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Raising property management professionalism



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Raising PM professionalism

The newly established Property Management Service Authority will regulate the provision of property management services and promote the enhancement, development and standards for property management in Hong Kong.

Prudence Lui



Photo: SCMP/May Tse

A property's value can be directly affected by whether or not it has excellent management.

“PMPs need training so that they can reinforce their various levels of professional knowledge and experience with continuous professional development.”



Sr Tony Tse Wai-chuen

Past President of the HKIS;
Chairperson of the Property
Management Service Authority



Sr Dick Kwok Ngok-chung

Senior Vice-President of the HKIS;
Senior Director of Savills Property
Management Limited



Sr Prof Eddie Hui

Chairman of Property & Facility
Management Division of the HKIS;
Professor of the Department of
Building and Real Estate at Hong
Kong Polytechnic University

According to Sr Dick Kwok Ngok-chung, Senior Vice-President of the HKIS and Senior Director of Savills Property Management Limited, the property management (PM) services sector was perceived as one without any standard entry requirements, while this may give the profession an unprofessional image. The enactment of the Property Management Service Ordinance and the establishment of the Property Management Service Authority (PMSA) in May 2016 will certainly enhance the professionalism of the industry and practitioners.

“With society’s growing concern for building safety and asset management in recent years, expectations and requirements for PM professionalism increased because a property’s value could be directly affected by whether or not it had excellent management,” Kwok says. “This prompted the government to step up regulations and later introduce legislation, crafting a professional path for both property management companies (PMCs) and property management practitioners (PMPs).”

Sr Prof Eddie Hui, Chairman of Property & Facility Management Division of the HKIS and Professor of the Department of Building and Real Estate at the Hong Kong Polytechnic University, says that prior to the advent of the PMSA there was a lack of regulation in relation to PM. “An absence of industry supervision and complaints from the Independent Commission Against Corruption pushed the government to take action. It undertook a year-long consultation, seeking the views of industry professionals and academics, before the final Property Management Services Bill was passed by LegCo in May 2016.”

As an independent statutory authority, the PMSA is responsible for regulating the provision of PM services through a licensing regime. It also promotes the integrity of PMCs and PMPs, and

works to enhance the status of the profession. “Our major tasks include drawing up licensing requirements and codes of conduct, and the assessment of qualifications,” says Sr Tony Tse Wai-chuen, Chairperson of the PMSA and Past President of the HKIS. “The Authority will consult and consider the views of the industry and other stakeholders during the process.”

The PMSA is comprised of 20 members appointed for a period of three years by the Chief Executive, five of whom are engaged in PM services (Category I Persons) and four who have experience in the field (Category II Persons). The rest are members of the public, including Director of Home Affairs and Director of Housing or respective representative, one LegCo member, and one district council member.

As a result of the Authority’s establishment, one of the key implications for the PM industry is the mandatory licensing regime. This involves setting out a minimum qualification requirement for PMCs and PMPs. The rationale behind this regime is to raise professional standards and promote the maintenance of building safety.

From the practitioners’ perspective, Kwok believes that with rules and guidelines set, there will be clearer parameters to follow and expectations to meet. “However, consideration must be taken of several issues,” he says. “These include what standard should be used to meet the benchmark, the total cost incurred throughout the licensing process, and the different demands and job descriptions for a two-tier PMP licensing regime encompassing manager and officer grades. For PMC licences, there are concerns such as the ratio of directors bearing practitioner’s licences in order to secure a company licence.”

Tse emphasises that the licence requirement is not intended to fail practitioners or cost them their

“Leveraging on regular exchanges in the city, in China and overseas, Hong Kong can be a role model for urbanisation.”

jobs. “There will be a three-year transitional period. We’ll find ways to help them attain the qualification once the parameters and standards are set in the near future,” he says.

“For instance, there will be a ‘grandfather arrangement’ for more senior and experienced practitioners. For those experienced hands at management level who don’t have a high qualification, the government has pointed to a way of keeping the procedure simple, like writing a report detailing one’s experience for assessment or attending top-up classes. Requirements will take care of current practitioners as we will duly consider the views of the PM services industry and relevant stakeholders before putting the pertinent regulations to LegCo.”

Apart from its regulatory role, the PMSA also aims to drive manpower development in the industry and attract new blood. “The training part has not started yet but will come after the licensing stage,” Hui says. “Practitioners need training so that they can reinforce their various levels of experience and knowledge with continuous professional development. For qualified people in the industry, they can revise what they have already learned and pick up new information at the same time. For current students or those who plan to join the industry, they may have to sit an examination to obtain certain qualification, so we may cooperate and connect with various academic institutes that offer PM subjects.”

The PMSA held its first meeting on 21 February 2017 following the government appointments announced on 1 December 2016. Issues were discussed relating to its functions and operations, rules of procedures, the mechanism for declaration of interests, the setting up of five Standing Committees, and its work plan.

“The next step for members is to join a maximum of three Standing Committees in order to share their views,” Tse says. “Once set, we can proceed to the first meeting in April 2017, ideally with a schedule of monthly meetings. As the licensing fees and application fees are still uncertain at this stage, it is hoped that within this year there will be

a subsidiary law on fees, i.e. income generated from the fixed levy – around HK\$350 – to be imposed on each conveyance on sales chargeable with stamp duty. There are approximately 70,000 property sale transactions per year, so approximately HK\$20 million will be generated.”

The PMSA will not only create higher standards and recognition for the PM industry, but will also benefit society. Property is regarded as a very precious asset, so a good management system can help facilitate the development of comfortable living environments and drive asset values up.

“The Authority will drive higher standards, up-to-par service levels and even more transparency of information provided by service providers,” Tse says. “Moreover, it will be good news to practitioners as disputes with owners and tenants can be minimised when owners know what is expected of operators – for example, the level of service and how transparent things should be in terms of information flow and spending. In the long run, my vision is to export our expertise beyond Hong Kong, to China and areas along the Belt and Road.”

Kwok praised the city’s professional PM development as being ahead of many countries. This, he says, may be due to the requirements of the densely-built urban landscape and the high concentration of population. “All these tough demands on building forced us to think out of the box and do a lot of planning in order to enhance the various functions of the city to the highest level. Leveraging on regular exchanges in the city, in China and overseas, Hong Kong can be a role model for urbanisation and act as a knowledge management hub,” he says.

“We have established our professional image over the last decade. Today, many people still lack an understanding of PM and don’t know what we do. This is perhaps due to the lack of a standard entry level in the past, but things have changed since then. A lot of new staff in the industry are university graduates.”

The article is published courtesy of Classified Post.

「物業管理從業員需要接受培訓，持續專業發展，加強各方面的專業知識及經驗。」

提升物業管理的專業水平

政府新成立物業管理業監管局，旨在加強規管及推廣提升香港物業管理行業的發展及服務水平。

Prudence Lui

香港測量師學會高級副會長及第一太平戴維斯物業管理有限公司資深董事郭岳忠測量師表示，物業管理專業在過往都被外間認為是缺乏統一標準入行門檻的行業，行業或因而蒙上不專業的形象。政府在 2016 年 5 月通過《物業管理服務條例》和成立物業管理業監管局（監管局），冀能令整個行業及從業員的專業化全面提升。

「社會人士近年對樓宇安全及資產管理關注日深。是否有優良的物業管理直接影響資產的價值，坊間對物業管理的專業性亦因此有更高的期望和要求。影響所及，政府加強規管並制訂法例，提升物業管理公司及物業管理人的專業性。」

香港測量師學會物業設施管理組主席及香港理工大學建築及房地產學系許智文教授測量師指，香港在成立監管局之前並無關於物業管理的規例。「行業本身欠缺監管，加上廉政公署多次投訴，最後促使政府採取行動。政府經過一年諮詢，尋求業內人士及學者意見後，立法會最終在 2016 年 5 月通過《物業管理服務條例草案》。」



圖片提供：Shutterstock

監管局透過發牌制度監管物業管理公司和物業管理人，並推動物業管理業行事持正，提高行業的專業性。

作為獨立的法定機構，監管局透過發牌制度監管物業管理服務，並推動物業管理公司和物業管理人行事持正，提高行業的專業性。監管局主席兼香港測量師學會前會長謝偉銓測量師說：「我們的主要工作包括制訂發牌條件和專業守則，以及進行資格審核。監管局在過程中會諮詢和考慮各界及其他持份者的意見。」

行政長官委任 20 人出任監管局成員，任期三年，其中五人從物業管理服務（第 I 類人士），四人具備物業管理經驗（第 II 類人士）。其餘成員為公眾人士，民政事務總署署長及房屋署署長或其代表、一位立法會議員，以及一位區議員。

成立監管局對物業管理業影響深遠，其中包括對業界實施強制發牌制度，訂立物業管理公司及物業管理人的發牌資格。強制發牌制度旨在提升業界的專業水平及宣揚樓宇安全。

郭岳忠測量師認為，制定專業守則和作業指引後，從業員將有較清晰的標準及目標可依。他說：「當中存在多項要考慮的因素，包括如何釐訂標準水平、發牌過程涉及的成本，以及二級制物業管理人（分經理級和職員級）發牌制度下的不同要求及職責。至於物業管理公司發牌制度方面，有意見提到公司最少要有多少名董事持有物業管理人牌照，才能獲發公司牌照。」

謝偉銓測量師強調，發牌制度並非為剝奪現有從業員的資格或令他們失業。「從業員將會有三年的過渡期。待有關準則及標準在不久將來訂定後，我們會設法協助他們取得資格。」

「舉例來說，較資深的從業員可揀選『免受新計劃限制的安排』。政府為學歷不高的管理級資深從業員制訂簡化程序，讓他們撰寫報告，詳述個人經驗，以作為評估之用，或參加銜接課程。發牌制度會顧及現時的從業員，我們將妥善考慮物業管理業及相關持份者的意見，然後才向立法會提交相關規例。」

監管局除擔當監管角色外，亦致力培訓物業管理業人才，吸引新人入行。許智文教授測量師說：「在完成發牌階段後，我們會開始培訓人才。從業員需要接受培訓，持續專業發展，加強各方面的經驗及知識。符合資格的業內人士亦可藉此溫故知新。正在修讀物業管理課程的學生或有意入行的人士或需參加考試，以取得相關資格。因此，我們可能會與開辦物業管理學科的學術機構合作及聯系。」

政府在 2016 年 12 月 1 日宣佈委任監管局成員。監管局隨後於 2017 年 2 月 21 日舉行首次會議，討論該局的職能及運作、議事規則、申報利益機制、設立五個常設委員會，以及其工作計劃等。

謝偉銓測量師指：「成員稍後可加入最多三個常設委員。常設委員會最早將於 2017 年 4 月舉行首次會議，屆時希望能

「香港可透過在本地、中國內地及海外舉辦的定期交流活動，樹立城市化的典範。」

夠訂定每月開會的時間表。我們目前尚未釐定發牌及申請費用，希望能在今年內制訂有關費用的附屬法例，即向每份售賣轉易契徵收定額徵款（擬定為約港幣 350 元），有關轉易契是可予徵收印花稅的。以每年約有七萬宗物業銷售交易計，可帶來約港幣二千萬的徵款。」

監管局不僅提高了物業管理業的水平和認受性，亦為社會帶來正面影響。物業是貴重資產，良好的管理制度有助改善生活環境，同時增加資產價值。

謝偉銓測量師說：「監管局將提升行業的服務水平，增加服務供應商的資訊透明度。此外，業主若了解供應商應有的服務質素（例如服務水平、資訊流通和開支透明度），有助減少業主與租戶之間的紛爭，對從業員來說亦是好事。長遠而言，我個人希望在香港以外的地區推廣我們的專業知識，包括中國內地和一帶一路沿線地區。」

郭岳忠測量師讚揚香港的專業物業管理發展領先許多國家。他認為這或可歸因香港城市發展密度高且人口稠密兩個因素。他說：「受到這些局限，迫使我們打破陳規，用心規劃，將城市的各項功能提升至最高水平。香港可透過在本地、中國內地及海外舉辦的定期交流活動，樹立城市化的典範，發揮知識管理樞紐的作用。」

「我們在過往十年建立了專業形象。時至今日，許多人依然不了解物業管理，不了解我們的工作，這也許是因為過去缺乏標準的入行門檻。時移勢易，很多新入行的員工都是大學畢業生。」

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Sr Thomas Ho

March was a busy month for the HKIS. As well as putting forth our views on various government policies such as the 2017-18 Budget and the Town Planning Approval process, there was a Joint Institute Members' Forum organised by four Institutes prior to the Chief Executive election.

