees have worked hard on the institutional task of professional training, setting examinations, administering and assessing our own APC program. Young professionals can obtain HKIS professional qualifications through the HKIS's APC program. Our membership numbers have grown considerably; we now have 2,579 corporate members and 2,114 probationer/student members.

The Institute has always had a good and close working relationship with many relevant Government Departments, Professional Bodies and Academic Institutions on issues concerning planning, land, property, building, environment, construction and building services and associated surveying services.

Now that the HKSAR is part of China, HKIS has a lot more to offer. A memorandum intending to foster closer working relationships, better understanding and further co-operation between the Beijing Chinese Society of Surveying and Mapping and HKIS was signed in late October 1998.

Internationally, we are members of the International Federation of Surveyors (FIG) in which one of our senior members, has been installed as Vice-Chair of Commission 9 (Valuation and Management of Real Estate), we should feel very honoured to have a HKIS member in this position. By the year 2002, the Vice-Chair shall assume the full role of Chair of Commission 9. HKIS is currently planning to bid for the hosting of the 24th FIG Bureau General

Assembly. We are also members of ISPRS, PAQS, IVSC, ICEC and the China Association of Construction Cost Management. We have reciprocity agreements with the Australian Property Institute, New Zealand Institute of Surveyors, Royal Institution of Chartered Surveyors and Singapore Institute of Surveyors and Valuers. This has ascertained our professional strength and standing. We are exploring more reciprocity agreements with professional institutions of equal professional strength and standing in Australia, New Zealand, Malaysia, Canada and USA to pave the way of providing more professional opportunities for our members in these countries.

I trust that our Directory will give a useful insight and understanding of what HKIS is and will be doing to meet the ever changing and challenging need to provide better quality and professional services to our clients.

A handwritten signature in black ink, appearing to read 'T.N. Wong', with a stylized flourish at the end.

T N Wong
President
The Hong Kong Institute of Surveyors
December 1998

The Hong Kong Institute of Surveyors

The history of the surveying profession in Hong Kong goes back to 1843 with the arrival of the first Surveyor General from the United Kingdom and the first Government Land Auction took place on 22 January 1844. Until the 1950s, most surveyors in Hong Kong were recruited from overseas, these surveyors being qualified chartered surveyors. Local educational institutes started diploma courses in surveying in the 1960s, and now there are three universities in Hong Kong offering degree courses in surveying.

The Hong Kong Institute of Surveyors (HKIS) has strong links with the Royal Institution of Chartered Surveyors (RICS). A Hong Kong Branch of the RICS (the Branch) has been in existence since 1929 (then known as The Surveyors Institution Hong Kong Branch). In 1978, the Branch set up a working group to examine the possibility of establishing a local institute of surveyors and the conclusion was positive. The Branch was only dissolved on 1 September 1998.

The HKIS was founded in 1984 and registered under the Societies Ordinance. It had 85 founder members, the number of members has now grown to 2,579 - Associates and Fellows - distinguished by the initials AHKIS and FHKIS. The HKIS is now incorporated by the ordinance, with the passing of the Hong Kong Institute of Surveyors Ordinance in January 1990. In July 1991, the Surveyors Registration Ordinance was passed with the aim to set up a Registration Board to administer the registration of surveyors.

To qualify as a corporate member of the HKIS, surveyors must possess a recognised academic degree or similar qualification, followed by a minimum 2 years supervised professional experience, within strict guidelines, followed by an Assessment of Professional Competence. HKIS members are also bound by a comprehensive Code of Conduct.

The title of "Surveyor" embraces a number of disciplines, all involved with land and its development with relation to building. Usually the first

to be involved is the **Land Surveyor** who measures and sets out the site. Next follows the **Quantity Surveyor** who is concerned with the building contractual arrangements and cost control. The **General Practice Surveyor** is involved in the valuation, sale, leasing and management of the finished product, while the **Building Surveyor** is involved in the construction and maintenance of the fabric of the building.

The HKIS has reciprocal agreements with the following overseas surveying institutes:

Australian Property Institute
(Formerly the Australian Institute of Valuers and Land Economists)

The New Zealand Institute of Valuers

The Royal Institution of Chartered Surveyors

The Singapore Institute of Surveyors and Valuers

The Hong Kong Institute of Surveyors – Building Surveying Division 建築測量組

The Building Surveyor

Introduction

- Building Surveyor is a profession who has the identity by his name as 'Surveyor of Buildings'. A Building Surveyor's core expertise is as described below:

Survey of New Buildings

- (1) Building control in Buildings Department;
- (2) Technical advice on legal restrictions - Buildings Ordinance, Town Planning and Land Leases, etc.;
- (3) Development consultancy and project monitoring in joint venture developments and on behalf of project financiers; and
- (4) Project management during development stage.

Survey of Existing Buildings

- (1) Building maintenance management (both in the private and public sectors);
- (2) Diagnosis of building defects as 'Building Doctor';
- (3) Building safety inspections;
- (4) Fire safety inspections;
- (5) Refurbishment and renovation;
- (6) Licence application;
- (7) Fire insurance valuation;
- (8) Facilities management;
- (9) Measurement surveys;
- (10) Building surveys prior to purchase or arising from building disputes;
- (11) Expert witness and arbitration;
- (12) Advice on occupational requirements and spatial planning; and

(13) Management of fitting-out work for residential building, office, commercial building, etc.

- Building Surveyors in private practice are involved in all stages of the development process from inception to completion. They are available to provide tailor-made services for Clients engaging in building development.
- Buildings vary considerably as, indeed, do the instructions of Clients. Although this document attempts to describe the Scope of Services and the respective duties of the Surveyor and his Client in as much detail as possible. However, it is inevitable that some variations will occur and it is therefore anticipated that the contents of the relevant sections of the document will be amended to suit the particular needs of both the surveyor and Client.
- Professional Building Surveyors are qualified by examination and practical experience and must uphold the stringent professional standards of the Hong Kong Institute of Surveyors, which requires a high level of service and efficiency as well as compliance with a strict code of professional conduct.
- Professional Building Surveyors deliver complete building solutions.

Scope of Expertise

Site Acquisition Stage

The Building Surveyor acts as Project Manager in advising on the development

potential with respect to technical and legal implications as follows:

- Any restrictions imposed by the Buildings Ordinance, the lease conditions and the Town Planning Ordinance and also on any construction difficulties likely to be encountered;
- Financial and economic considerations affected by the construction aspects;
- Joint venture terms and following through the drawing up and execution of the Agreement.

Development Stage (or Construction Stage)

The Building Surveyor acts as Project Manager (or Project Consultant) to monitor the construction process so that the buildings are constructed on time and within budget with the desired quality being achieved. The major functions of the Project Manager are as follows:

- Preparation of feasibility studies and Client brief.
- Preparation of budgets and master programme.
- Appointment of the project professional design team (i.e. Architects, Engineers, Quantity Surveyors, etc.).
- Management of the design of the buildings and selection of materials.
- Coordination of Government approvals.
- Procurement, tendering, award of contracts and sub-contracts, contract administration and co-ordinating the approval of shop Drawings, samples, variations and claims.
- Construction monitoring - time, cost and quality.
- Communication and reporting.
- Undertaking financial control - cash flow, progress payments and final account.

Pre-Completion Stage

- The Building Surveyor in his capacity as Project Manager advise on capital costs and running costs (cost-in-use) and on replacement costs for fire insurance purposes.
- The Building Surveyor advises on maintenance strategy and arranges for the preparation of all maintenance manuals, as-built drawings and specialists handbooks so that buildings will be maintained in an efficient manner.
- On behalf of Client, the Project Manager coordinates and approves alterations to the building and building services proposed by tenants and occupiers.

After Completion

Building Surveyors play a major role in the management and maintenance of buildings after their completion.

- Advising on construction and legal constraints prior to letting and arranging for the fitting out works for the Client, leading to the issue of licences (e.g. restaurants, hotels, child care centres, kindergarten, old aged home, etc.).
- Advising on planning and implementation of maintenance programmes both day-to-day and long term.
- The diagnosis of building defects and advising on remedial works and costs.
- Providing expert knowledge on design and materials performance.
- Alterations, additions and improvements to existing buildings. Conversion of existing dilapidated buildings to modern uses and upgrading their provisions to meet current legal, fire and building regulation requirements.
- Condition surveys of existing build-

ings and preparation of schedule of dilapidation.

- Inspections of older buildings in respect of building and fire safety under the Buildings Ordinance and Fire Safety (Commercial Premises) Ordinance respectively and supervision of subsequent works to bring the building in a state of good repairs and complying with the requirements of the Ordinances.
- Condition Surveys of existing buildings prior to major construction activities and advising on effects and remedial actions including litigation and compensation.
- Acting as an expert witness in court and arbitrator in building and contract disputes.
- Advising on maintenance strategy, improvement and renovation works and administering the Deed of Mutual Covenant and Building Management Ordinance.

Profile of Employment

- Building Surveyors are employed both in the private and public sectors or engaged in private practices serving Clients of different concerns.
- Government and Quasi-Government Agencies
 - (1) Buildings Department;
 - (2) Housing Department;
 - (3) Property Services Branch, Architectural Services Department;
 - (4) Hospital Authority;
 - (5) Mass Transit Railway Corporation;
 - (6) Kowloon Canton Railway Corporation;

- (7) Land Development Corporation;
- (8) Urban and Regional Councils; and others.

- Developers and others

- (1) Major and other property developers;
- (2) Others: Universities, Tung Wah Group of Hospitals, English School Foundation, Academy of Performing Arts, etc.

- Private Practices

Building Surveyors are employed in local private practices and major international property consultants offering comprehensive Building Surveying Services. A list of firms offering these services could be obtained from the Hong Kong Institute of Surveyors.

- Expertise possessed by Professional Building Surveyors can be summarized and grouped in the following nine core areas of services undertaken on behalf of Clients:

- (1) Project Planning and Design;
- (2) Project Management and Monitoring;
- (3) Project Supervision (as Technically Competent Persons required by Buildings Department to ensure construction safety);
- (4) Project Revitalization (Alteration, Addition, Improvement, Refurbishment and Renovation);
- (5) Building Management and Maintenance (Repairs and Maintenance);
- (6) Building Measurements, Surveys and Fire Insurance Valuations;
- (7) Building Safety and Fire Safety Inspections and Works Supervision;
- (8) Facilities Management; and
- (9) Disputes Resolution (Expert Witness and Arbitration).