HKIS as a voice of the industry

2017-18 Budget

The HKIS welcomed and supported the 2017-18 Budget delivered on 22 February. The Institute stresses the Budget's perspectives on building rehabilitation and infrastructure development, as well as measures for increasing housing supply, creating smart-city initiatives and focusing on long-term development, and urges the Government to provide more elderly-friendly residential units (non-institutional care). HKIS is, however, concerned at the slow progress in the funding approval of a number of public building and infrastructure projects by the Legislative Council. We hope that fund allocations will enjoy smoother progress in future so that the sustainable development of society can be maintained.

Active participation in Luncheon Talk by Financial Secretary

13 HKIS ExCom members attended a Luncheon Talk by Financial Secretary Mr Paul Chan Mo-po

on 8 March, hosted by The Hong Kong Coalition of Professional Services. Chan spoke on the topic "To spend, or not to spend", which was followed by a forum discussion and questions from the floor.

Improvement on Town Planning Approval process

On 27 February, the Institute released a report of a research study on the Town Planning Application system. Sr Lau Chun-kong, Land Policy Panel Chairman and HKIS Immediate Past President, assisted with compiling the research. The report assesses causes which lead to the slowdown of the approval process and comes up with six recommendations to speed things up. Hopefully, this will help shorten the process to between two to three months. Please read the Event Spotlight for more details.

Continuous pursuit of the establishment of a Building Repair and Maintenance Works Authority (BRMA)

Since 2014, the Institute has been proposing that the Government set up a Building Repair and Maintenance Authority (BRMA) to tackle industry issues. Recently, Home Affairs Bureau proposed to amend the Building Management Ordinance and a Legislative Council member suggested something similar to our BRMA concept. The HKIS welcomes the suggestion and would like the Government to consider this proposal, establishing standard industry guidelines to secure fair competition, education and the promotion of a building-repair culture.

Views presented to LegCo on consultation on Hong Kong 2030+

On 9 March, the Institute submitted our views and concerns on Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030. The consultation materials have identified a number of major challenges for the city including the ageing population, ageing buildings, aspirations for enhancing liveability

and keen competition in the global economy. These are closely linked to the land and housing resources in the territory and the HKIS has summarised and submitted its views across the three “building blocks” as set out in the consultation materials.

Stamp Duty (Amendment) Bill 2017

The HKIS joined the LegCo presentation on the Stamp Duty (Amendment) Bill 2017 on 28 March. The Institute does not support the Bill and addressed the various implications arising from the implementation of the various stamp duty measures since 2010, which have caused a considerable amount of distortion to the property market. Given the importance for Hong Kong of maintaining its image as a world-class city and enhancing liveability, it is imperative that the government examines and considers the above-mentioned implications arising from the demand-side management measures. It should then review the possibility of taking away the various stamp duty measures in an orderly manner in the near term to prevent further distortions of the property market.

Chief Executive election

Four institutes (HKIA, HKILA, HKIP and HKIS) arranged a Joint Institute Members' Forum on 18 March for the three candidates for Chief Executive, of whom only Mrs Carrie Lam attended. The forum drew around 100 members and Election Committee Members who raised questions on construction, housing, building and land issues with Mrs Lam. Our members also attended other CE election forums arranged by other Election Committee Members.

The new CE, Mrs Carrie Lam, won the election with 777 votes on 26 March and HKIS congratulates and welcomes her as she takes on the leadership role. We look forward to closer collaborations and communication with the incoming government particularly on housing and land supply, which is the most important issue Hong Kong faces. Meanwhile, I would

like to take the opportunity to congratulate the outgoing CE – and HKIS Past President (1995-96) – Mr CY Leung on his election as Vice-Chairman of the National Committee of the Chinese People's Political Consultative Conference.

Safety in the construction industry

More than 200 HKIS members took part in the opening ceremony, exhibition, forum and symposium of Building Safety Week organised by the Buildings Department. As president, I represented the HKIS at a CEO Safety Forum arranged by a contractor and stressed the importance of safety in construction, maintenance and repair works. Given the low awareness of this matter, I urge surveyors to pay more attention to safety and to undergo safety courses.

Events and other happenings

To express the HKIS's grave concern about the Legislative Council's delay in approving funding, I participated in the gatherings outside the LegCo Building on 24 February and March 18 arranged by Construction Industry Alliance (CIA). The latter one was larger, with nearly 3,000 people attending and I addressed the gathering on behalf of the HKIS. Meanwhile, the Building Surveying Division (BSD) Scholarship presentation held on 2 March gave awards to 12 secondary school students for outstanding academic performance. The Quantity Surveying Division also held a new members welcoming party on March 3 for those who have passed the APC.

Sr Thomas Ho
President

本會在三月完成了多項工作，包括就 2017/18 年度財政預算案和城市規劃審批程序等政策提出意見，並出席由四個專業學會舉辦的行政長官候選人選舉論壇。

香港測量師學會反映業界聲音

2017/18年度財政預算案

本會歡迎並支持在 2 月 22 日公佈的 2017/18 年度財政預算案，尤其關注樓宇復修和基建發展，以及增加房屋供應、建設智能城市、促進長遠發展的措施，並建議政府提供更多適合長者居住的住宅單位（非院舍）。然而，本會憂慮立法會審批撥款進展緩慢，拖延了多個公共建築及基建項目。我們期望立法會日後能順利通過撥款，維持社會持續發展。

積極參與財政司司長午餐演講會

本會有 13 位執行委員會成員出席 3 月 8 日由香港專業聯盟主辦的財政司司長午餐演講會，席間司長陳茂波先生就題目「應使則使？」發表演說。隨後設有討論及提問環節。

改善城市規劃審批程序

本會就城市規劃申請制度，在 2 月 27 日發表研究報告。上任會長暨土地政策小組主席劉振江測量師協助統籌有關報告，內容涉及審批程序緩慢的原因，同時提出六項建議以加快審批程序，學會期望將程序縮短為兩至三個月。詳情請參閱本刊「焦點活動」。

繼續爭取設立樓宇維修工程監管局

本會自 2014 年以來一直建議政府設立樓宇維修工程監管局，集中處理業界問題。民政事務局最近提議修訂《建築物管理條例》，亦有立法會議員提出有關樓宇維修和管理的建議。本會樂見有關建議，希望政府考慮設立樓宇維修工程監管局，以制訂標準行業指引，維持市場公平競爭，同時促進教育及推廣樓宇維修文化。

就香港 2030+ 諮詢向立法會表達意見

本會於 3 月 9 日就《香港 2030+：跨越 2030 年的規劃遠景與策略》提交意見並表達關注。諮詢資料指出本港面臨的幾項主要挑戰，包括人口老化、樓宇老化、提升宜居度的訴求，以及競爭劇烈的環球經濟。這些挑戰與本港土地和房屋資源息息相關。本會已就諮詢資料中的三大範疇歸納及提交意見。

《2017 年印花稅（修訂）條例草案》

本會出席 3 月 28 日舉行的《2017 年印花稅（修訂）條例草案》立法會簡報會並表明反對這項草案的立場。本會認為政府自 2010 年推行印花稅，措施已嚴重扭曲物業市場。香港需保持世界級都市形象、提升宜居水平，故政府應審視和衡量各項需求管理措施所造成的上述影響，並考慮應否在短期內逐步取消各項印花稅，以穩定物業市場。

行政長官選舉

四個專業學會（香港建築師學會、香港園境師學會、香港規劃師學會及香港測量師學會）於 3 月 18 日邀請三位行政長官候選人出席聯合會員論壇，最後僅林鄭月娥女士應邀出席。約 100 位會員及選舉委員會委員在論壇上向林鄭月娥女士提出有關建築、房屋、樓宇、土地等方面的問題。本會會員亦有出席其他選舉委員會委員籌辦的行政長官選舉論壇。

林鄭月娥女士在 3 月 26 日選舉當天以 777 票當選新一任行政長官，本會謹此致賀，亦歡迎她接任特首。我們期盼與新政府加強合作及溝通，更多在房屋和土地供應方面向政府提供專業意見，這是香港當前面臨的重要問題。本人亦在此祝賀即將卸任的行政長官梁振英先生獲選為全國政協副主席，梁振英先生在 1995 至 96 年間曾擔任香港測量師學會會長。

建造業安全

逾 200 位本會會員參與屋宇署舉辦的樓宇安全週，出席開幕禮、展覽、論壇及研討會。本人以會長身分，代表香港測量師學會出席承建商安排的建造業安全高峰論壇，強調建築、保養及維修工程安全的重要性。業界對關注有關議題意識不深，本人促請各測量師注意行業安全，修讀安全課程。

其他活動

本會深切關注立法會審批撥款進展緩慢的情況，本人於 2 月 24 日及 3 月 18 日先後兩次參加建造業大聯盟在立法會大樓外的聚會，第二次聚會規模較大，有近三千人參加，本人代表香港測量師學會在聚會上發表演講。此外，建築測量組在 3 月 2 日舉辦獎學金頒獎禮，有 12 位成績優異的中學生獲獎；工料測量組亦於 3 月 3 日舉辦新會員歡迎會，祝賀新會員通過專業評核試。

會長
何國鈞測量師

Releasing the brakes

The sluggish pace of Hong Kong's Town Planning Application System is hampering development and preventing the increase of land supply. The HKIS has several recommendations to speed things up.

Kit M Yip



Sr Thomas Ho, President of the HKIS (middle); Sr C K Lau, Immediate Past President of the HKIS and Chairman of HKIS Land Policy Panel (right); and Sr C K Chan, Chairman of HKIS Housing Policy Panel (left) announced the report of a research study on Town Planning Application system in Hong Kong at a press conference on 27 February 2017.

“The HKIS is concerned that deferments slow down the releasing of land to the market, thus adversely affecting housing supply.”

With land and housing problems being one of Hong Kong's biggest issues today, the Hong Kong Institute of Surveyors (the HKIS) recently announced a research study on the Town Planning Application System to recommend to the government ways of speeding up applications and avoiding deferments in order to achieve the government's goal of increasing and expediting land supply.

The study, which analysed over 1,400 applications to the Town Planning Board (TPB) between 2013 and 2015, shows that over 50 per cent of applications were deferred, and only about one-third were ultimately approved each year.

The HKIS is concerned that deferments slow down the release of land to the market, thus adversely affecting housing supply. “According to the Town Planning Ordinance (TPO), the TPB should arrange meetings to consider applications within two or three months of receiving them,” says Sr Thomas Ho, President of the HKIS. “In recent years however, general planning applications have hardly ever been approved within this timeframe.”



Sr Thomas Ho, President of the HKIS

In-depth studies of 20 applications, including 10 in Comprehensive Development Areas (CDAs), show that applications are often deferred due to government comments which require applicants

to spend extra time reviewing, clarifying and preparing responses.

“Applicants sometimes hear from government departments only one week before a pre-scheduled meeting,” says Sr C K Chan, Chairman of the Housing Policy Panel, the HKIS. “As this does not allow applicants enough time to respond to the comments, they have to apply for a deferment.”



Sr C K Chan, Chairman of the HKIS Housing Policy Panel

More specifically, there are four major reasons for deferment. First, there is the stringent requirement (section 16(2A) of the TPO) by the Planning Department (PlanD) to verify applications, sometimes down to format and spelling, which takes one month or longer. Second, there is differential treatment for technical assessments. There is a substantially higher level of details required for applications submitted by the private sector as compared to Government departments' applications. It increases the difficulty of successful application. Third, there is lengthy correspondence between applicants and PlanD and other departments to reach consensus on technical issues. Finally, there are tough issues regarding industrial and residential interface, and brownfield sites in particular.

“CDAs especially face greater difficulties, with some cases showing no sign of implementation after 20 years or longer,” says Sr Lau Chun-kong, Immediate Past President of the HKIS and current Land Policy Panel Chairman, who took the lead in the study. He added that the larger CDAs have greater impact on land and housing. The HKIS has given six recommendations on general application arrangements and CDA development to speed up approval.

First, for clarification purposes there should be a specific guidance note listing out the TPB Secretariat and PlanD's requirements, details of application forms, and expectations of the approach. The TPB Secretariat should adopt

EVENT SPOTLIGHT

“ Before younger generations can buy properties, it is imperative that they have dwelling places. At any rate, speeding up town planning approval procedures will help expedite land and housing supply. ”



Sr Lau Chun-kong, Immediate Past President of the HKIS and Chairman of HKIS Land Policy Panel

the date the application is received as the valid starting date for consideration. The TPB should arrange a meeting to review applications within two to three months.

Second, pre-lodgement meetings should be arranged for applicants to speak face-to-face with officials and give responses upon request. Practice notes should be published to promote meetings that are aimed at resolving differences, and to state clearly the deadline for departmental comments so that technical issues can be deemed to have been accepted by the government by the deadline. Guidelines should be issued to entrust PlanD with greater authority to comment on technical departments' requests and give overriding comments in the TPB paper.

Third, there should be consistent assessment standards across the government/public sector as well as the private sector. The latter should also be allowed to give broad-brush assessments in technical issues, since in any case the government will retain ultimate control via town planning approval and government leases.

“This will help speed up initial procedures, and avoid overlaps with subsequent detailed procedures with various government departments further down the line,” Lau says. “Otherwise, smaller developers may be deterred

by the complexity involved in the initial step alone.”

The fourth, fifth and sixth recommendations are related to CDA development. Fourth, it is suggested that CDAs, which are usually of considerable size, should be sub-divided into small portions with due regard to the ownership pattern, and be designated with new zoning specific enough to guide proper equal development of CDA sites.

Fifth is that CDAs be co-developed to include public sector initiatives such as implementation through the Urban Renewal Authority to accelerate implementation.

Finally, the government should provide infrastructural support to CDAs such as drainage, sewage and road network. “Otherwise they are just plans on paper that can barely be implemented,” Lau says.

There is also the issue of enhancing housing affordability for the younger generation. “The HKIS agrees with the government that the best solution to stabilise property prices is to increase land and housing supply by developing rock caverns, underground space and reclaimed land and so on,” Ho says. “Yet land is a limited commodity around the world and has been throughout history, and solutions to land shortages take a long time to see results. For four years, our current government has been working hard to secure land for the next two or three years. It will take much longer to secure land for the next five years or decades. Before younger generations can buy properties, it is imperative that they have dwellings. At any rate, speeding up town planning approval procedures will help expedite land and housing supply.”

To conclude, the HKIS encourages open communication between the government and applicants to minimise the number of un-approvable planning applications and abortive correspondences, thereby expediting supply and solving land problems.

The article is published courtesy of Classified Post.

「學會憂慮城規會暫延處理申請，將拖慢市場上的土地供應，繼而對房屋供應帶來負面影響。」

加快城規申請程序

香港處理城市規劃申請進度緩慢，不但窒礙了城市發展，同時亦減慢土地供應。香港測量師學會就加快申請程序提出幾項建議。

Kit M Yip

土地及房屋供應是本港目前最迫切解決的民生問題之一。香港測量師學會（學會）近日就城市規劃申請制度發表研究報告，建議政府加快申請程序，避免延期處理申請，以實現政府增加及加快土地供應的目標。

有關研究分析了城市規劃委員會（城規會）在 2013 年至 2015 年間收到的 1,400 多項規劃申請，發現其中逾半數被延期處理，每年成功獲批的申請僅佔約三分之一。

學會憂慮城規會暫延處理申請，將拖慢市場上的土地供應，繼而對房屋供應帶來負面影響。香港測量師學會會長何國鈞測量師說：「《城市規劃條例》（城規條例）規定，城規會須在收到申請後兩至三個月內審議有關申請。然而，近年一般規劃申請難以在此期限內完成審議。」

有關研究深入探討了 20 宗申請個案，當中有 10 宗申請涉及綜合發展區，結果發現有關申請被暫延處理的原因，是申請人須就政府提出的意見，再費時檢視和澄清申請，以及準備答覆。

香港測量師學會房屋政策小組主席陳昌傑測量師說：「申請人有時在會議前一個星期才收到政府部門的意見，因此並無足夠時間準備資料作出回應，最後只能提出暫延處理申請。」

暫延處理的具體原因可分成四個。第一，規劃署根據《城規條例》第 16(2A) 條，須嚴格核實申請，即使是文件格式、遣詞用字亦有嚴格規定，核實需時一個月或更長時間。第二，當局對技術評估有

不同要求，如私人機構提交申請時，所需的資料較政府部門更多，因此增加了私人機構的申請難度。第三，申請人與規劃署或其他政府部門需要長時間溝通，方能就技術問題達成共識。最後，審議涉及工業區與住宅區的申請更為複雜，棕地發展尤其棘手。

負責主導有關研究的香港測量師學會上任會長暨土地政策小組主席劉振江測量師表示：「綜合發展區尤其面對更大困難，部分個案經過 20 多年仍未落實」。他補充指，發展規模較大的綜合發展區，對土地及房屋有深遠影響。學會就一般申請安排及發展綜合發展區提出六項建議，冀能加快審議程序。

第一，訂立清晰指引，列明城規會秘書處及規劃處的審議要求、申請表格的詳情，以及對有關發展方案的期望。城規會秘書處應以收到申請當日作為開始審議的有效日期。城規會應在收到申請後兩至三個月內舉行會議以審議有關申請。

第二，安排事前會議，以便申請人與官員面對面交流並即時回應政府要求。發佈實務守則，鼓勵各方透過會議解決分歧，並訂明政府部門的回覆期限，若當局未有在期限內發表意見，即被視為接納相關技術建議。發佈指引賦予規劃署更多權限，允許規劃署就政府技術部門提出的要求發表評論，並在城規會報告中作出具指標性的意見。

第三，統一對政府部門 / 公營機構與私人機構的評估準則。因為政府負責審批城市規劃及處理政府租契事宜，所以即使放寬私人機構的技術評估要求，政府依然掌握最終決定權。

劉振江測量師表示：「此舉有助加快初步審議程序，避免與各個政府部門其後的詳細審批程序重疊，否則小型發展商可能因為繁複的初步審議手續而被拒之門外。」

第四、第五及第六項建議均涉及發展綜合發展區。第四項建議考慮到綜合發展區規模較大，故發展計劃應顧及業權分佈，並將計劃細分為不同部分，然後再劃分土地，這樣才能適當和均衡地發展綜合發展區用地。

第五，公私營機構共同發展綜合發展區，私人機構可與市區重建局等公營機構合作落實計劃，加快發展步伐。

最後，政府應為綜合發展區提供基建配套，如渠務、污水處理及道路網絡等。劉振江測量師說：「否則這些計劃只是紙上談兵，難以落實。」

提升年輕人對住屋的負擔能力也是公眾關注的議題。何國鈞測量師表示：「香港測量師學會認同政府開發岩洞、地下空間和填海來增加土地及房屋供應，認為做法有助穩定樓價。不過土地一向都是有限資源，要解決土地短缺問題並非朝夕之事。現屆政府在過去四年致力保障未來兩至三年的土地供應，而未來五年甚至十年的土地供應則仍有待處理。年輕人即使未有能力買樓，但他們至少要有一個安居之所。無論如何，加快城市規劃審議程序有助促進土地及房屋供應。」

總而言之，學會鼓勵政府與申請人坦誠溝通，避免不獲批或暫延處理申請的情況，從而加快供應及解決土地問題。

本文由《Classified Post》撰文。

「年輕人即使未有能力買樓，但他們至少要有一個安身之所。無論如何，加快城市規劃審議程序有助促進土地及房屋供應。」

北京的春天，草长莺飞，丝绦拂堤，处处洋溢着和暖的气息，奏响着和谐的旋律，演绎着动人的画面。春来了，三月的物既无声又有声地昭示着，在鸣啭的黄鹂声中，在含苞的迎春花中，在缠绵的春雨丝中，在飘扬的柳丝条中，到处在召唤着春天的来临。

北京新闻

北京市发改委发布《关于规范商品房经营企业价格行为的提醒书》，要求不得在标价之外加价出售商品房，商品房销售明码标价实行一套一标。《提醒书》要求，房地产开发企业和中介服务机构应在交易场所的醒目位置放置标价牌、价目表或价格手册，有条件的可采取电子信息屏、多媒体终端或电脑查询等方式。多种方式明码标价的，标价内容应一致。

《提醒书》明确要求，标价内容、收费项目和收费标准要真实明确、清晰醒目。不得在标价之外加价出售商品房，不得收取任何未予标明的费用。

《提醒书》要求，商品房销售明码标价实行一套一标，商品房经营者应对每套商品房明码标价。广告宣传中涉及的价格信息，

以及在项目说明书、销售推介或通知、声明、告示对价格作出的具体确定的承诺，必须真实、准确、严谨。

对已取得预售许可证或已完成房屋所有权登记的房地产开发项目，商品房经营者要在住房建设主管部门规定的时间内一次性公开全部销售房源，严格按照申报价格明码标价对外销售。《提醒书》要求，商品房经营者不得使用虚假或不规范的价格标示、利用虚假或使人误解的标价方式误导购房者；不得捏造、散布涨价信息，哄抬价格；不得相互串通，操纵市场价格。