The Hong Kong Institute of Surveyors – General Practice Division 產業測量組

The General Practice Surveyor

Land in most countries is in short supply, yet always in demand. Its use, therefore, needs careful planning. Property is bought and sold for residential, retail, office and industrial use; it is developed as an investment and if it is professionally managed, its value will be enhanced.

The General Practice (GP) Surveyor through his professional training, skill and knowledge is in a position to offer skilled and effective advice in connection with the development, use and management of these vital resources. The profession is concerned with the planning, development, use, management and valuation of lands and buildings; negotiation of sales and lettings by private treaty and sale by tender or auction; financial and economic aspects of investment in property.

The services offered are wide and varied. These include professional and agency services connected with the investigation, valuation, planning, development, acquisition, disposal and management of property. The major roles played by the GP Surveyor are as follows : -

Valuation

The GP Surveyor values all types of properties for various purposes. The range of valuation services covers : -

- (1) Valuations for sale, purchase, letting and mortgage purposes.
- (2) Statutory valuations relating to re-

sumption, rent control, rating, stamp duty, estate duty, etc.

- (3) Valuations of company portfolios for balance sheet purposes, company floatation, takeovers and mergers.
- (4) Feasibility studies on all types of properties.
- (5) Acting as an expert witness, independent valuer or arbitrator in valuation disputes.

Development and Town Planning Consultancy

Real estate development is a complex process which needs professional expertise and judgement. The GP Surveyor provides a comprehensive range of professional services covering :

- (1) Market studies and evaluation of development.
- (2) Negotiation with Government on modification, surrender and regrant of land leases.
- (3) Applications and appeals to Town Planning Board in respect of change of uses, etc.
- (4) Preparation of detailed financial assessments, cash flow studies and expenditure control systems throughout the development period.
- (5) Preparation of development and design briefs.
- (6) Constant monitoring of the development to ensure that it meets the client's requirements and reflects market needs.

Sales, Lettings and Auctions

The GP Surveyor, on behalf of clients,

negotiates the purchase, sale or leasing of all types of lands and buildings. He acts as an auctioneer in disposal of properties or as owner's agent in selling properties by private treaty or tender. He also advises on marketing strategy and on the preparation of sale and lease documents.

Property Management

In a society of rising user expectations, good quality professional management services are an essential element to sustain and enhance the value of the property. The GP Surveyor undertakes the management of all types of properties

and negotiates with tenants on rent review, lease renewal and re-letting of premises. He also advises on situations of refurbishment/renovation and redevelopment.

Apart from their work in the private practice, GP Surveyor are also employed by the HK Government in various departments such as the Lands Department, Rating and Valuation Department and Housing Department to handle work including government land disposal, resumption, rating, taxation, public housing and home ownership scheme, etc.

The Hong Kong Institute of Surveyors – Land Surveying Division 土地測量組

The Land Surveyor

Broadly speaking, land surveying is an art of position fixing. Surveyors involve themselves in all sorts of civil engineering works and land developments such as building houses, roads, bridges, canals, viaducts, defining property boundaries, preparing plans from various surveys and managing properties. Closely related to the development of civilisation of mankind throughout the world, the profession has contributed to the transformation of sparsely populated and undeveloped areas into modern industrial and commercial metropolises. Like other professions, advancement of technology has led to specialisation and land surveying is of no exception. In Hong Kong, land surveying involves the following activities :-

- a) Cadastral surveying;
- b) Engineering surveying;
- c) Geodetic surveying;
- d) Topographic surveying and Digital Mapping;
- e) Land Information Management;
- f) Photogrammetric surveying; and
- g) Hydrographic surveying.

Cadastral Surveying

Cadastral surveying is concerned with the physical determination of boundaries and areas of land properties. It is always advisable for land owners and developers to ascertain the boundaries and area entitlements of their properties by land boundary surveys prior to any land development. There are at present two legislations in Hong Kong which provide for the

control of professional services in this aspect. Registered Professional Surveyors of the Land Surveying Division [RPS(LS)] registered under the Surveyor Registration Ordinance and Authorised Land Surveyors [ALS] registered under the Land Survey Ordinance are well-qualified professionals to conduct land boundary surveys. Under the Land Survey Ordinance, any legal instrument effecting a subdivision of land must be accompanied by a land boundary plan prepared and certified by an ALS for registration with the Land Registry. The main services provided by RPS(LS) and ALS include :

- re-establishment of land boundaries for valuation, land transaction and various land development purposes;
- setting out of land boundaries; and
- preparation of certified plans for subdivision of land parcels.

Engineering Surveying

This type of surveying relates closely to civil engineering projects. The preparation of initial survey plans for detail design, setting out of critical points for construction and the measurement of earthwork quantities for payment are types of works under this category. Land Surveyors are actively involved in the construction of roads, flyovers, bridges, seawalls, railways, tunnels and skyscrapers. Land surveying techniques are also being used in industries like shipbuilding, aircraft construction and fixing of machinery where high precision on position determination is required. Monitor-

ing of unstable structures, reservoirs, bridges, slopes and areas is part of the works that may not be familiar to the public but important in protecting lives and properties. Major services provided under this category are :

- preparation of initial site survey plans;
- preparation of photo mosaics superimposed with engineering layouts for planning of engineering projects;
- computation of construction alignments for civil engineering works;
- setting out pre-determined positions for construction;
- measurement of earthwork quantities; and
- monitoring of unstable structures, bridges, reservoirs, slopes and areas.

Geodetic Surveying

The purpose of Geodetic Surveying is to establish a very accurate main survey framework. It involves the establishment of a national network of horizontal and vertical reference points covering an entire territory. Land surveyors use very precise equipment for taking measurement over a large area for establishment of accurate survey network. With the advancement of space technology, land surveyors often use a satellite system, called Global Positioning System (GPS), for measuring points which are many or even hundred kilometers apart.

In Hong Kong, the Lands Department of the Government establishes and maintains the main survey framework. Trigonometrical stations situated on hilltops, traverses installed along roadside and bench marks on bedrock constitute the

geodetic control point system. By connecting to the network, any survey can be tied together with respect to a unique reference system. In fact, the position of many land boundaries, roads, railways, bridges and construction works are referred to this system. Major services provided under this category are :

- Taking precise observation and maintaining the monuments of networks of horizontal and vertical reference points;
- Establishment of a territorial common reference system; and
- Detecting and measuring the movement of the earth's crust for scientific research and reducing the impact of natural disaster.

Topographic Surveying and Digital Mapping

Mapping is a national service for security and development. Maps have been in use for thousands of years. Besides being a principal means of position locator, accurate maps are necessary for effective management of our environment.

With the use of emerging technology in the topographic surveying and map revision, the complete series of 1:1000 scale maps covering the whole territory of Hong Kong have been available in digital form. Digital topographic information is the basic building block to support the sustainable development, natural resources management, environmental protection, urban planning and utilities management. Additionally, digital mapping forms the basic foundation for other information systems such as community services information systems, electronic street guide systems, natural disaster management systems, transport management systems

and many others. It is foreseeable that many disciplines will benefit from digital mapping. As the advancement of technology has resulted in lower system costs and continual improvements in digital mapping, a much wider application of digital map data throughout government, business, and industry can be achieved.

Land Information Management

In the Land Information Management aspects, land surveyors are engaged in the collection, integration and dissemination of a wide range of spatial information. With the use of geographic information system technology, Land Information Management is rapidly penetrating a number of application domains such as environmental conservation, urban planning, pollution control, transport management, emergency rescues and many others. Land surveying is the most basic activity to create and maintain building blocks for the setting up of geographic information systems and land surveyors are in a good position to make valuable contributions to these systems.

Photogrammetric Surveying

Photogrammetry is the science of measurement by means of photographs or imagery.

The photographs and imagery can be captured on ground, under water and in air. Photogrammetric Surveying is the method of producing graphic plans, digital data, computer model from photographs or imagery. Major services / products provided under this category are :

- digital mapping;
- digital terrain model;
- orthophoto / orthoimage;
- deformation monitoring;
- landslide investigation; and
- antiquities and heritage sites recording.

Hydrographic Surveying

Safe navigation and subaqueous construction require an accurate knowledge of the depth and topography of the seabed. Land surveyors have used different techniques including the Differential Global Positioning System (DGPS) in the hydrographic survey for positioning. In harbours and their approaches, the depth has to be constantly monitored. As the seabed is hidden from the naked eyes, its profile is determined by echo sounder which sends sound waves down to the bottom of the sea and calculates the depth by measuring the time required for the signal to return to the surface.

In Hong Kong, the Government has taken over responsibilities from the British Admiralty for producing navigation chart for the Hong Kong Waters. Major services provided under this category are :

- measurement of water current;
- bottom sampling;
- location of rocks, lights, buoys and wrecks;
- determination of channel depths and preparation of charts;
- determination of subaqueous excavation quantities; and
- collection of any information relating to marine navigation.

The Hong Kong Institute of Surveyors – Quantity Surveying Division 工料測量組

The Quantity Surveyor

Quantity Surveyors are professionals who have been trained as construction cost consultants. They have expert knowledge of costs, values, labour and material prices, finance, contractual arrangements and legal matters in the construction field. Quantity surveyors can provide appropriate services to suit various demands and their major employers include:

- 1) Private developers
- 2) Government departments and related bodies
- 3) Contractors
- 4) Mining and petro-chemical companies
- 5) Insurance Companies

Principal Services of Quantity Surveyors

Building construction, civil and structural engineering, mechanical building and engineering services, petro-chemicals, mineral extraction, planning and urban development — all are areas in which quantity surveyors are equipped to provide advice.

The following are the principal services rendered by quantity surveyors:

- 1) Preliminary cost advice
- 2) Cost planning
- 3) Preparing tender documents and negotiating contract prices
- 4) Preparing contract documents and participating in contract administration
- 5) Preparing cashflow forecasts and exercising cost control over the project
- 6) Project management
- 7) Giving expert evidence in arbitrations and disputes

- 8) Assessing replacement values for insurance

Preliminary Cost Advice

From the outset, the quantity surveyor will give practical advice on the likely cost of a project. He will also prepare cost studies and advise on alternative design solutions, structural forms, choice of materials, construction sequence and maintenance cost. From that, a detailed cost plan can be developed for budgetary control.

Cost Planning

Cost planning is a specialist technique introduced by quantity surveyors. It aims to help all the members of the construction team — architects, engineering consultants, interior specialists — to arrive jointly at practical designs for a project and stay within the budget.

Effective cost planning will help to ensure that, once a realistic estimate is agreed, everything that follows is in accord with it, from the successful contractor's tender to the final project cost. In planning construction costs, maintenance and running costs are borne in mind, thus helping to achieve a project that is cost effective throughout its life. When the client decides to change the plans and introduces variations, the quantity surveyor will rapidly assess the cost implications.

Cost planning means improved economy standards and so better value for money. Constant monitoring means that the risk of overspending can be spotted early and prompt corrective action taken.

Contracting Methods

No two projects are the same. Most major projects — and many smaller ones — are individual challenges and need individual solutions. Not surprisingly, therefore, the construction industry has evolved a range of procedures. The most common are summarised below.

Competitive tendering is the normal method, and can allow either for firm price tenders, or tenders which provide for cost fluctuations.

Negotiated tenders enable the whole project to be planned from the outset with a single contractor, chosen for a particular expertise or construction system, while in a package deal (or 'design and build') the contractor undertakes the whole task of design and construction. The quantity surveyor will advise on the best kind of contract for the project.

Tendering

Competitive tendering of one kind or another remains the usual basis for construction contracts, and bills of quantities are fundamental to this process.

Bills of quantities translate the drawings, plans and specifications produced by the designers to enable each contractor to calculate his tender prices fairly, on exactly the same basis as his competitors. During construction, they are also a crucial element in effective cost control.

Where other tendering procedures are appropriate, the quantity surveyor will recommend alternatives.

Valuation of Construction Work

In most construction contracts, the contractor is paid monthly. The quantity surveyor will value the work carried out each month on the project and submit a recommendation for certified payment.

The quantity surveyor will stay with the project right to the settlement of the accounts, when all necessary adjustments are dealt with.

He will also prepare any analysis of the final account which may be required; prepare statements of expenditure for tax or accountancy purposes; assess the project's replacement value for insurance.

Project Management

A successful project requires expert advice from all the building professionals. A Project Manager is necessary to co-ordinate this expert advice and manage the project to ensure its timely completion within the budget.

As quantity surveyors have been specially trained in the financial, legal and contractual aspects of construction, they are particularly well qualified for the role of Project Manager.

Training

Quantity surveyors in Hong Kong are members of The Hong Kong Institute of Surveyors. Entry qualifications for both of these bodies comprise extensive practical training, a high level of education and the passing of a test of professional competence.

The Hong Kong Institute of Surveyors – Junior Organisation 青年組

THE Junior Organisation (JO) is a section of the Institute which comprises members of all divisions under the age of 33. The JO's are the younger members of the HKIS who represent the interest of the junior members within the Institute. These include not only recently qualified members, but also students and graduates working towards their professional qualifications.

A JO representative - usually the Chairman of the JO Committee - sits on the Executive Committee and the General Council. He is there to act as the voice of the younger members, to ensure that their views and interests are considered and

that they are kept informed of the latest developments affecting the profession and the Institute.

The JO members are actively involved on the educational front, where they make numerous visits to schools, colleges and universities to meet with and talk to the students.

One of the principal JO activities is their annual participation in the Hong Kong Trade Development Council's Education and Careers Expo at the Hong Kong Exhibition and Convention Centre, which the JO's organise on behalf of the entire Hong Kong Institute of Surveyors.

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Knowles Surveying Services Limited

Suite 103, Block 2, Hofai Commercial Centre

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Tsuen Wan

Hong Kong

Tel: 2405 1861

Fax: 2405 2985

E-mail: dugald@netvigator.com



JAMES R
KNOWLES

Knowles Surveying Services Limited are a firm of Chartered Quantity Surveyors. Quantity surveying services are provided to all parties in the construction industry, these include:-

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- (2) Consultants
- (3) Main Contractors
- (4) Sub-Contractors

The services provided include:-

- (1) Cost Planning
- (2) Preparation of Bills of Quantities
- (3) Variation Accounts
- (4) Remeasurement Accounts
- (5) Secondment Staff

Our staff are experienced in building, civil engineering, marine, petro-chemical and process engineering sectors of the construction industry.

Contact: Dugald Finlayson (Managing Director)

HKIS General Council 1997/98

OFFICE BEARERS

President:



WONG Thien Nyen, 黄天元
BSc(Hons), FHKIS, FRICS, RPS(LS), MIS(Aust),
MIS(Mal), Licensed Surveyor (Sabah)

Senior Land Surveyor of Maunsell Consultants Asia Ltd

Chairman of Land Surveying Division 1991-94

Junior Vice President 1995-96, Senior Vice President
1996-97

Has served in various committees of HKIS

Previous Member and Chairman of Surveyors
Registration Board

Member of TDC's Professional Services Advisory
Committee 1996-present

Senior

Vice President:



Samson S WONG, 黄山
FHKIS, FRICS, ACI Arb, AP, RPS(BS)

Managing Director of Samson Wong & Associates
Property Consultancy Ltd.

Member of the Executive Committee since 1992 as
Chairman of Building Surveying Division.

Junior Vice-President 1996-97, Senior Vice-President
1997-98.

Chairman of the Surveyors Registration Board for the
year 1997-1998.

Chairman of the HKIS 5 Year Plan Working Group.

Junior

Vice President:



LIU Sing Cheong, 廖勝昌
MBA, FHKIS, FRICS

Managing Director, Hang Cheong Surveyors Limited.
Chairman of the Advisory Committee, Department of Building & Real Estate, Hong Kong Polytechnic University.

Member of Corporate Advisory Board, School of Business, Hong Kong University of Science & Technology.

Honorary Lecturer, Department of Real Estate and Construction, External Examiner Postgraduate Diploma in Surveying, The University of Hong Kong.

Member of Departmental Advisory Committee, Department of Business & Management, The City University of Hong Kong.

Member of the Sub-committee on Description of Flats on Sale of The Law Reform Commission of Hong Kong.

Honorary Secretary:



Winnie SHIU, 蕭慧儀
BSc(Hons), AHKIS, ARICS, RPS(LS)

Land Surveyor of Lands Department.

Hon Secretary of Land Surveying Division 1993-1994.

Hon. Editor 1997-1998.

Member of the HKIS 5 Year Plan Working Group.

Honorary Treasurer:



Graham HEATH, 許富賢
FHKIS, FRICS, RPS(GP)

Assistant Commissioner, Rating and Valuation Department.

Past Chairman of the General Practice Division.

Past Editor of the Institute's Newsletter.

Elected Hon Treasurer of the Institute in 1995.

EX-OFFICIO MEMBERS

Immediate

Past President:



LAU Ping Cheung, 劉炳章
MSc, FHKIS, FRICS, ACI Arb, AP, RPS(QS)

Director, WT Partnership, Quantity Surveyors and Construction Cost Consultants.

Member of the Executive Committee since 1993 as Junior Vice-President, Senior Vice-President and was elected President 1996-97.

Has served on various HKIS committees.

Past Chairman and previous member of the Surveyors Registration Board.

Chairman of Board of Education:



Barnabas H K CHUNG, 鍾鴻鈞
MSocSc, FHKIS, FRICS, FBEng, FFB, MIMgt, ACI Arb, Gov WOBO, AP, RPS(BS)

Member of General Council since 1985.

Member of Board of Education since 1986 (Chairman, 1989/90).

Member of BS Divisional Council 1985-95.

Chairman of Surveyors Registration Board 1992-95.

Chairman of Board of Membership:



David W W CHAN, 陳華偉
BSc, FHKIS, FRICS, AP, RPS(BS), MWOBO

Director of Wellgo Archdecor Consultancy Limited.

Chairman of Building Surveying Division in 1990-91.

Committee member of the General Council from 1990 to 1994.

BS TPC/APC Assessor/Modulator since 1989.

Chairman of the Membership Sub-Committee from 1994 to 1997 and currently the Elected Chairman of the Membership Committee 1997-98.

MEMBERS

Building Surveying Division

Chairman:



Kenneth J K CHAN, 陳佐堅
BSc (Leics), FHKIS, FRICS, FIBC, ACI Arb, HKI Arb,
AP, RPS(BS)

Managing Director, CY Leung Project Services Limited.
Vice-Chairman of the Building Surveying Division in
1995-1997.
Elected Chairman in 1997.

Vice Chairman:



Dr CHAN Man Wai, 陳文偉
BSc, MSc, PhD, FHKIS, FRICS, ACI Arb, RPS(BS), PQS
(Authorised Person) Committee Member

Executive Manager (Capital Works), Hospital Authority.
Vice-Chairman, Building Surveying Division.
Member of the Surveyors Registration Board.
Building Surveying Representative of the Membership
Committee.
Facility Management Panel Chairman, Building
Surveying Division.

Immediate

Past Chairman:



WONG Bay, Peter 黃比
MBA, FHKIS, FRICS, ACI Arb, DMS, RPS(BS)

Chief Maintenance Surveyor, Housing Department
Member of the HKIS Formation Committee in 1983.
Hon. Treasurer of the Institute in 1984.
Has served on various HKIS Committees and Working
Groups since Institute's formation in 1984.
Vice-Chairman of the Building Surveying Division in
1993/94 and 1994/95.
Chairman of Building Surveying Division in 1995/96 and
1996/97.

General Practice Division

Chairman:



Tony TSE Wai Chuen, 謝偉銓
FHKIS, FRICS, RPS(GP)

Executive Director, Emperor International Holdings Ltd since February 1995.

Council Member of General Practice Division for the year 1989-1990.

Elected Vice-Chairman of General Practice Division for the year 1991-1992.

Elected Chairman in 1997.

Senior

Vice Chairman:



Francis NG Hang Kwong 吳恆廣
FRICS, FHKIS, ACI Arb, RPS(GP)

Assistant Director, Lands Department.

Member of Surveyors Registration Board.