行业动态

《建筑节能与绿色建筑发展“十三五”规划》出炉
<http://info.newscn.com/a/2017-03-22/336385.html>

北京购房资格收紧 非京籍购房需连缴 60 个月个税
<http://info.newscn.com/a/2017-03-23/336395.html>

住建部官方辟谣：“4 个全球城市和 11 个中心城市”纯属不实报导
http://www.mohurd.gov.cn/zxydt/201703/t20170322_231200.html

国家测绘地理信息局副局长李维森率团访问拉美三国
http://www.sbsm.gov.cn/xwfb/chdxxyw/201703/t20170321_385972.shtml

中国建设工程造价管理协会全国秘书长会议在北京召开
<http://www.ceca.org.cn/show.aspx?id=3742&cid=1>

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上海議會主席
李佩華測量師



上海議會副主席
梁傲文測量師

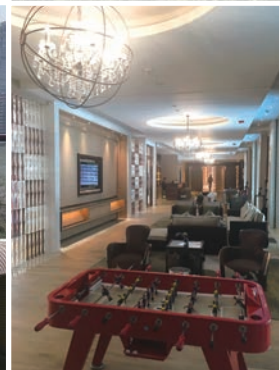
上海議會 2017 年首個 CPD 活動兼新年聚餐

香港測量師學會上海議會於 2017 年 3 月 4 日參觀新鴻基地產位於浦東浦明路之高尚住宅“濱江凱旋門”。當天風和日麗，開發商代表暨學會會員張永順測量師親自就該項目的特色及定位給出了及其專業、細緻的講解。

活動當日，參加者首先參觀了項目一期的頂層複式天際屋，建築面積約 425m²，包括 4 臥 3 廳 4 衛 5 陽台及 1 個私屬天際泳池，由於項目所在地擁有得天獨厚的地理位置，參加者站在天空露台遠眺，浦江兩岸的美景盡收眼底。接著大家移步參觀臨江大宅，臨江大宅地上四層，建築面積約 480m²，地下兩層，建築面積約 280m²，每戶設有室外泳池，示範屋剛剛完成，我們很榮幸成為第一批參觀者。

最後，我們來到面積逾 8,000m² 之「新薈所」參觀，會所裝修瑰麗、設施齊全，設有日光泳池、多用途球場、兒童天地、其中室內健身房設有拳擊擂台、多功能房間、酒吧等設施。參加者紛紛提議上海議會日後可以在此組織會員活動！

參觀結束，大家在新薈所宴會廳進行新年聚餐，席間上海議會主席李佩華測量師、副主席梁傲文測量師向大家預報今年上海議會活動，並徵詢大家對學會的意見，今年上海議會的首個活動在歡聲笑語中結束。



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上海海外聯誼會及徐匯海聯會到訪香港測量師學會

上海海外聯誼會及徐匯海聯會一行八人，於3月16日到訪學會，由學會會長何國鈞測量師、高級副會長郭岳忠測量師、副會長梁家棟博士測量師、前會長兼內地事務委員會主席賴旭輝測量師等主持接待。是次到訪，雙方主要就兩地的專業發展進行更深入交流，並希望保持緊密聯繫，加強合作，在徐匯區推廣測量專業。

代表團成員包括上海海外聯誼會執行副會長趙福禧、總幹事劉雲、徐匯海聯會會長黃國平、秘書長向衛華等；而學會出席的代表尚包括義務司庫黃健兒測量師、前會長謝偉銓測量師及上海議會副主席梁傲文測量師。

Joint Institute Members' Forum on the 2017 Chief Executive Election

The HKIS President, Sr Thomas Ho; Office Bearers; General Council Members; Divisional Council Members; Past Presidents; and Election Committee Members of the Architectural, Surveying, Planning and Landscape Functional Constituency attended the Joint Institutes Members' Forum organised by the Hong Kong Institute of Architects (HKIA), Hong Kong Institute of Landscape Architects (HKILA), Hong Kong Institute of Planners (HKIP), and the HKIS to discuss the 2017 Chief Executive Election on 18 March. Members actively raised questions and had a direct dialogue with one of the candidates, Mrs Carrie Lam, during the Forum.



(右起) 上海海外聯誼會執行副會長趙福禧、徐匯海聯會會長黃國平、秘書長向衛華



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A Professional Pathway Leading to a Recognised Professional Fire Engineer

Master of Science (MSc) in Fire Safety Engineering

Master of Science (MSc) Fire Scene Investigation

BEng (Hons) Fire Engineering



A Locally Accredited Programme
Recognised as Level 5 of the Hong Kong Qualifications Framework,
equivalent to the standing of **Local Bachelor's Degrees**

Foundation Degree in Science in Fire Safety Engineering (FDSc)



Certificate in Fire Science Studies



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QR Registration No: 14/002657/L5 (BEng)
Validity Period: 1 Sep 2014 to 31 Aug 2018

QF Level : 4
QR Registration No: 14/002667/L4 (FDSc)
Validity Period: 1 Sep 2014 to 31 Aug 2018

QF Level: 3
QR Registration No: 13/000195/L3 (Cert)
Validity Period: 18 Apr 2013 to 31 Dec 2019

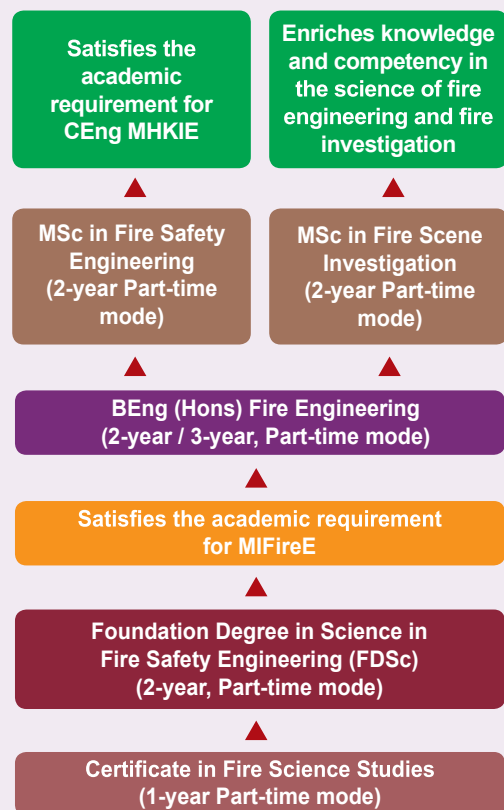
UCLan recent achievements

- Ranked in the top 3.7% of all worldwide universities in The Centre for World University Rankings 2016
- Ranked 15 in Engineering: General in The Guardian University League Tables 2017
- Ranked 15 in Forensic Science in The Complete University Guide 2017

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

Progression Pathway



Visit to Fire Services Training School



Technical visit to Tai Po Towngas



Technical Visit at PMQ

Some of the above programmes are exempted courses under the Non-local Higher and Professional Education (Regulation) Ordinance (reference number: 451419 (FDSc), 451418 (BEng), 451312 (MSc FSE), 452410 (MSc FSI)). It is a matter of discretion for individual employers to recognise any qualifications to which these programmes may lead.



3442 5805 [BEng]

3442 7423 [General]

3442 5804 [MSc, FDSc, Cert]



team5@scope.edu



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Guided Tour: “Walk Our City: Central”

In the bustle of their daily lives, most citizens of Hong Kong often do not have time to stop and discover their city’s charms. Central has been at the forefront of Hong Kong’s transformation from a fishing village to a world-class financial hub and modern metropolis. As a public engagement exercise of Hong Kong 2030+, the Government’s Planning Department (PlanD), the HKIS, and the Hong Kong Institute of Planners (HKIP) jointly organised a guided tour, “Walk Our City: Central,” on 11 March to raise public awareness of the key role surveyors have played in urban development and explore the walkability and vibrancy of Central.

HKIS representatives Sr Dr Tony Leung, Vice-President of the HKIS, and Honorary Editor of *Surveyors Times* Sr Dr Joseph Chan, along with representatives of the other organising parties, joined the tour, which included a visit to Exchange Centre’s elevated walkway system, the Central-Mid-Levels escalator and walkway system, Central Market, Central Police Station Compound, SOHO, PMQ, Pak Tsz Lane Park, Graham Street, and the Centre. The HKIS representatives also introduced the concept of walkability and a healthy city, the roles of surveyors and planners in heritage preservation and revitalisation projects, and the mix of older and newer residential developments in Central.

The guided tour was well-received by the 30-plus participants in attendance, who were given a fresh outlook on the surveying profession and the new initiatives set out by Hong Kong 2030+. It is hoped that the tour will encourage more Hong Kongers to appreciate and understand the built environment they enjoy, as well as recognise the importance of walkability in urban planning and design.



Sr Dr Joseph Chan (third from left), Honorary Editor of *Surveyors Times* and Sr Dr Tony Leung (middle), Vice-President of the HKIS joined the guided tour.

ANNOUNCEMENT

The Institute congratulates The Hon C Y Leung, Chief Executive of the HKSAR, and HKIS Past President (1995-1996), on his election as Vice-Chairman of the National Committee of the Chinese People’s Political Consultative Conference with effect from 13 March 2017.

ANNOUNCEMENT

The Institute congratulates Mrs Carrie Lam Cheng Yuet-ngor on being elected the fifth Chief Executive of the Hong Kong SAR for 2017-2022 on 26 March 2017.

As a reputable and responsible professional body of surveyors, the Institute has taken on an important and responsive consultative role in government policy making particularly on issues relating to land, property and construction. The Institute looks forward to closer collaborations and communication with the incoming government.

Important Announcements

Annual Subscription 2017-2018 and Membership Renewal

The Annual Subscription 2017-2018 and Membership Renewal Form were mailed to all members in mid-February 2017. Members are reminded that the annual subscription shall be payable to the Institute on the first day of April each year. The HKIS Bye-Laws 9.5.1 and 9.5.2 shall apply to any member who is in arrears with his/her subscriptions.

Should you have any enquiry, please contact the HKIS Secretariat at (852) 2526 3679. For the non-receipt of the Annual Subscription 2017-2018 and Membership Renewal Form, please contact Ms Kamen Lai (email kamen@hkis.org.hk). To change your correspondence address, please contact Ms Cindy Ting (email cindyting@hkis.org.hk).

HKIS Membership Card cum Green Card 2017-2018

The HKIS Membership Card combining the Green Card (ie Construction Industry Safety Training Certificate) was introduced in the last subscription year (2016-2017). The Green Card is required for persons entering construction sites.

This combined card is valid for the duration of the subscription year and is available to Corporate Members who have renewed their membership for the ensuing year as well as having completed the application and declaration form.

The 2016-2017 Membership Card will be expiring on 30 April 2017. Members who want to receive Membership Card cum Green Card are reminded to renew their membership early in order to allow sufficient time for the processing and delivery of the new card.