Visiting Professor of South China Construction University.

Junior

Vice Chairman:



CHIU Kam Kuen, 趙錦權
FHKIS, FRICS, RPS(GP)

Director, C Y Leung & Company Limited.

Vice Chairman of General Practice Division.

Vice Chairman of Membership Committee.

Land Surveying Division

Chairman:



Mok King Leung, 莫景良
FHKIS, FRICS, RPS(LS)

Senior Land Surveyor, Highways Department.
Executive Committee Member, Land Surveying.
Member of the Surveyors Registration Board.
Has served the Institute and Land Surveying Division since 1991.

Vice Chairman:



Jacky C K TULL, 杜振國
ARICS, RPS(LS), ALS

Director, Sam Mak & Associates Surveyors Ltd.

Hon. Secretary:



CHAN Yuen Ki, Helen 陳婉琪
ARICS, AHKIS

Senior Project Surveyor, Chynchen Associates.

Quantity Surveying Division

Chairman:



Eric Y M CHUNG, 鍾耀明
BSc (Hons), DipLaw, FHKIS, FRICS, ACI Arb, RPS(QS),
Barrister-at-Law

Director of the Building Division, Paul Y. - ITC
Construction Holdings Limited.

Executive Committee Member; General Council Member
since 1996.

QSD Council Member since 1994.

Vice Chairman:



T T CHEUNG, 張達棠
BSc, MSc, FHKIS, ARICS, RPS(QS)

General Manager, Panda Group Ltd.

QSD Council Member since 1994.

Past Hon. Secretary and Hon. Treasurer of QSD.

Member of Membership Committee and Education Board
of HKIS.

Hon. Secretary:



Paul K F FUNG, 馮光輝
BSc, AHKIS, ARICS, ACI Arb, MCIOB, RPS(QS)

Committee Member of the QS Division since 1996.

Junior Organisation

Chairman:



Andy K Y WONG, 王建業
AHKIS, ARICS, AP, RPS(BS)

Building Surveyor, Buildings Department.

Vice-Chairman of the Junior Organisation from 1996-97.

Vice Chairman:



MAN Chi Chuen, Antony 文志泉
AHKIS, ARICS, RPS(QS), MACostE

Senior Team Leader, Davis Langdon & Seah Hong Kong Limited.

Hon Secretary of Junior Organisation in 1997.

Has served on Junior Organisation Committee since 1994.

President's Report 1997/1998

1998 was a challenging year. The financial crisis around the South-East Asia region has greatly affected the economy and property market of Hong Kong. Surveyors are finding their way through this difficult and testing period. Any surveyors who have not survived this recession period must rethink their future strategy and implement a long-term plan, teaming up with fellow professionals of the same discipline or cross-disciplines to form a corporation is a step in the right direction. The days of a 'Sole Practitioner' have long since gone. Fierce competition and the changing nature of our profession as we know it have transformed our traditional role from just offering professional advice and expertise to organisational and financial management.

Hong Kong is a small place and the numbers of professionals are growing. Looking to the future, we must look for work outside Hong Kong. We should turn competition into co-operation. We must be proactive and not reactive. We must market our professional expertise and management skills domestically and internationally.

What Have We Done?

Five Year Plan

A working group, headed by the Senior Vice President, Mr Samson Wong, was formed to establish a Five Year Plan for the Institute. Highlights of the Plan include the following:

- **Marketing our Corporate Image:**
A Public Relations Committee was formed to look into issues of how to make the public aware of the importance of the surveying profession, and to promote the image of the Institute. Thanks to our Junior Vice President, Mr S C Liu, and his committee.
- **Participation in International Conferences:**
An International Committee was formed to oversee and organise international events in Hong Kong, and to participate in events overseas.
- **Provide Better Service to Members:**
Our Administration Office was relocated to Suite 510 Jardine House, in June 1998, with the aim at having a better working environment to improve our services to members and to carry out our operations more smoothly and efficiently. We now have a separate conference room, a library with e-mail facilities for members use, a President's office, a Secretary-General's office and a much larger space for administrative staff to work. We have also strengthened our staff resources by adding an accounting officer to look after financial matters.

Amendments to the Constitution and Bye-Laws

A working group was formed to revise the Constitution and Bye-laws to suit the changing nature of our profession. An EGM was held on 25 November 1998, at the Hong Kong Convention and Exhibition Centre. 977 voting forms were returned by the close of business on 23 November, of which 909 were valid. The voting forms received amounted

to less than 66% of the corporate members of the Institute, therefore the motions to amend the Constitution and Bye-laws were not passed. The proposals will be further followed up by the coming General Council.

Co-operation Agreement with RICS

With the dissolution of RICS, Hong Kong Branch on 1 September 1997, a Co-operation Agreement between RICS and the Institute was signed on 30 November 1998, when the President of RICS, Mr Richard LAY, delivered a speech at the Surveyor's Lunch. Special thanks to our Hon Treasurer, Mr Graham Heath, for his efforts and wisdom in the final writing of the Co-operation Agreement.

Publications

An Editorial Board was formed to oversee the publications of Surveying Newsletter, the Institute's Journal - The Hong Kong Surveyor, and the Annual Report and Directory. The long awaited Journal was published in October 1998. Apart from this, the Editorial Board has revised the structure of the HKIS Homepage, which was launched in November this year. Special thanks go to the Honorary Editor, Ms Winnie SHIU, and the members of the Editorial Board.

Membership Status

The current membership has increased by 43%, compared with last year. The membership status as at November 1998 is as follows:

Class/Division	P&D	BS	GP	LS	QS	Total
Fellow	-	74	163	41	126	404
Associate	4	392	835	112	832	2175
Student A	-	29	26	9	16	80
Student B	-	396	481	100	1057	2034
Total	4	891	1505	262	2031	4693

International and Local Conferences

In July this year, HKIS sent a strong team, headed by your President, two Office Bearers and some Senior members including past President, Mr S C Leung, to attend the 21st International Federation of Surveyors (FIG) Bureau General Meeting in Brighton, UK. There were 75 member associations attending this Conference. Presidents of 40 professional surveying institutes had an informal and friendly discussion. This exchange of views proved to be both interesting and fruitful.

During the conference, our Senior member and former Chairman of GP Division, Mr Stephen Yip, was elected and installed as the Vice-chair of Commission 9 (Valuation and Management of Real Estate) of FIG for a tenure of 4 years, from 1998-2002. Throughout

this 4 year period, Mr YIP will represent HKIS in attending the works of the Commission. Usually after 4 years, the present Vice-chair will take the prestigious position of Chair of the Commission. During this Conference, HKIS displayed information about: the SAR's housing and infrastructure development; the growth of HKIS's membership; the Surveyors Registration Board; our reciprocal and co-operation agreement with other international professional bodies; and more importantly, placed the HKSAR on the world map and memory of surveyors of participating member associations.

HKIS wishes to bid for the hosting of the 24th FIG Bureau and the organising of the FIG Conference in the year 2010.

A FIG Supplement published recently was distributed to every member. I urge everyone to take the time to read it. The purpose of this publication was to let members know about FIG and to promote our corporate image internationally. We sent 100 copies to the FIG Bureau in the UK for redistribution to all member associations and received an excellent response from them.

We attended the 2nd Across-the-Strait Geomatics Conference in Taiwan. This Conference was centered on the academic and technological development between China and Taiwan. HKIS may bid for the hosting of the 3rd Across-the-Strait Geomatics Conference in the year 2001.

We also attended the PAQS Conference in Queenstown, New Zealand.

Domestically, every division was very active in organising as well as attending/participating in CPD events, conferences and seminars.

The General Practice Division successfully organised a joint conference in Guangdong on property development and management. HKIS shall participate in the Hong Kong/Guangzhou Housing Seminar in December 1998.

The Building Surveying Division had a Building Surveying Division Conference on 24 October 1998. It was well attended and there were some very good topics discussed. I would like to take this opportunity to congratulate them on their successful conference.

The Land Surveying Division visited the Shenzhen Society of Survey and Mapping, and the Land Bureau. A Letter of intent was signed to foster a closer relationship and co-operation among professional Surveyors as well as between professional bodies in Shenzhen and the HKSAR. Another close link with the Chinese Society of Surveying, Geodesy and Photogrammetry is proposed to co-operate in CPD. Where co-organising inter-regional or internationally technical conferences, joint ventures in infrastructure projects involving extensive surveying and photogrammetry and to maintain closer communications is hoped for.

China has such a huge potential, I urge our fellow professionals to fully explore this avenue.

Towards a Sustainable Future

Survival through the changing nature of our profession due to new technological developments, new business environments, more quality services demanded by clients,

increased competitions, accountability and transparency have alerted Surveyors. So much so that now they must equip themselves and with not just meeting the specific requirements of becoming a member of a professional body but to extend themselves and to reappraise professional values and ethics, professional education and training, the delivery of professional services and the evaluation of professional performance. New technological developments have encouraged an explosion in the production and availability of information which is now accessible to a variety of audiences.

Nowadays, customers as well as sponsors have become better informed. They have become more demanding about the quality and speed of services delivered by professionals.

Due to the growing demands for accountability, previously implicit aspects are expected to become more explicit and transparent. Professional competence should not only be interpreted as mastery of specific technical skills or of a professional knowledge base, but also the appreciation and evaluation of the rules of professional behaviour and ability to deal with ethical dilemmas.

Surveyors must now see themselves in a new light. The skills required by a surveying professional if they are to compete with other professionals such as accountants, software houses, lawyers, management consultants and a range of engineering and other service providers, are now much broader. If surveying professionals are to compete in these new areas of practice, they must have an enhanced level of expertise in issues ranging from business management, financial management, consultancy problem solving capabilities, facilitation management and above all the enhanced levels of ability to deal with unfamiliar problems in unfamiliar contexts.

Special Thanks

Last but not least, I must thank all the Office Bearers, especially the Honorary Secretary, Ms Winnie SHIU, Members of the General Council, Members of all working groups, especially the Chairman of the Board of Education, Mr Barnabas CHUNG, and of course, all the staff of the Administrative Office.

Wishing you all good health and good luck.



TN Wong
President
The Hong Kong Institute of Surveyors
December 1998

The Hong Kong Institute of Surveyors

Past Presidents

1984/85	Mr Kan Fook Yee, FHKIS
1985/86	Mr Kan Fook Yee, FHKIS
1986/87	Mr Daniel C Lam, FHKIS
1987/88	Mr Francis S K Lau, FHKIS
1988/89	Mr Francis S K Lau, FHKIS
1989/90	Mr Raymond A Bates, FHKIS
1990/91	Mr S C Leung, FHKIS
1991/92	Mr Marco M H Wu, FHKIS
1992/93	Mr Albert H S Cheung, FHKIS
1993/94	Mr Michael R Mann, FHKIS
1994/95	Mr Michael R Mann, FHKIS
1995/96	Mr Leung Chun Ying, FHKIS
1996/97	Mr Lau Ping Cheung, FHKIS

The establishment of CITA Management Training Centre and CITA Safety Training Centre are to cater for the increasing demand of continuing education and development required by the in-service personnel in the construction industry, provide theoretical and practical training courses to persons wishing to join the construction industry.

Courses offered by the Centres are classified into the following disciplines: -



Management Related



Building Law - Statutory Obligations Course
 Construction Dispute Management Course
 Contract Management Course in Construction Projects
 Estimating Course for Civil Engineering Projects
 Finance and Accounting Course for Non-Financial Executives in the Construction Industry
 ISO 9000 Quality Systems / Internal Auditing Course
 Management of Insurance Course for the Construction Industry
 Planning for a Building Project Course
 Roadwork Construction Management Course



Safety Related

Advanced Certificate in Construction Studies
 Construction Safety Officer and Supervisor Courses
 Safety Course for Graduate Engineers (Civil, Structural & Building) (CITA / HKIE)
 Safety Training Course for Certified Workers in Confined Space
 Safety Training Course for Competent Persons Working with Confined Space
 Safety Training Course for Construction Workers (Construction Industry Safety Card Course)
 Advanced Safety Training Course for Construction Workers (Construction Industry Silver Card Course)
 Upgrading and Refresher Courses for Construction Safety Officers



Technology Related

AutoCAD Advanced Application and Drafting Course
 Bridge Maintenance and Management Course
 Construction of Pre-stressed Concrete Girder Bridge Course
 Construction Work on Reclaimed Land in Hong Kong
 Diaphragm Wall and Deep Basement Construction Course
 Intergraph Microstation Advanced Application and Drafting Course
 Tunnelling Methods Course



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Prospectus is available at the following places:

Management Training & Trade Testing Centre	95 Yue Kwong Road, Aberdeen, Hong Kong	Tel: 2870 0183
Kowloon Bay Training Centre	44 Tai Yip Street, Kowloon Bay, Kowloon	Tel: 2758 1291
Kwai Chung Training Centre	7 Kwai Hop Street, Kwai Chung, New Territories	Tel: 2487 6111
Sheung Shui Training Centre	1 Fung Nam Road, Sheung Shui, New Territories	Tel: 2652 7282
Town Office	20/F Alliance Bldg., 130 Connaught Road C., Hong Kong	Tel: 2851 8903
Hong Kong Construction Association	3/F, 180-182 Hennessy Road, Waichai, Hong Kong	
Hong Kong Construction Industry Employees General Union	3/F, On Yip Building, 395-397 Shanghai Street, Yaumatei Kowloon	

Web-site: <http://www.cita.edu.hk>



CONSTRUCTION INDUSTRY TRAINING AUTHORITY

HONG KONG INSTITUTE OF SURVEYORS

Treasurer's report for year ending 31 July 1998

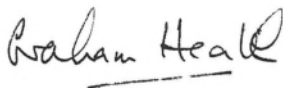
The financial position of the Institute is detailed on the following pages and I am pleased to report a healthy situation.

Following the dissolution of the Royal Institution of Chartered Surveyors – Hong Kong Branch (RICS) on 1 September 1997 its assets (\$825,086) were transferred to the Institute. Consequently as all services provided by Surveyors Services Ltd (SSL) are now provided to members of the Institute alone the General Council has decided to present all transactions carried out by SSL in the Institute's accounts.

Whilst this is a logical step, it does make comparison with the previous three sets of accounts difficult in this transitional year. Therefore a "Proforma 1997" column has been added in the detailed income and expenditure account which shows the combined income and expenditure of the Institute, SSL and RICS. This has been prepared for members' information only and does not form part of the audited accounts.

An influx in membership and the resultant growth in subscription, examination, and CPD income, coupled with prudent financial control, resulted in a surplus for the year of \$2,667,566. Net assets are now in excess of \$6 million and these, together with other measures already in place, will ensure the Institute is well placed financially to face the challenges of the future.

After three years I am stepping down as Treasurer. I would like to record my sincere thanks to our Secretary General and his hardworking staff. Also my appreciation to KPMG our financial advisers and auditors.



F G Heath, FHKIS, FRICS
Hon Treasurer

**Income and expenditure account
for the year ended 31 July 1998**

(Expressed in Hong Kong dollars)

	<i>1998</i>	<i>1997</i>
	\$	\$
Income	10,641,120	2,375,155
Expenditure	<u>7,973,554</u>	<u>1,479,303</u>
Surplus for the year	2,667,566	895,852
Accumulated fund taken up from RICS - HK	825,086	-
Accumulated fund brought forward	<u>2,820,774</u>	<u>1,924,922</u>
Accumulated fund carried forward	<u><u>6,313,426</u></u>	<u><u>2,820,774</u></u>

Detailed income and expenditure account
for the year ended 31 July 1998
(Expressed in Hong Kong dollars)

	<i>Proforma</i>		
	1998	1997	1997
	\$	\$	\$
Income			
Entrance fees	740,386	543,768	543,768
Annual subscriptions	3,424,945	1,739,054	2,837,503
Interest income	143,965	47,989	57,019
Income from the Institute's activities	4,191,006	-	2,611,503
Income from divisions' activities	1,386,810	-	611,710
Rebate from RICS - UK	392,491	-	422,770
Sundry income	<u>361,517</u>	<u>44,344</u>	<u>103,223</u>
	10,641,120	2,375,155	7,187,496
Expenditure			
Salaries and allowances	2,203,127	-	2,035,749
Expenditure of the Institute's activities	2,057,010	-	1,626,001
Expenditure of divisions' activities	975,942	-	619,580
Fitting out/equipment for Jardine House (proforma 1997: equipment for Swire House)	540,384	-	2,843
Rent of office premises under operating lease	447,761	-	518,400
Postage and courier services	315,253	-	306,097
Printing and stationery	282,475	-	234,847
Rates and air-conditioning	141,078	-	115,312
Professional activities	138,893	124,305	189,691
Provident fund contributions	138,479	-	110,963
Computer expenses	120,751	-	66,767
Sundry expenses	112,450	436	79,679
Public relations	86,596	-	15,682
Recruitment expenses	72,464	-	-
Subscription receivables written off	67,331	-	-
General expenses for subsidiary	65,055	-	-
Auditors' remuneration	57,450	23,400	83,350
Accountancy fees	35,400	-	29,150
Provision for obsolete stock	28,341	-	-
Legal and professional expenses	25,844	-	22,700
Telecommunications	20,203	-	26,004
Cleaning expenses	16,071	-	16,785
Electricity	12,853	-	11,366
Other receivables written off	7,800	-	-
Repairs and maintenance	3,306	-	-
Bank charges and interest	1,237	-	1,295
General expenses for joint office	-	1,331,162	-
Repairs and maintenance	<u>-</u>	<u>-</u>	<u>33,300</u>
	7,973,554	1,479,303	6,145,561
Net surplus	<u><u>2,667,566</u></u>	<u><u>895,852</u></u>	<u><u>1,041,935</u></u>

Balance sheet at 31 July 1998
(Expressed in Hong Kong dollars)

	1998 \$	1997 \$
Investment in a subsidiary	2	-
	-----	-----
Investment in an associated company	-	1
	-----	-----
Current assets		
Stocks	181,829	-
Subscriptions receivable	1,269,898	1,557,444
Amount due from an associated company	-	656,806
Deposits, prepayments and other receivables	59,242	10,625
Cash at bank and in hand	<u>8,265,746</u>	<u>2,113,162</u>
	9,776,715	4,338,037
	-----	-----
Current liabilities		
Deferred income	3,092,643	1,483,889
Accounts payable and accruals	<u>370,648</u>	<u>33,375</u>
	3,463,291	1,517,264
	-----	-----
Net current assets	<u>6,313,424</u>	<u>2,820,773</u>
	-----	-----
	<u>6,313,426</u>	<u>2,820,774</u>
	=====	=====
Representing:		
Accumulated fund	<u>6,313,426</u>	<u>2,820,774</u>
	=====	=====

BEST WISHES FROM

WIDNELL

偉 歷 信 致 意



WIDNELL



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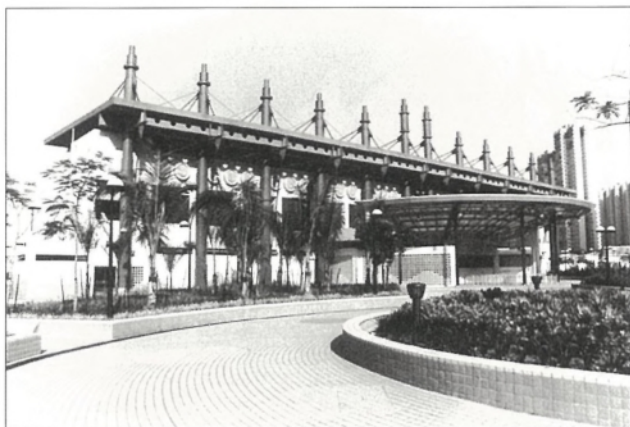
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Building Surveying Division Divisional Council 1997/98

Office Bearers

Chairman:	Kenneth Chan
Vice Chairman:	Chan Man Wai
Hon Secretary:	Terence Lam
Hon Treasurer:	Edwin Tang

Members

T C Cheung
Chong Wing Hong, Ben
Ho Siu Leung, Nelson
Ho Andrew
S M Lo
Alan Sin
Alex Wong
Gordon Wong
Kenneth Yun

Immediate Past Chairman

Peter Wong

Building Surveying Division Chairman's Report

by **Kenneth J K CHAN**

It has been another busy year for the Building Surveying Division. This year the Council was made up of 15 members and 4 co-opted members. We met every month to discuss divisional matters. Attendance at the meetings was provided separately. Anyway, I wish to take this opportunity to thank all Council Members and Panel Chairmen for their continuous and tireless support to the affairs of the Division. I would also like to give a summary account of the activities of the Division for fellow members' information.