Save the Environment Subscribe Electronic Version

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

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

Name:

Membership number:

Email address:

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



Council Members Reaching Out

2 March	Monthly Thursday Luncheon Organised by the Executive Council	Sr Thomas Ho
7 March	Spring Dinner of the Hong Kong General Building Contractors Association	Sr Thomas Ho
8 March	Luncheon Talk with the Financial Secretary, Mr Paul Chan, Organised by the Hong Kong Coalition of Professional Services	Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung Sr Dr Lesly Lam Sr Tony Chan Sr Daniel Chang Sr Alex Lam Sr Chan Yue Chun Sr Prof James Pong Sr Prof Eddie Hui Sr Raymond Kam
10 March	Meeting on Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030 Organised by the Legislative Council	Sr Tony Chan
13 March	Shatin to Central Link: Water Flood-in Ceremony for the Immersed Tube Tunnel Casting Yard Organised by the MTR Corporation Limited	Sr Thomas Ho
14 March	香港專業議會主辦「香港 2030+: 跨越 2030 年的規劃遠景與策略年度酒會」	Sr Tony Chan Sr Dr Conrad Tang

14 March	CEO Forum Organised by Gammon Construction Limited	Sr Thomas Ho
15 March	Briefing Session on the Building Rehabilitation Platform Organised by the Urban Renewal Authority	Sr Thomas Ho Sr Vincent Ho Sr Arthur Cheung Sr Daniel Chang
16 March	香港特別行政區政府駐粵經濟貿易辦事處主辦香港商會會長交流會	Sr Thomas Ho Sr Paul Cheung
17 March	京港學術交流中心主辦中國科協與香港科技界代表座談會	Sr Thomas Ho
17 March	RICS Annual Dinner and Awards Hong Kong Presentation Ceremony	Sr Dick Kwok
17 March	The 42 nd Annual Dinner of the Hong Kong Institution of Engineers	Sr Thomas Ho
17 March	The 13 th Annual Dinner of the Institute of Shopping Centre Management Limited	Sr Dr Tony Leung
18 March	Opening Ceremony for Building Safety Week Organised by the Buildings Department	Sr Tony Chan
22 March	Annual Dinner of the Hong Kong Institute of Acoustics	Sr Thomas Ho
24 March	Annual Dinner and General Meeting of the Association of Architectural Practices, Ltd	Sr Thomas Ho

25 March	地產代理監管局主辦 「地產代理監管局公開 講座:置業按揭精明眼」	Sr Thomas Ho
27 March	澳門房地產評估業協會 主辦 11 周年會慶晚宴	Sr Thomas Ho
27 March	Briefing on the Funding Scheme for Public Engagement Projects on Built Heritage Conservation Organised by the Development Bureau	Sr Thomas Ho Sr Leung Kam Fai Sr Lee Hoi Tat, Nathan Sr Lam Wai Keung, Andrew
27-28 March	RICS World Built Environment Forum Annual Summit 2017	Sr Martin Leung Sr Samuel Wong Sr Eric Fong
28 March	Joint Institutes' Dinner Hosted by the Hong Kong Institute of Landscape Architects and Hong Kong Institute of Planners	Sr Thomas Ho Sr Dick Kwok Sr Dr Tony Leung
28 March	Bills Committee Meeting on the Stamp Duty (Amendment) Bill 2017 Organised by the Legislative Council	Sr C K Lau
29 March	Dinner for the Hong Kong Institute of Utility Specialists' 15 th Anniversary cum 5 th ICUMAS 2017	Sr Thomas Ho
31 March	Launch Ceremony for the Implementation of the "Designated Workers for Designated Skills" Provision Organised by the Construction Industry Council	Sr Thomas Ho

CPD no: HKIS/CPD/2017082

Drinks Gathering @L16

The HKIS Members' Welfare Committee is organising the first networking drinks gathering in 2017 for all members, which aims at providing a cozy and relaxing atmosphere for meeting new friends and reuniting with old ones.

Date: **5 June 2017 (Monday)**
Time: **6-9 PM**
Venue: **L16 Café & Bar (Indoor Area)**
Address: **Hong Kong Park, Cotton Tree Drive, Central, Hong Kong**

Format: free flow of wine, beer, soft drinks, coffee, tea, orange juice and served with appetizers (you can arrive and leave at any time during the 3-hour period)

Capacity: around 130 persons (first-come, first served)

Price: \$100 per head

CPD Hour: 0.5 for those members who have successfully registered and completed a questionnaire (to be distributed that evening) Please present your membership card to register

Application:
To sign-up, please complete this form together with a crossed cheque made payable to "Surveyors Services Ltd." to the HKIS no later than 23 May 2017. For enquiries, please contact Ms. Donna Yu at 2526 3679 or cpd@hkis.org.hk

I _____
(HKIS No. _____)
would like to attend the Drinks Gathering on 5 June 2017.
(Please provide email address and contact number)
Email : _____ Telephone : _____
Successful applicant will receive e-mail confirmation before 29 May 2017.

Don't Miss This Great Opportunity to Network and Mingle!

第七屆 香港傑出 義工獎

The 7th
HONG KONG
VOLUNTEER
AWARD



「香港傑出義工獎」

全港的義工選舉，藉以表揚義工出色的表現及成就，並為社會樹立香港傑出義工的典範，以提高社會人士對義務工作的認知和認同。「第七屆香港傑出義工獎」將評選10個「個人義工」及「義工團隊」，更設「企業獎」，以表揚企業在推動義務工作的卓越貢獻和成就。

為慶祝香港特別行政區成立20周年，本屆特設「義工長期服務獎」，嘉許過去20年持續服務的義工。

The Hong Kong Volunteer Award

A territory-wide campaign with aims to recognize volunteers' contribution and achievements, to raise the volunteer profile and social recognition on volunteerism, and to present exemplary volunteering models to society. In addition to ten "Individual Volunteers" and "Volunteer Groups" awards, a "Corporate Award" will be presented to an outstanding business corporation for its distinguished contribution and accomplishments in promoting volunteering.

To mark the 20th Anniversary of the Establishment of the Hong Kong Special Administrative Region, a "Volunteer Long Service Award" will be presented to individuals in recognition of their continuous volunteering over the past 20 years.

截止提名日期 Nomination Deadline

「香港傑出義工獎」 2017.5.19
The Hong Kong Volunteer Award

「義工長期服務獎」 2017.7.21
Volunteer Long Service Award

20th 周年紀念
ANNIVERSARY

合辦
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Dr the Hon KO Wing Man, BBS, JP
Secretary for Food and Health

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The Hon LAU Kong Wah, JP
Secretary for Home Affairs

蕭偉強太平紳士 勞工及福利局局長
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Secretary for Labour and Welfare

夏佳理GBM, GBS, 太平紳士
The Hon Ronald ARCULLI, GBM, GBS, JP

胡定旭GBS太平紳士
Mr Anthony WU Ting Yuk, GBS, JP

葉錫安博士CBE太平紳士 香港賽馬會主席
Dr Simon IP Sik On, CBE, JP
Chairman of The Hong Kong Jockey Club

張敬儀SBS太平紳士
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Chairman, MTR Corporation Limited

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Mr Marco WU Moon Hoi, GBS
Chairman, Hong Kong Housing Society

沈之弘醫生 第七屆香港傑出義工獎籌委會主席
Dr SHUM Chi Wang
Chairman, The 7th Hong Kong Volunteer Award Organizing Committee

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表格及詳情 Details and forms www.avs.org.hk / www.roadshow.hk





Building Surveying Division
Sr Daniel Chang BSD Council Chairman

Scholarship Presentation Ceremony: HKIS Building Surveying Scholarship for Secondary School Students 2016 and the Eddie Lee Memorial Education Foundation (ELMEF)

The joint scholarship presentation ceremony for the HKIS BS Scholarship and ELMEF occurred on 2 March. This year, there was an overwhelming attendance of around 80 including awardees, guests, counsellors, and school staff, at the event. We were delighted to have the HKIS OBs, President Sr Thomas Ho, and Vice President Sr Dr Tony Leung, in attendance. For the BS Scholarship, there were ten awardees for the Stage I scholarship and two for the Stage II scholarship. Under the ELMEF, six probationers outperformed in the APC and, therefore, also deserved scholarships.

It was great to see a lot of networking and chit-chatting after the ceremony between the awardees and their fellow building surveyors. I want to take this chance to express my heartfelt thanks to the Scholarship Chairman, Sr Dr Daniel Ho, and Organising Committee members, Sr Peter Dy, Sr Henry Chau, Sr Jason Law, and Sr Lorraine Chan, for their continual efforts in organising this event.



Mutual Recognition Agreement with the China Association of Engineering Consultants (CAEC)

As mentioned in *Surveyors Times* last year, 2017 will mark the tenth anniversary of the signing of the mutual recognition agreement with the CAEC. To commemorate this important moment, a working group has been formed to work with its Mainland counterpart to arrange a series of events. In order to seek members' opinions on the activities to be organised, their willingness to work in China, and future mutual recognition with the CAEC, a questionnaire was issued to them on 17 February. A briefing session was held on 14 March to deliver the results of the questionnaire and exchange views with members on the subject. Those who responded showed an interest in working in China and supported the renewal of the mutual recognition agreement. Particularly noteworthy was a suggestion that market information on supervising engineers should be provided so that Hong Kong-based members would have a better understanding of the changes in the industry. On the activities front, technical talks/seminars, site visits, and liaisons with PRC officials were suggested. To this end, the working group will review the results of the questionnaire and formulate a plan in the coming months.

Building Surveyor Awards 2017

The deadline for BSA 2017 nominations closed on 28 February. Nineteen projects spanning three categories (new developments, A&A and conversion, and maintenance & rehabilitation) were received. In the coming weeks, the Jury Sub-committee will be very busy screening projects, conducting site visits, and shortlisting finalists. There will be a finalist presentation to the Jury Panel during a CPD event on 29 April. Members should note this date on their calendars and take this opportunity to learn from the great efforts of their fellow surveyors.

Fire Services (Amendment) Bill 2016

Members may remember the Registered Fire Engineer (RFE) Scheme that was brought up in 2015, for which the BSD spent substantial efforts to safeguard members' interest. At this point, the relevant Bill was passed by LegCo on 1 March. In the future, the HKIS will be consulted when a law, such as those that established a registration committee and RFE qualifications, is proposed. With an RFE scheme in place, fire risk assessments and certifications of licence premises could be handled by private practitioners. I encourage young and interested members to keep this opportunity in mind.



Hong Kong Façade Association Seminar

The Hong Kong Façade Association invited the BSD as its supporting organisation for a half-day seminar titled, "Inspection and Maintenance of Old Buildings in Hong Kong". The seminar was held on 22 March with different professionals presenting their knowledge of and experience in the subject. We were delighted to have our Past President cum Past BSD Chairman, Sr Vincent Ho, present the theme of "Façade Inspection in a Dilemma," which aims to highlight the difficulties of conducting façade inspections and suggests considerations that strive for good façade designs.



Building Rehabilitation Platform from the Urban Renewal Authority

The HKIS BSD suggested establishing a Building Maintenance and Repair Authority in 2014 and continues to pitch this initiative to the Government. Despite the Government's unenthusiastic response, the BSD is glad to see that the Urban Renewal Authority (URA) will enhance its support to building owners who face the dilemma of making major repairs to their buildings. On 15 March, the URA held a briefing session with practitioners by introducing the "Building Rehabilitation Platform," which is an informative arena that provides contract documents & specifications, vendor lists, standards, dispute resolution tips, etc. The President, several BSD representatives, and Professional Building Surveying Consultants Association of Hong Kong (PBSCA) members joined this event, which was the URA's first step in rendering documentation-based support to the public. We trust that other forms of in-process support, such as works quality audits, will follow.

Construction Industry Alliance Rally

In view of LegCo's delay in funding approval for public works, the Construction Industry Alliance, of which the HKIS is a member, organised a rally on 19 March outside the LegCo Building. Its purposes were to express the concerns of the construction sector and highlight the effects of the delay on the livelihoods of practitioners ranging from consultants to contractors and workers, as well as their families. The HKIS

President was on the stage to stress the importance of public works and infrastructure for the development and betterment of Hong Kong. BSD Council members Sr Peter Dy, Sr Henry Chau, and I also attended to show our support for the President.