Publications

A new Building Surveying Services Brochure, "The Engagement of Building Surveyors" was published in February this year. This publication was followed by the printing of the 'Conditions of Engagement of Building Surveyors', 'Agreement for the Appointment of Building Surveyors' and 'Professional Charges for Building Surveying Services' in June. These publications were made possible due to the generous contribution by Building Surveying firms. The BS Slogan adopted was "Professional Building Surveyor: Your Project Manager and Expert for Quality Buildings" (專業建築測量師 卓越工程總理事 樓宇專才顯創思 務實忠誠眾所依).

Communication and Social Functions

Three issues of the Building Surveyors Newsletter were published this year to further communication amongst fellow

Building Surveyors. Thanks to the Editor, Alan Sin and his Editorial Committee for their hard work. During the Spring Dinner held on 20 February, prizes were presented to the winner in the BS Slogan Competition and the top two performing APC Practical Task Candidates. A BOWL was held on 15 August and David CHAN and Samson WONG were invited to share their experience in "Setting up your own business".

Continuous Professional Development

This year's CPD events were all well attended. Some site visits were arranged including Northern District Hospital, Cathy Pacific Complex in the New Airport, International Finance Centre. Property Development and Project Management in China - Site visit to Huizhou City Garden Development. "The Effects of Unauthorized Structures and Works on the Sale and Purchase of Property - from the Perspective of a Surveyor" on 9 June by Mr PANG Shui Kee. Mr Trevor Mole, Past President of the Building Surveyors Division of the Royal Institution of Chartered Surveyors delivered a talk titled "Building for Customers" to our members on 26 June.

Building Surveyors Conference 1998

This was the 12th year that we had this annual event to discuss topics of common interest and concern to the profession. The theme was "Safety and Health Hazards in Buildings". We received over

280 applications from fellow members, student members, structural engineers, and administration staff of the Hospital Authority, etc. We were privileged to have senior members, academia and other professionals to share their experience in fire safety practice and assessment, dynamic monitoring of canopies, indoor air quality, air duct cleaning, risks in renovation works, asbestos removal, etc. All of the above presentations were informative and provokes interest and further thinking.

Assessment of Professional Competence

Over 150 candidates were participating in this year's assessment. More assessors were recruited to cope with the need to provide more assessment panels for the Practical Task. The Practical Task assessments were conducted on 12 November and Professional Interviews in the following two weeks. Thanks to C K LAU and Barnabas CHUNG for organizing the assessment.

Technical Advisory Panel

The Panel had been very busy in commenting on government papers and proposals including: PNAPs - Demolition Works, Protective Barriers, Guide to Fire Engineering approach, Standardization of Floor Numbering, Curtain Wall Window and Glass Wall System; APSEC Papers - Fixing Reinforcement for Concrete Work, Structural Plans for GRP Tanks, Falling of Objects from Buildings under Construction, MTR Protection within Scheduled Area No.3 and Interim Technical Guidelines for BSIS; BSC Papers - Provision of Space for Material Recovery in New Building Developments, Development Intensity for Hotels, and Provision of Emergency Vehicular Access; Others -

Guidelines and Requirements of Traffic Impact Assessment for Hoarding/ Walkways Occupying part of the Carriageway, Public Consultation Paper on Improvement of Fire Safety in Private Buildings, Code of Practice for Safe Use and Operation of Suspended Working Platforms, Discussion Paper on Insulation of Lift Landing Doors, Draft Code of Practice for Site Safety Supervision, etc. The Panel was also reviewing minutes of the APSEC and BSC in its regular meetings and provided inputs and advice to representatives on these bodies. Thanks to C K LAU for his excellent leadership in getting the panel moving in dealing with such a heavy load of papers. Gratitude is owed to C K LAU for his representation on the BSC and Raymond CHENG and Thomas CHOI for their representation on APSEC.

International Affairs

The Hong Kong Institute of Surveyors had entered into a number of reciprocity agreements with professional bodies in the region. These agreements were for General Practice, Quantity Surveying and Land surveying and none for the Building Surveying Division. The activities and objectives of one of the likely professional bodies was the Association of Building Engineers of UK. The International Affairs Panel was asked to look into the possibility of making a reciprocity agreement.

Distinguished Building Surveyors

Eight nominations were received for inclusion in the List of Distinguished Building Surveyors of the Hong Kong Institute of Surveyors. The nominations were Raymond A BATES (qualified in 1969), Michael R MANN (1970), Raymond W M CHENG (1971), Daniel C LAM (1972), Barnabas H K CHUNG (1973), LAU Chi

Keung (1973), David Chris T H LEE (1973) and Peter B WONG (1974).

New Panels

Two new panels were formed this year and chaired by Mr CHAN Man Wai on the subjects of Facilities Management and Strategic Planning. A third new panel was formed later this year on Total Property Management and was being chaired by Mr S K KWAN.

Building Surveying Journal

Preparation work for the first refereed Building Surveying Journal was nearing completion. The referees had provided their comments and authors were finalizing their copies for publication. Thanks to the effort of Dr S M LO.

Independent List of Expert Witnesses for Litigation in Building and Construction Industry Cases

The "Independent List of Expert Witnesses for Litigation in Building and Construction Industry Cases" was drawn up in September for use by the Department of Justice. The BSD will update this list every two years.

List of Firms Providing Building Surveying Services

The new 'List of Firms Providing Building Surveying Services' was drawn up based upon the information received in response to a questionnaire to all Building Surveyors for indication of their intention to be included. This list replaced the old 'List of Building Surveying Firms'.

Building Management Resource Centre

The first Building Management Resource Centre was opened in Kowloon and Building Surveyors were providing free professional advice to the public on an appointment basis. Senior members were invited to attend these special sessions.

In conclusion, I must say that we have not been completing all the tasks that we set for this year such as the "Graduates Enhanced Training Scheme". I look forward to having the incoming Council to further our objective in "Involving the Total Membership in Building a Profession of Excellence".

General Practice Division Divisional Council 1997/98

Office Bearers

Chairman:	Tony Tse
Senior Vice Chairman:	Ng Hang Kwong, Francis
Junior Vice Chairman:	K K Chiu
Hon Secretary:	Francis K F Lam
Hon Treasurer:	C K Lau

Members

Nancy Hung
Edwin Tsang
Chan Suet Ching, Angela
Jeff Lam
Lau Chi Ming
Lau Kin Man, Clement
Francis T Lau
Li Wing Wo, Jonathan
S C Liu
Keith G McKinnell
Gordon James Ongley
Pang Mei Yuk, Melissa
Poon Wing Cheung, Lawrence
Wong Ho Ming, Augustine
Wong Kin Chee, Andrew

Immediate Past Chairman

Stephen Yip

General Practice Division Chairman's Report

by **Tony TSE**

1. Division Council

To most of the Hong Kong people, 1998 may not have been an easy year. The economy has reversed and property values have fallen drastically. With a total 20 elected Council members and one ex-official member and a representative from the Junior Organization, 1998 was a busy year to the Council. The day-to-day workloads in administration, the general aspiration of the professional ability to respond to issues of the public and the Institute's issues have also escalated.

In the first Council meeting, the following office bearers have been elected.

Chairman:

Mr. Tse Wai Chuen, Tony

Senior Vice Chairman:

Mr. Ng Hang Kwong, Francis

Junior Vice-Chairman:

Mr. Chiu Kam Kuen

Honorary Secretary:

Mr. Lam Ka Fai, Francis

Honorary Treasurer:

Mr. Lau Chun Kong

Also to best utilize our resources and to tackle matters more effectively our Division Council has also approved the setting up of the following five committees each with different responsibilities to various aspects of the divisional matters. All these committees comprise a convener and several members, who report to the Division Council.

<u>Committee</u>	<u>Convener</u>	<u>Members</u>
Professional Practice and Standards Committee	Mr. K K Chiu	Ms. Nancy M L Hung Mr. Clement K M Lau Mr. Jonathan W W Li Mr. Tony W C Tse
Local Affairs Committee	Mr. Francis T Lau	Ms. Angela S C Chan Mr. Francis K F Lam Mr. Lau Chun Kong Mr. Gordon Ongley Mr. Augustine H M Wong
External Affairs Committee	Mr. Edwin C L Tsang	Mr. Francis T Lau Mr. Francis H K Ng Mr. Lawrence Poon

<u>Committee</u>	<u>Convenor</u>	<u>Members</u>
Education and Membership Committee	Mr. Jeff Y T Lam	Ms. Nancy M L Hung Mr. Keith McKinnel Mr. Liu Sing Cheong Ms. Melissa Pang Mr. Lawrence Poon Mr. Andrew K C Wong
CPD Committee	Mr. Francis K F Lam	Mr. Lau Chi Ming Mr. Lau Chun Kong

2. Education and Membership

The members of General Practice Division (GPD) have grown by 25.6% in the past year, the compositions of the latest membership are below:-

	<u>General Practice</u>	<u>Planning & Development</u>
Fellow	163	-
Associate	835	4
Student (A+B)	507	--
Total	<u>1505</u>	<u>4</u>

With the increase in student membership the Assessment of Professional Competence (APC) is becoming more important in ensuring standard of quality of our new members. In April 1998, we introduced a new format of APC Final Assessment. The change is mainly in respect of the written assessment. Unlike before, the actual questions will not be made known to the candidates in advance but areas in which the questions set are published before the assessment take place. Moreover, candidates are normally required to have satisfactory results in both written and oral assessments for obtaining approval to be admitted as an Associate member of the Institute.

Apart from the implementation of the new format for the written assessment, our Division Council has also been reviewing the APC scheme and certain changes have been proposed to be implemented in the year to come. These include (i) effective October 1999, the written assessment will be conducted as a screening test. Candidates must have passed the written assessment before they can proceed to sit for the oral assessment; (ii) the minimum number of days of the training period will be increased to 440 days; (iii) a summary of the pre-qualification structured learning attended by the candidates will be included in the final report submitted for the Final As-

assessment; and (iv) the final assessment will be reduced to once a year.

3. Local Affairs

The enhanced publicity and higher profile of surveyors is one of our Council's targets and our Division Council has been active in many public and government issues, the following are some of the highlights:-

(i) Local (Compulsory Sale for Re-development) Bill

A written submission was made to the LegCo on 19 February 1998. Representatives from our Division attended a meeting with the LegCo Committee to further elaborate our comments on the Bill.

(ii) Building Management Resources Centre

Through Home Affairs Department, Government has set up the first Building Resources Centre at Yaumatei for answering inquiries from the public on building management issues. Hong Kong Institute of Surveyors (HKIS) is one of the professionals to give advice to the public through the Centre on matters relating to lease conditions, land administration, repair maintenance, tendering procedures, condition surveyors, building safety aspects and the selection of contracts. Interviews are normally conducted on Friday evenings.

(iii) Objection to Town Plans

Our Division Council has set up working groups to study the gazetted draft Outline Zoning

Plans of Central and Wanchai Reclamation, Kai Tai Reclamation and Kowloon Bay Reclamation. Submissions against such plans have been lodged to the Government and our council will follow up the matters and continue to convey the Institute's views on such Town Plans to Government.

(iv) Contracting Out - Premium Assessments

Representatives from our Division met with government officials and staff of the Housing Society on several occasions to discuss the criteria for short-listing of surveyors firms for the premium assessments for the post 10 years HOS/PSPS flats, Flat-For-Sale-Scheme and the Sandwich Class Housing Scheme. Basic criteria for Housing Authority to select appropriate surveyors firms for their assignments have recently been promulgated. Moreover, the Housing Society has also confirmed that the panel of valuers for preparing valuation report for the premium payable to the Government for the re-sale of Housing Society's Flat-For-Sale-Scheme and the Sandwich Class Housing Scheme shall comprise all surveyors firms currently registered in the GPD's list of the Institute.

4. External Affairs

A Valuation Seminar co-organized by our Division and the Guangdong Institute of Real Estate Appraisers was held on 8 June 1998. The keynote was given by the

Director of Lands. Over 12 delegates from Guangdong Institute of Real Estate Appraisers and 25 senior valuation delegates from Guangdong Province were presented. The valuation Seminar was well attended with a total of 500 participants and was an overwhelming success.

Our Institute is also a Co-organizer of the Guangzhou/Hong Kong Co-operation in Coordinated Developments and Building & Real Estate Seminar 1998 held on 25 November 1998 at Hong Kong Convention and Exhibition Centre. Besides, our Council plans to organize a return trip to Guangdong for a Valuation Seminar there and also to receive delegates from Shenzhen and other provinces in the coming months. It is foreseen that there will be increasing contacts with organizations in the PRC of the years to come.

5. Professional Practice & Continuing Professional Development (CPD)

A number of CPD events have been organized and they were all well attended. Topics include land administration, pre-sale consent scheme, computer application in property appraisals and investment study, etc. With the rapid changes in

the economy it is most important for our members to have updated knowledge of our profession and we shall continue to organize CPD events both in wider breath and depth in the coming year.

Apart from the CPD events, our Council is working on the preparation of various guidance notes on asset valuation, independent valuer and code of measurement practice, etc. It is anticipated that most of these will be finalized in the next few months. Furthermore, to monitor and ensure quality of services provided by our members, a number of senior members have been appointed to the Disciplinary Panel and Investigation Committees have been formed to look into complaints on members' quality of services.

6. Conclusion

It is no doubt that 1998 was a hard year but I believe that our Council is now on a much firmer foundation to face challenges ahead. I, as Chairman of the Division Council would like to thank all our Council members and members for their supports and hard works in the past year and look forward to working with you all in next year.

Land Surveying Division Divisional Council 1997/98

Office Bearers

Chairman:	K L Mok
Vice Chairman:	Jacky Tull
Hon Secretary:	Chan Yuen Ki
Hon Treasurer:	Ted T W Chan

Members

Cheu Yuk Yi
Henry H K Chan
Mok Chi Ming
Tang Kam Chuen, Lionel
Tau Yuk Ming
Yik Wai Fung
Au Chi Ho
Ng Tak Cheong
Kwan Lam Fat
Rina Tsoi

Immediate Past Chairman

Andrew Lau

Land Surveying Division Chairman's Report

by K L MOK

In the second half of last year, two important events caused great impact to the Institute. Hong Kong as the Special Administrative Region of China brought us to review our future role in our country. Could we keep ourselves as a foreigner just providing assistance with a view from outside as we had in the past. The dissolution of the RICS (Hong Kong Branch) made the way for us to walk out completely from the RICS umbrella. Could we be strong enough to stand independently and maintain the trust and support from the community, also where should we go internationally.

The General Council has planned for the changes, the Divisional Council then has to adjust to cope with the changes internally, externally, locally and internationally.

We now have our Division Regulations formulating the rigid organisation and operation procedures. Formation of functional units will provide effective services to our members and the general public. It was encouraging that all the internal activities organised such as the land surveyors lunch, annual dinner, CPD events, seminars, career talks, workshops and technical visits received great response and participation from members, students and our local counterparts. The publishing of the Guidance Notes for Land Boundary Survey will make known to the public our practising standards. Quality assurance management will be an important

issue in all professions in the coming future. HKQAA requested LSD to refer our members to them in providing specialist assistance. The Working Group on land survey legislation had just finalised their investigation on the effects and possibilities of expanding the areas of interest on Land Survey Ordinance. In the coming year, we may need to draw our attention to the Lands Title Bill, which will be introduced to LegCo within 1998-99 session. HKIS, RPS(LS) and ALS should work closely together on the issues of legislation and quality assurance.

Facing our counterparts in the north, we were no more peering through the window. We participated in the conferences, introduced and shared our knowledge and experience in professionalism. The Land Surveying Division has joined the Chinese Society of Geodesy, Photogrammetry and Cartography (中國測繪學會) as a Corporate Member (團體會員). On behalf of HKIS, LSD has made Co-operation Agreements with CSGPC and Shenzhen Society of Surveying and Mapping (深圳測繪學會) on mutual technical visits, exchanging technologies etc. In the year of 2000, the Third Conference on Surveying and Mapping Across the Strait will be held in Hong Kong.

On the international side, the HKIS and the Singapore Institute of Surveyors and Valuers have signed the Reciprocity Agreement. LSD Council had formed the working group for the processing of the reciprocity agreement with the New

Zealand Institute of Surveyors and the Institution of Surveyors, Australia. We have to follow the trend as stated in the WTO agreement, open up the market on professional services, which will surely benefit our members in the future.

On the retreat of RICS, many local RICS members converted their membership to HKIS. There are now 153 Corporate members and 109 Student members in LSD. Divisional Education Committee (DEC) will need to review the situation in catering to the incoming demand for assessments from the increasing number of student members. DEC had finalised the draft of the Rules and Guidance Notes for the NEW APC Scheme, which will be introduced next year. It is necessary for us to have closer contact and relations with HKPU in the provision of land surveying professional education that should be synchronised with the development and demand of the community. Also DEC has

to review our policy in accrediting the academic institutions in the mainland and overseas.

In one month's time, the year 1998 will lapse, it looks like the recession in economy will come close to an end too. The revised Scale of Professional Charges was suspended on the decision of the Council in August, as Hong Kong was suffering the worst economic situation. The incoming council should make a review on the scale of charges and release the new edition early next year.

Finally on behalf of the Council, I would like to express my gratefulness for your trust and support to your council and your participation in the division's activities. Also on behalf of all the LSD members, I would like to thank all the Council members, for their valuable effort, contribution and their devotion to their duties as a council member.

Quantity Surveying Division Divisional Council 1997/98

Office Bearers

Chairman:	Eric Chung
Vice Chairman:	T T Cheung
Hon Secretary:	Paul Fung
Hon Treasurer:	Alexander Ho

Members

David Brechin
Stephen Chung
Peter Ho
Samuel Hui
Ellen Lau
W T Law
Y M Lee
Francis L K Leung
Stephen Liu
Micky Wong
Escode Yuen

Immediate Past Chairman

Tommy Yim

Quantity Surveying Division Chairman's Report

by Eric CHUNG

Hong Kong entered into a new era in 1997. 15 months have gone and contrary to what we might have thought last year today, the change of sovereignty did not impact much our lives as did the financial turmoil sweeping through the region or the change of the SAR Government's land and housing policies. The magnitude of this impact was unprecedented. Ahead of us are big challenges. The future of our profession will depend to a large extent on how we adjust ourselves and respond to such challenges.

Reviewing what one did in the past always provides fruit for thought on planning for the future. My report therefore summarizes what the QSD did last year and the incomplete missions at the domestic and the international levels. I will deal with the domestic matters first.

1. At Domestic Level

1.1 Education

1.1.1 The future of our profession depends on the quality of the new entrants. It is encouraging to hear that the new entrants to the undergraduate surveying courses in the last couple of years were among the best. The Hong Kong University surveying course produces graduates with common training, breaking up all the traditional barriers among the divisions. Statistics however show that there is a tendency of their graduates going for the GP stream, resulting in a dramatic drop in new entrants into the QS profession. Though there are reasons for some

degree of optimism in view of the swing of the Government's land policy which will make a repeat of the property boom witnessed during the past decade very unlikely in the foreseeable future, we at the Institute level must do all we possibly can in order to attract the most talented to the surveying field as a whole and to the QS profession in particular. The General Council has recently completed a 5-Year Plan which mapped out the road for the surveying profession in the medium term. I hope and have every reason to believe that the new Divisional Committee, which will be elected a few minutes later, will actively participate in its implementation which will help modernise our great profession to suit the ever changing environment.

1.1.2 The Institute has now taken over the Branch's accreditation role following its dissolution in September 1997. One of the tasks of the recently set up Board of Education is to carry out a comprehensive review of the existing accredited surveying courses, both locally and overseas. The QSD has two seats on the Board, who together with two leading practitioners also sit on the Surveying Courses Board ensuring that the views of the future employers of our graduates are more properly and timeously reflected to the teaching institutions from time to time.