《香港測量師學會建築測量組暨李樹城紀念教育基金獎學金》頒獎禮於本年3月2日圓滿結束。頒獎典禮吸引逾80嘉賓出席，師生與建築測量同業踴躍交流，場面熱鬧。在此再次恭喜得獎同學及專業評核試考生，並特此感謝獎學金專責小組委員歷年來的努力。

為慶祝與中國建設監理協會（CAEC）互認十週年，學會工作小組於2月17日向建築測量會員發佈網上問卷，蒐集會員對相關活動的建議和參與內地工作的意向。調查結果簡介會於3月14日舉行，參與網上問卷的會員對延續互認表示歡迎，其中更有建議為在港會員提供內地監理市場資訊，以便掌握內地業界動向。學會工作小組將於未來數月擬訂活動時間表，請密切留意。

第二屆建築測量師大獎（BSA 2017）於2月28日截止報名。今年我們一共收到19個參賽項目，入選決賽的隊伍將於4月29日向評審委員簡介參賽項目，此觀摩活動同為會員CPD，萬勿錯過！

《2016年消防（修訂）條例草案》於2017年3月1日於立法會恢復二讀辯論並通過。學會將繼續支援立法會起草該項條例，在此鼓勵各位年輕測量師密切留意，深入認識此專項的發展機會。

建築測量組應香港建築幕牆裝飾協會（HKFA）邀請，以支持機構身份參與3月22日《樓宇保養檢查》研討會。前會長何鉅業測量師更以外牆檢查為題，分享有利維修的外牆設計。

學會自2014年積極與政府商討成立《樓宇維修工程監管局》，雖然至今未有落實，但喜見市區重建局將推出《樓宇復修資訊平台》，提供招標文件範本及承建商名單等，為需進行大型維修的小業主提供支援。市區重建局首度為市民提供維修保養的參考文件，寄望下階段能為業主提供施工期的監管協助。

學會代表於3月19日參與建造業大聯盟集會，會長更到台上發言，說明基建項目為香港帶來的整體利益，促請立法會正視撥款延誤對建造業從業員生計的影響。

多年來，建築測量師透過學會及組別層面參與各式各樣的義工服務，最近發起的綠化天台義工隊更是引起社會各界的關注。義務工作發展局（AVS）亦就此邀請我們到3月21日的義工服務座談會，擔任講者分享其中面對的挑戰及知識共享。



Voluntary Services on Green Roof Inspection

Over the years, the HKIS and BSD have been carrying out different types of voluntary services for the community. Inspired by the BSD's voluntary services for green roof safety inspections, the Agency for Volunteer Service (AVS) invited the BSD to deliver a talk on 21 March to enlighten the audience on the voluntary services it had undertaken jointly with the HKILA, challenges it faced, and the knowledge transferred. The presentation was jointly presented by Sr Kenny Tse and Sr Henry Chau and supported by heavyweight veteran Sr David Chan.

The speakers used this opportunity to inform the public on surveyors' contributions to Hong Kong's social needs.



General Practice Division

Sr Chiu Kam Kuen GPD Council Chairman

The Competition Ordinance Cap 619 and its Impact on Surveyors

A discussion forum on the aforementioned subject matter was held on 13 February. The two-hour discussion resulted in the following tasks for the GPD Council to follow up on in conjunction with the Working Group on the Competition Ordinance:

1. The Lands Department Lands Administration Office's (LAO) letter dated 13 May 2016 did not offer to help resolve the anticipated problems that could arise from the abolition of the Scale of Fees. The lack of a benchmark is likely to cause delays and protracted negotiations on what constitutes a reasonable fee, especially when the former Scale of Fees (last updated in July 2011) has become obsolete and whose reference value will further diminish.
2. It was suggested that the Lands Department could and should update the relevant parts of the former Scale of Fees on a regular basis, in which case its assessors would at least be equipped with a benchmark for gauging the feasibility of a fee claim.
3. The LAO should publish a Scale of Fees that explains the fee arrangement and how reasonable fees will be assessed. Then it should make it publicly available to affected claimants/owners, so as to achieve transparency and efficiency.
4. The former Scale of Fees contained provisions relating to professional surveyors giving advice and assistance on compensation offers based on ex-gratia payments. It has been reported that the former practice of reimbursing a flat rate fee is no longer applicable. The HKIS should seek clarification with the LAO.
5. There is grave concern over the abolition of the Scale of Fees, as any assessment of the reasonable remuneration to be paid for providing professional services, including general valuation advisory services, in land resumption and disturbance cases will result in protracted negotiations and resorts to the Lands Tribunal for determination. That is a time and cost-consuming exercise. The LAO should discharge its responsibilities rather than burden the Lands Tribunal with unnecessary litigation.
6. The LAO should be made aware of existing standard fee scales published by Government departments such as:
 - a. the High Court;
 - b. the District Court;
 - c. the Legal Aid Department; and
 - d. the Architectural Services Department.
7. Members are encouraged to keep records of their agreed-upon remunerations (including hourly rates) with clients in order to establish and substantiate the practicality of fees. They may be employed as evidence in future fee claims with the LAO.
8. It has been suggested that the HKIS appoints an independent body to conduct a confidential fee/hourly charge survey among surveying firms, with the results to be submitted to the LAO as a guide to what constitutes reasonable fees.
9. Further liaisons with the LAO are suggested.

Report on the Results of the Questionnaire to GPD Members Relating to the Proposed Memorandum on the Mutual Recognition of Membership (MMRM) between the GPD and its RICS Counterpart

After the AGM on 18 November 2016, a discussion forum for the proposed Memorandum on the Mutual Recognition of Membership (MMRM) between the GPD and its counterpart from the Royal Institution of Chartered Surveyors (RICS) was held. Sr Jason C W Chan, Convener of the HKIS/RICS Liaison Committee, briefed the attendees on its background. Members were encouraged to complete a questionnaire to express their views on its arrangements. That was intended to form a mandate from members for the GPD Council to determine if the proposed MMRM should proceed further. The questionnaire was made available online or in hard copy and administered until 31 December 2016.

After the deadline for completing the questionnaire passed, the GPD received 156 completed questionnaires, whose breakdown by membership grade is set out in the table in Annex I. The number of members who completed the questionnaire represented about 8.2 and 13.5 per cent of the total number of corporate members¹ and probationers/students² in the GPD (see Part I of Annex I), respectively.

The results of the questionnaire are set out in Part II of Annex I. It was noted that members, probationers, and students generally supported further liaisons with the RICS to facilitate the reciprocity discussion. Also noted was that some HKIS members wanted the GPD to understand the various pathways to RICS membership before considering the MMRM. Some members highlighted that an interview is a must for the MMRM and recommended that the GPD consider it for those members who did not qualify for the MMRM under both the RICS and HKIS or are not chartered with surveying as their academic background.

Noting the results of the questionnaire, the GPD Council has agreed to further liaise with its RICS counterpart to facilitate the reciprocity discussion through its HKIS/RICS Liaison Committee. It will convey the comments received to its RICS counterparts and update members on the progress of the discussions in future issues of *Surveyors Times*.

Annex I

I. Number of Questionnaires Received

The total number of questionnaires received was 156.

Breakdown

Membership Grade	Number
Fellow	8
Member	86
Probationer/Student	62
Total	156

II. The results of the three questions relating to the MMRM with the RICS are set out below:

1. Do you think the GPD Council should further liaise with the RICS to facilitate the reciprocity discussion?

[Findings: 72 per cent of GPD members¹ and 95 per cent of probationers/students surveyed think the GPD should further liaise with the RICS to facilitate the reciprocity discussion.]

Membership Grade	Yes		No	
	Number	%	Number	%
Fellow	6	75	2	25
Member	61	71	24	28
Probationer/Student	59	95	3	5
Total	126	81	29	19

2. Do you think the GPD has provided sufficient routes for admitting RICS members or recognising their qualifications?

[Findings: 76 per cent of GPD members¹ and 47 per cent of probationers/students think the GPD has provided sufficient routes to admit RICS members or recognise their qualifications.]

Membership Grade	Yes		No	
	Number	%	Number	%
Fellow	7	88	1	13
Member	62	72	23	27
Probationer/Student	47	76	15	24
Total	126	81	29	25

3. Do you think the younger generation will be inspired to explore the mutual recognition agreement between the HKIS and RICS?

[Findings: 75 per cent of GPD members² and 95 per cent of probationers/students think the younger generation will be inspired to explore the mutual recognition agreement between the HKIS and RICS.]

Membership Grade	Yes		No	
	Number	%	Number	%
Fellow	6	75	2	25
Member	64	74	21	24
Probationer/Student	59	95	3	5
Total	126	83	26	17

Notes:

1. The total number of Corporate Members in the GPD was 1,901 as at 3 February 2017. Six hold multiple memberships.
2. The total number of Probationer/Student members in the GPD was 459 as at 3 February 2017. The breakdown for each group is shown in the brackets: Probationer (355) and Student (104).
3. GPD members comprise membership grade fellows and members in the GPD.

The Hong Kong Business Valuation Forum (HKBVF)

A meeting with the HKBVF was held on 13 March with the participation of the founding members including the RICS, the Hong Kong Society of Financial Analysts, and the HKIS. Sr C K Lau attended the meeting on behalf of the HKIS, during which each institute's members expressed their concerns over the lack of transparency in the HKBVF. It was agreed that each institute's members would hold internal discussions on the preferred way forward for the HKBVF with consideration of the aspects of recognition by other organisations, promote business valuations to a wider membership base or even to the public, change the platform to a legal entity, develop business valuation/intellectual property valuation standards, etc. The group will meet again in May for further discussion.

Bills Committee on the Stamp Duty (Amendment) Bill 2017

LegCo invited the HKIS to give its views on the Stamp Duty (Amendment) Bill 2017 during the Bills Committee Meeting on 28 March. The Bill would introduce a new flat rate of 15 per cent for the ad valorem stamp duty (AVD) chargeable on certain instruments that deal with residential properties executed on or after 5 November 2016. The GPD was assigned to take the lead in this exercise and Sr C K Lau was appointed to represent the HKIS at the meeting.

In response to the Government's justifications, the HKIS does not support the Bill. The following implications arising from the implementation of the various stamp duty measures since 2010, which have distorted Hong Kong's property market to a considerable degree, have been addressed:

1. The prices of residential properties on the market have climbed to their highest levels on record as at February 2017 – up 111 per cent since the

first stamp duty measure was implemented in April 2010, according to Rating and Valuation Department data.

2. The market faces increased difficulty in fulfilling demands for upgrades against a dramatic reduction in the secondary sales volume. In 2016, second-hand sales amounted to 37,908 – a 60 per cent drop from the annual average for 2005-2010 (prior to the implementation of the stamp duties). If the residential double stamp duty (DSD) were used as a proxy, demands for upgrades would represent only 30 per cent (15,537 transactions) of the overall market activity between January and November 2016.
3. A stamp duty raise can trigger a face value price increase in first-hand units. By providing higher stamp duty rebates, developers could react to new stamp duties by increasing their list prices.
4. The government's stamp duty revenue from property assignments and chargeable agreements registered an 82 per cent increase over the two five-year periods before and after 2010. Part of this gain would have gone to the sellers if the stamp duties had not been imposed. Buyers may find it harder to climb up the property ladder as a result of high upfront transaction costs.
5. High stamp duties and spiraling property prices have encouraged the construction of more "nano" units for the private residential market. Since the early 2000s, the average size of new domestic units had shown a general upward trend until it reached 1,062 sq ft (gross) in 2010, but then shrank 43 per cent to 607 sq ft (gross) by 2016, which is the smallest average unit size in the past 16 years.
6. There are various factors that the government needs to take into account: 1) the depreciation of the RMB since 2014, which has made Hong Kong residential properties more expensive for individual Mainland buyers; 2) an increase in the US interest rate; and 3) higher land prices, as more Mainland developers enter the land sale market, which could potentially drive up prices of future developments.

The government should examine and consider the implications identified above, most of which arose from demand-side management measures, and review the possibility of abolishing the various stamp duties in an orderly manner soon to prevent further distortions of the property market.

Please refer to the link below for a detailed submission from the Institute.

<http://www.legco.gov.hk/yr16-17/english/bc/bc01/general/bc01.htm>

GPD Annual Dinner 2017

The GPD Annual Dinner is scheduled for 19 May 2017 (Friday) at Brick Lane, CITIC Tower, Admiralty. The Dinner is the GPD's principal social event for members and it wants to welcome all members and probationers/students in groups or as individuals. The Dinner offers an excellent networking opportunity and chance to meet informally with fellow members, practitioners, and business leaders in the industry. We look forward to seeing as many members and probationers/students as possible at this event. More details will follow shortly.

CPD:中國估價概要及內地房地產估價師資格互認考核研討會 (Code: 2017027)

Further on the launch of the 3rd Reciprocal Arrangement with CIREA (中國房地產估價師與房地產經紀人學會), a CPD event was arranged for 11 March for those applicants who had less than one year of Mainland work experience. This six-hour CPD was open to all members and received a positive response from the 80 or so members who attended.

During the event, three distinguished speakers from CIREA and the HKIS gave talks. Mr Zhao Xin Ming, the Vice-secretary of CIREA, discussed the legal framework and related government regulatory system of the Chinese property market. He also introduced the recent enactment of the Asset Appraisal Law (資產評估法).

GPD member Sr Thomas Lam shared his experience in "China Valuation – Risks and Challenges" together with a number of interesting encounters

and precedents in his career. Fellow GPD member Sr Charles Chan explained the market practices of China property valuations including their valuation standards, methodologies, DOs and DON'Ts, along with the prospects for the industry.

In addition to these invaluable presentations, Mr Zhao, as an expert on the history of real estate title certifications in China, presented a publication of "Album of Real Estate Certificates over 500 Years" to the HKIS, whose members will have a chance to learn about the changes undergone by title certificates over the years.

Following this pre-examination CPD training, a reciprocity examination has been tentatively arranged for late June in Shenzhen, subject to a formal notice from CIREA.



- 1-3 Our guest speakers: Mr Zhao Xin Ming, the Vice-secretary of CIREA (Photo 1); Sr Thomas Lam, GPD member (Photo 2); and Sr Charles Chan, GPD Fellow Member (Photo 3).
- 4 Mr Zhao Xin Ming presents a publication of "Album of Real Estate Certificates over 500 Years" to the HKIS, received by GPD Chairman Sr K K Chiu.

ANNOUNCEMENT

GPD APC Part II Assessment June 2017

The GPD APC Part II Assessment will take place in June 2017. Application form can be downloaded from the HKIS website (HKIS main page ⇒ Professional Development ⇒ APC ⇒ GPD). Completed forms must be returned to HKIS Secretariat **no later than 12:30pm, Saturday, 29 April 2017**. Late submissions will not be accepted.

Please call the HKIS Education Department at 2526 3679 for more details.

2017 GPD APC Part I

Structured Learning Programme (SLP)

To fulfill the Pre-Qualification Structured Learning requirement, as stipulated under Paragraph 6.1 of the GPD APC Rules and Guide, and to help GPD candidates prepare for their APC Part I written examinations, the Education Committee will arrange 17 sessions (51 hours) of an APC SLP to cover the entire syllabus of Part 1 of the APC written examination. The SLP includes: Valuation (15 hours); Agency Practices, Development, and Property and Asset Management (12 hours); Laws and Surveying (12 hours); and Urban Land Economics and Analysis (12 hours). Candidates are required to complete at least 40 hours of the lectures. The lecture sessions and schedule are summarised as follows:

CPD Code: 2017087 – GPD APC Structured Learning Programme 2017

Subject Item	Sub-Content	Lecture Hours	Course Content	Lecturer	Schedule Date/Time
1. Laws and Surveying (12 hours)					
1.1 Laws Relating to General Practice Surveying	1.1.1 General Practice Surveying Law (Lecture 1) (2017087A)	3	(1) Land Contract Requirements (2) Land Law Topics: Adverse Possession, Constructive Trusts, etc (3) Contract Interpretation (with Special Reference to Land Grants)	Sr Louie Chan	8 July 2017 (Sat) AM
	1.1.2 General Practice Surveying Law (Lecture 2) (2017087B)	3	(1) Landlord and Tenant Law (2) Share Acquisitions of Property Holding Companies (3) Judicial Review	Sr Louie Chan	8 July 2017 (Sat) PM
	1.1.3 General Practice Surveying Law (Lecture 3) (2017087C)	3	(1) Litigation and Alternative Dispute Resolution (2) Professional Liabilities (3) Surveyors in Court/Tribunals – Expert Evidence	Sr Louie Chan	15 July 2017 (Sat) AM
	1.1.4 Land Acquisition & Compensation (2017087D)	3	Resumption under Ordinance: (a) The Lands Resumption Ordinance, Cap 124 (b) The Roads (Works, Use, and Compensation) Ordinance, Cap 370 (c) The Mass Transit Railway (Land Resumption and Related Provisions) Ordinance, Cap 276 (d) The Foreshore and Seabed (Reclamations) Ordinance, Cap 127 Resumption under Lease: (a) Resumption Clause (b) Voluntary Surrender of Lot	Sr Francis Ng	24 June 2017 (Sat) AM
2. Agency Practices, Development, Property, and Asset Management (12 hours)					
2.1 Transaction by Private Treaty, Sale and Letting, or Auction & Tender (2017087E)		3	Property Transactions by Direct Investment or via Company Vehicle, Title Requisitions, Preliminary Agreements, S&P Agreements, Assignments, and Requirements under the EAO (Cap 511)	Sr Milton Lau	12 August 2017 (Sat) AM
2.2 Planning and Development (2017087F)		3	A Comprehensive Review of the Planning and Development Process for Both Development and Re-development Sites in Urban Areas and the NT (excluding Small Houses) and the Statutory and Non-statutory Framework on Land Development through Lease Modifications and Land Exchanges	Sr Jim Lam	4 July 2017 (Tue) 6-9 PM
2.3 Asset Management (2017087G)		3	Acquisition/disposal of asset holding company, lease/tenancy management and enforcement, renovation/rehabilitation programme	Sr Louie Chan	15 July 2017 (Sat) PM
2.4 Property Management (2017087H)		3	Property Management Practices, DMC and its Interpretation, and Management of Buildings under the BMO (Cap 344)	Sr Gary Yeung	5 August 2017 (Sat) AM

Subject Item	Sub-Content	Lecture Hours	Course Content	Lecturer	Schedule Date/Time
3. Urban Land Economics and Analysis (12 hours)					
3.1 Urban Land Economics and Analysis of Urban Problems	3.1.1 Urban Land Economics (Lecture 1) (2017087I)	3	a) Fundamental Economic Concepts i. Price Theory ii. Land Rent iii. Positive vs Normative Economics b) Property Prices and Indices i. Hedonic Price Index ii. Repeat Sales Index	Sr Lennon Choy	29 April 2017 (Sat) AM
	3.1.2 Urban Land Economics (Lecture 2) (2017087J)	3	c) Location Theories i. Bid Rent Theory ii. Central Place Theory iii. Henderson Urban System iv. New Economic Geography	Sr Lennon Choy	13 May 2017 (Sat) AM
	3.1.3 Urban Land Economics (Lecture 3) (2017087K)	3	d) New Institutional Economics Approach to Urban and Land Problems i. Property Rights ii. Externalities iii. Land Use Control Zoning iv. CO2/Road Pricing	Sr Lennon Choy	20 May 2017 (Sat) AM
	3.1.4 Urban Land Economics (Lecture 4) (2017087L)	3	e) Selective Urban and Land Issues i. Information Asymmetry ii. Urbanisation and Sustainability iii. Urban Renewal and Conversation	Sr Lennon Choy	3 June 2017 (Sat) AM
4. Valuation (15 hours)					
4.1 General Valuation Principles	4.1.1 General Valuation Principles (Session 1) (2017087M)	3	a) Direct Comparison Approach, Adjustment Factors, and Market Segmentation b) Valuation of Shops, Offices, Industrial Properties, etc c) Residual Valuation	Sr T C Wong	22 July 2017 (Sat) AM
	4.1.2 General Valuation Principles (Session 2) (2017087N)	3	d) Investment Approach (including Term & Reversion) e) YP Formulas f) Valuation of Terminable and Leasehold Interest g) Investment Appraisal and DCF	Sr T C Wong	22 July 2017 (Sat) PM
	4.1.3 General Valuation Principles (Session 3) (2017087O)	3	h) Valuation of Urban Land Parcels, Site Mergers, and Marriage Values i) Discussion of Previous Exam Questions	Sr T C Wong	29 July 2017 (Sat) AM
4.2 Statutory Valuation – Rating (2017087P)		3	a) The General Rule on Rating, S.7(2) Rating Ordinance b) Principles of Assessment: Vacant and To Let, “rebus sic stantibus,” Admissibility of Evidence (Rule under Garton v Hunter) c) Definition of a Tenement: Boundary of Assessment, Combined Assessment d) Rateable Occupation e) Valuation of Existing Use, S.7A(2) f) Date of Valuation and “Tone of the List” g) Methods of Valuation and Choice of Methodology	To be confirmed	To be confirmed
4.3 Business Valuation (2017087Q)		3	a) Engagement b) Valuation Approaches and Methods, Income, Markets, and Adjusted Net Assets c) Reporting Standards, IVS, HKIS, & HKBVF d) Filing and Reference	Sr Joseph Ho	10 June 2017 (Sat) AM

All of the above content is subject to change without prior notice. For more details, please refer to the HKIS Website at:

http://www.hkis.org.hk/en/professional_cpd.php.



Land Surveying Division

Sr Dr Conrad Tang LSD Council Chairman

Smart City



On 2 March, Sr Paul Tsui (3rd from left in the above photo), the Convener of the LSD's Smart City Working Group, made a presentation at the Surveying & Geomatics Technology Forum on Smart City Development in Hong Kong. The Hong Kong R&D Centre for Logistics and Supply Chain Management Enabling Technologies organised the forum at the Hong Kong Polytechnic University. The presenters included Sr Leung Kin-wah (5th from right), Assistant Director of the Lands Department, and professors from PolyU's Department of Land Surveying and Geo-Informatics.