1.1.3 As in previous years, the QSD joined the Institute's annual term visits to the University of Hong Kong, the Hong Kong Polytechnic University and the City Uni-

versity. This was held in April this year. During the visits, the QSD members brought to the surveying students the latest employment prospects and shared with them their experience of the real working environment and conditions in different sectors of the industry.

1.2 APC

The APC this year, which was just held in the middle of last month, completely scrapped the office environment portion and further reduced the examination time. The QSD believed the new format would ensure a much greater degree of fairness and openness, though at the expense of some inconvenience to candidates, as in previous years they were allowed unlimited access to their usual office aids and standard documentation. We believed with carefully set questions together with the permission to bring into the examination hall a reasonable amount of reference materials of candidates' own choice, such inconvenience could be and was kept to a minimum and should be fully compensated by the added transparency in return. I wish to take this opportunity to pay tribute to the hard work of the APC Sub-Committee, and in particular to its Chairman/Convenor, Mr Stephen Liu for his good work and his dedication in the past few years.

1.3 Technician Grade of Membership

The RICS has opened its membership to technicians by creating a technician grade of membership, short of corporate membership status. The RICS has requested the Institute to consider a similar arrangement with the local technicians who are members of the Society of Surveying Technicians. The RICS's initiative came from the fact that after dissolving the Branch, it is no longer able to offer assistance to

these technician members, unlike its corporate members whose interests here the Institute undertook to look after when agreeing to the terms for dissolving the Branch. The General Council has set up a working committee to study the desirability of extending the Institute's membership to technician surveyors and the possible implications that it may have upon the Institute's administration, resources allocation and status, etc. I am certain that you will have the opportunity to be fully briefed and to give your opinion before any action to move towards amending membership rules.

1.4 New Form of Conditions of Building Contract/New SMM

Mr Denis Levett has recently completed the drafting of a new form of building contract. The inaugural meeting among the constituent bodies was held on 7 October which endorsed its format and formally commenced discussions on its content. The new form follows generally the format of the existing form, incorporates the numbering system of the JCT80 and introduces more definitive procedures for consultants and contractors to follow with the purpose to reduce disputes to a minimum and to enhance their resolution at an early stage. I am representing the Institute on this Committee and will from time to time report progress to the Divisional Council and to the Institute.

The progress on the new SMM has quickened quite a lot since the change of the quorum about a year ago. The SMM Committee has now commenced discussion on the Steel and Metal Works trade and had it not been for Mr Goodbourn's (its Chairman) injury, progress would have been even better.

1.5 Direct Access to the Bar

The Institute's representatives (from all divisions) met their counterpart from the Bar Association in August. Both felt optimistic about an early treaty to enable surveyors in Hong Kong to gain direct access to Barristers' service either on behalf of mutual clients or for their own affairs. The draft model terms of engagement and the draft guidance notes to surveyors are being reviewed and once completed will be submitted to the Bar Association for endorsement. As soon as the Bar Code of Conduct is amended to cover surveyors, we will be allowed direct access to practicing barristers. It is most likely that it will happen within the new term.

1.6 CPD Events

During the last 12 months, the CPD Convenor organized 11 CPD events, most of which were oversubscribed. Like previous years these events provided the main source of income to support our activities for the year. Members of the QSD and those benefiting from the events should thank Mr Stephen Chung without whom very few of these events could have been possible.

2. At International Level

2.1 Pacific Association of Quantity Surveyors (PAQS)

The PAQS Annual Conference was held on 23 June this year in New Zealand. As in the last year, Miss Ellen Lau attended the Annual Conference on behalf of the Institute. It is important that we maintain some kind of association and connection with our neighbouring counterparts via an organisation such as the PAQS in order to enable us to continue to exert our influence over and contribute to the develop-

ment of the surveying profession at the international stage. There are however member countries which look for a much closer relationship than that and are actively seeking mutual recognition of professional qualifications. Such move will depart from the main objectives which the QSD set when accepting the invitation to join the PAQS as its founding members. Both the QSD and the Institute are viewing such move with great caution, though both in general are in favour of internationalising the HKIS provided of course the quality of membership will not be compromised in any way through reciprocity agreements with such overseas professional institutes.

The new Divisional Council I am sure will carefully review our policy towards the PAQS and find a suitable replacement for Mr Adrian Smith who served as the Second Vice-President of the PAQS until earlier this year when he returned to the UK.

2.2 Australian Institute of Quantity Surveyors (AIQS)

The AIQS have expressed immense interests in having a mutual recognition with the HKIS. The QSD endorsed, by a majority, the proposal to move further with the AIQS's initiative, but expressed reservations on an unconditional reciprocity arrangement in view of the disparity between the AIQS's two years training requirements and the HKIS's, which require a minimum of three years. This is another matter which will rank high in the new Divisional Council's agenda on international affairs.

2.3 The China Association for the Management of Construction Costs

Immediately after its formation, the Association launched its first nation-wide

professional examination for cost engineers in the PRC in October 1997. The QSD sent delegations to three of their examination centres - Beijing, Shanghai and Guangzhou - to witness the examination process. The Association gave us a detailed account of how the administration was conducted and of the format of the examination, which was partly similar to our APC. While there still existed considerable room for improvement, the QSD were impressed by the Association's efforts and encouraged by the direction it set towards the registration of and regulating of cost engineers in the PRC. The Association has made an invitation to the QSD to make a visit to Beijing in the last quarter of the year, which could emerge as the first delegation of the incoming Committee.

I said at the outset our future depended on our ability to adapt to the changed environment. The Chief Executive's Second Policy Speech offers little immediate impetus to reviving the building activities on which most of our jobs depend. Nor was there any clear indication given on when land sale would be resumed. The

Government policy to increase capital expenditure on infra-structure projects as a means to stimulating economy and creating employment is unquestionable. Can we, if so how to, take benefit from the pledged HK\$235 billion expenditure? Our opportunities surely will enhance if we have the right quality of service to offer and there is a general recognition of the availability of that service by the Government and the relevant statutory clients. The Works Bureau has set as its task to complete the review of the existing conditions of contract by December, 1999. We met the Government's external consultant responsible for the review in May and lobbied him for the appointment of independent QS in infra-structure projects. We must do a great deal more between now and then if we wish to better place ourselves to benefit from this Government's rescue plan.

Finally, I wish to thank all the members of the Divisional Committee many of whom I have known and worked with for a number of years. Without their support none of the above could have been achieved.

Junior Organisation Committee 1997/98

Officers

Chairman:	Andy Wong
Vice Chairman:	Antony Man
Hon Secretary:	Wong Kam Wah
Hon Treasurer:	Ng Shui Kwong, Ivan

Members

Au Yue Kei, Kenneth
Chu Ka Wai
Chu Siu Ki, Alex
Kam Kin Pong, Chris
Horace Lam
Lau Wing Shan
Lee Hoi Tat, Nathan
Li Kwok Wing, Edgar
Lo Mei Tak, Rebecca
Cody Pang
Tsoi Man Ping, Dennis
Wai Wing Kee, Winky
Wan Wai Ming, Tony
Brian Wong
Wong Pui Yu, Amy

Immediate Past Chairman

Kempis Lam

Junior Organisation Chairman's Report

by **Andy WONG**

With the smell of cold air, I am reminded that it is the end of 1998. Time is always slipping away silently and my duty as Chairman of the Junior Organisation (JO) has come to an end. This year was very meaningful, serving the Institute, struggling with colleagues and meeting new friends, all of which are valuable memories to me.

New Age of the Institute

It was a dynamic year for our Institute. Since the dissolution of RICS (HKB) last year and the removal of our administrative office from Swire House to Jardine House in June this year, much development and improvement to our existing administrative structure and operating system were needed. In this changing age, the JO performed an important role to the Institute.

Nowadays, computerization has become very popular with all organizations. As a well established professional institute, we certainly could not be left behind. In this respect, the JO not only promised to offer financial support for the upgrading of the computer system in our new administrative office, but also participated in a working group to study the feasibility of introducing full computerization to HKIS. I would like to thank our immediate past Chairman, Mr. Kempis Lam, for his time and effort towards the working group.

With regards to the HKIS Five Year Strat-

egy Plan, another working group led by the Senior Vice-President, was operated throughout this year to collect different views from members, to study the existing organizational structure and to consolidate the details of the plan. I, as the JO representative, was one of the members to participate in the working group. I believe that we will have our own strategy plan very soon.

The JO also contributed to the renovation works of our new administrative office as a project coordinator. Next time, when you visit the newly renovated office, please do not forget that those works were supervised by our Hon. Secretary, Miss Wong Kam Wah.

CPD and Social Events

CPD events and social events are two basic missions of the JO. In this respect, we had organized fourteen CPD events as well as nine social events for our members this year. The result was very satisfactory. I would like to express my thanks to Mr. Edgar Li, CPD Event Convenor, Mr. Nathan Lee, Social Event Convenor and all the event organizers for their hard work in coordinating those events.

I would also like to thank Mr. Leo Lee who organized our JO dragon boat team this year and led our team into the final round of the professional competition in the annual International Dragon Boat Competition.

Student Affairs

From the very beginning, the JO fulfilled an important function of a linkage between the university students and our Institute. To enhance our relationship, we organized a visit to those surveying students in three local universities together with other divisional representatives in March and April. It was a good opportunity for the students to realize the surveying practice and understand their career prospects.

A "High Table" dinner was also arranged for those surveying students and JO members in October. That was a night full of friendship, students from different universities met with each other, while at the same time, the JO promoted its image amongst them.

Apart from the university students, we certainly would not overlook the needs of our student members. In order to help them become more familiar with the re-

quirements of APC, an APC Workshop was arranged for them in July. In that workshop, assessors from different divisions were invited to share their valuable experience with the student members. The student members were also given a chance to discuss various problems regarding APC with the assessors directly.

Conclusion

The activities mentioned above are only part of the JO contributions throughout this year. Such a large quantity of tasks, could not have been handled and completed on my own. I may not have been a perfect chairman but I was a very lucky one because I received a lot of support from the JO committee members. Without their active participation, it would have been impossible to achieve such a successful outcome. Finally, I would like to express my sincere thanks to Mr. Antony Man, Mr. Ivan Ng, Miss K. W. Wong and all the JO committee members.

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