The title of Sr Tsui's presentation was "Mapping Smart Hong Kong by Lands Surveyors". It aimed to explore the indispensable roles land surveyors play in developing Hong Kong into a smart city. One of the most important enabling technologies of a smart city is the Internet of Things (IoT), which employs a sensor network that is connected to the internet. The commonly available IoT sensor is the same GPS receiver in everyone's smartphone. It senses one's location and connects to the internet via the phone. Land surveyors are professionals who

define and maintain Hong Kong's geodetic control network and local coordinates system (HK 1980 Grid), which enable the inter-conversion between GPS and local coordinates. That allows the locations obtained from GPS to display on a local Hong Kong map correctly.

Collecting and measuring geospatial data are the traditional roles of land surveyors. In recent decades, their roles have extended to the management, analysis, and dissemination of geospatial data. Over 80 per cent of their daily transaction data contain location components in the form of coordinates or addresses. Geospatial data have now become one of the key data categories for smart cities. Most smart city apps involve locations and digital maps. The construction of common spatial data infrastructure (CSDI), as proposed by the Government, is crucial to Hong Kong's development into a smart city. Naturally, land surveyors are major stakeholders in building and maintaining CSDI due to their work in base map production and geospatial data management. They shall continue to contribute to Hong Kong's mission to become a smart city.

Boundary

The land boundary system's development in Hong Kong has reached a milestone. The Building Authority makes good use of the Land Survey Ordinance so that authorised land surveyors (ALSs) are designated in the Practice Notes for Authorised Persons (ADM-21) to produce land survey plans (LSPs). Besides a lease plan, an LSP is now an official document required to determine a site's area and how it affects the site coverage and lot ratio of a proposed building. In short, it is now standard to accept a land surveyor's determination of the government's lot boundaries for its operations.

Great privilege comes with great responsibility. Section 28.4 in the Land Survey Ordinance stipulates such heavy responsibility on an ALS that s/he would be liable for any loss that results

from an inaccurate or incomplete land boundary plan. Obviously, this is well-understood by all ALS practitioners. But there is a major concern over access to relevant land boundary evidence, as some of the evidence that indicates a land grant's intention is contained in communications between land owners and government departments such as the Lands or Buildings Department. Since an ALS does not have unfettered access to files in the Survey and Mapping Office [see *Chau Ka Chik Cho case, HCA 10670/2000*], not to mention access to owners' undertakings filed with the Lands or Buildings Department, a land surveyor in private practice would not have all related land boundary evidence available to undertake a boundary re-establishment operation.

As communicated in the last meeting between the Land Survey Authority and some ALSs, Sr Prof S C Leung, Chair of both the LBC and ALS Association, commented that it would be unfair if the Government used evidence to prove the inadequacies of an ALS's work long after the ALS's voluntary submission to the SMO. The Land Survey Authority will take that point into further consideration.

At this moment, the Land Boundary Committee continues to have dialogue with the relevant authorities. The LSD is confident that a better institutional arrangement of an effective land boundary re-establishment procedure will be implemented in Hong Kong.

Membership

During the last LSD Council meeting, the Council declined a request from a group of construction surveyors from AECOM, which wanted the LSD to issue a letter to the CEDD, Highways Department, and AECOM asking them to accept those surveyors who qualified for RICS membership before 2 January 2014 under the terms and conditions stipulated in the reciprocity agreement that was in force between the RICS and the HKIS before that date. The

AECOM surveyors also wanted a similar arrangement for their members who qualified for ICES membership, as an equivalent to HKIS membership, before August 2015 due to the reciprocity agreement between ICES and the HKIS.

Vice Chairman Sr Edmond Yu clarified that the previous agreements with the RICS and ICES were wrongly interpreted as equivalents to a professional qualification for employment in Hong Kong. Those agreements only indicated that the required professional training period was accepted by both parties in each case and each organisation's Council would then determine, after a professional interview, if a candidate was sufficiently qualified to be accepted as a corporate member.

Council Member Sr Frankie Yip urged the LSD to resolve the problem of an insufficient number of senior and corporate posts for resident land surveyors in Hong Kong's current construction projects. The LSD has agreed, in principle, to push for an increase in the employment ratio of professional land surveyors to engineers who work as resident site staff (RSS) in Government infrastructure projects. In this, it needs the cooperation of resident land surveyors. It also has to come up with a detailed study report on what constitutes a reasonable ratio for chief resident engineers to senior land surveyors, land surveyors, and assistant land surveyors in a construction project. Only then can the HKIS negotiate with the relevant government departments and public institutions.



Planning & Development Division
Sr Prof James Pong PDD Council Chairman

Luncheon with Chief Executive Mr C Y Leung

On 24 February, I attended a luncheon with the Chief Executive, Mr C Y Leung, which was jointly organised by the five professional institutes: the HKIA, HKIE, HKILA, HKIP, and HKIS.

During the luncheon, the Chief Executive informed the congregation that through his unyielding and uncompromising stance in finding new land supplies to satisfy the ever-growing demand for housing by Hong Kong citizens, this resource is expected to produce the following results in the medium-to-long term:

(a) For residential units

- 60,000 units in Kwu Tung North (古洞北) and Fanling North (粉嶺北) in the Northeast New Territories (新界東北發展計劃) in six years
- 49,400 units in North Tung Chung (東涌新市鎮) in six years
- 61,000 units in Hung Shui Kiu (洪水橋新發展區) in seven years
- 27,000 units in Yuen Long South (元朗南) in ten years
- 220,000 units on the premises of the new and future MTR stations in ten years after amending the corresponding OZPs (分區計劃大綱圖)

(b) For commercial space

- 4,700,000 m² in Kowloon East (九龍東)
- 1,800,000 m² in Kai Tak (啟德發展區)
- 2,900,000 m² in Kowloon Bay and the Kwun Tong Business District (九龍灣及觀塘商貿區)
- 8,600,000 m² on the premises of the new and future MTR stations in ten years after amending the corresponding OZPs

During the luncheon, the Chief Executive summarised the principles he adopted over the past four and a half years to increase land supply and, at the same time, satisfy the growing demand for affordable homes in Hong Kong:

- Fully suppress the demand for residential properties from non-Hong-Kong residents.
- Do not rely on low population growth in Hong Kong to suppress the demand for affordable homes, since population growth has been very low in recent years.
- Do not rely on the low occupancy rate to increase the supply of homes, since the occupancy rate for the residential sector is lower than those for the industrial, commercial, and retail sectors.
- Do not rely on the alteration and addition of industrial premises to boost the supply of new homes.
- Note the importance of the four-year time lag in producing properties for the market.

Having served as Chief Executive since 2012 and, armed with the abovementioned four-year time lag in perspective, Mr Leung predicted that his work on the supply of and demand for residential properties will impact the residential property market in the near future.



Luncheon with Financial Secretary Mr Paul Chan

On 8 March, I attended a luncheon featuring the Financial Secretary, Mr Paul Chan, who informed the congregation that the Government's income for the 2017-2018 financial year will be HK\$500 billion and its expenses will total approximately HK\$490 billion. The budget surplus will be around HK\$16 billion. One-fourth of the government's income will come from taxation, while another 20 per cent will be derived from its land sales.

Mr Chan added that there would not be any "white elephant" civil engineering projects for this year. The Government will continue to construct the Liantang/Heung Yuen Wai Boundary Control Point (蓮塘 / 香園圍口岸工程), Hong Kong-Zhuhai-Macau Bridge (港珠澳大橋), and Express Rail (高鐵). These works are scheduled for completion in 2018 or, if there are delays, one to two years later. In the future, the Central Kowloon Route (中九龍幹線) and Lam Tin-Tseung Kwan O Tunnel (藍田將軍澳隧道) are in the works. Besides, there will be reclamation in East Tung Chung (東涌東填海) equivalent to about six Victoria Parks in order to extend the Tung Chung New Town. Then 49,400 units will be built on top of the reclaimed land. The residential projects in Kwu Tung North (古洞北) and Fanling North (粉嶺北) will also commence within the next five years.

As for the HK\$200 billion fund the Financial Secretary has reserved to build new hospitals or renovate existing ones, some HK\$90 billion have been spent. Mr Chan mentioned that the first children's hospital with 2,400 beds would be completed in 2018 in Kai Tak.

Some HK\$77 billion have been earmarked for the Housing Authority to build 280,000 public housing units, while the Urban Renewal Authority will receive HK\$300 million to help 400-500 building owners carry out renovations through Smart Tender (「招標妥」計劃).



(photo source: <http://www.info.gov.hk>)

Upcoming CPDs

The following are upcoming PDD CPD events for the 2nd Quarter of 2017. We look forward to seeing you there.

6 May 2017 (Sat), 9 am – 5:00 pm

Presented by representatives of Sunrise Aluminium (Hong Kong) Co, Ltd

This is a technical site visit to an aluminium windows and doors factory in Daya Bay, Shenzhen.

17 May 2017 (Wed), 7 pm – 8:30 pm

CPD Talk by Sr Dr Lesly Lam

Topic: Experience-sharing on government land sale bids (tentative topic)

10 June 2017 (Sat), 10 am – 12:30 pm

CPD Talk by Mr Rickson Chow

Drone applications and development relations in industries (Series 1) – Second Class (A joint PDD-YSG CPD Event)



Property & Facility Management Division
Sr Prof Eddie Hui, MH PFMD Council Chairman

The Property Management Services Authority (物業管理業監管局)

The Property Management Services Authority (PMSA) held its first meeting on 21 February to discuss issues relating to its functions and operations, procedural rules, the mechanism for the declaration of interests, the setting up of standing committees, and its work plan. The Chairman of the PMSA, Sr Tony Tse Wai-chuen, said:

The PMSA is an independent statutory authority responsible for regulating the provision of property management services through a licencing regime; promoting the integrity of property management companies and property management practitioners; and enhancing the status of the profession.

To discharge its responsibilities, the PMSA has to set up five standing committees, namely:

- (i) the Finance and Strategic Development Standing Committee
- (ii) the Disciplinary Standing Committee
- (iii) the Licencing Standing Committee
- (iv) the Practice and Examining Standing Committee
- (v) the Professional Development Standing Committee

The PMSA was established pursuant to the Property Management Services Ordinance (Cap 626). It comprises 20 members appointed by the Chief Executive of the HKSAR for a period of three years with effect from 1 December 2016. Among those members are Sr Tony Tse, Sr Dick Kwok, and Sr Professor Eddie Hui.

Research Studies and Related CPD Event

Nowadays, web-based tools have increasingly become popular in Hong Kong's property and facility industry. The PFMD earlier commissioned the University of Hong Kong to conduct a study of how local property management companies used web-based tools in the territory and if the tools were being used effectively.

Now the research project has been successfully completed and a full report has been submitted to the HKIS. The PFMD wants to thank the research team for its efforts. Particular gratitude goes to the Hong Kong Association of Property Management Companies for sharing its resources with the researchers. Thanks also go to those who participated in the study and shared their valuable views and insights on the use of web-based tools in the property management industry.

The research team will share its findings with members in a CPD event, which will tentatively occur on **Wednesday, 26 April 2017**. All HKIS members are welcome to attend this talk, during which the team will enlighten them on its important findings that pertain to local web-based tool applications, while addressing the research questions laid down above. Before that, the Division will be more than happy to take this opportunity to pre-release some of the research team's key points (from the Executive Summary) in this issue for members' information, as follows:

The Effective Use of Web-based Tools for Property Management Companies in Hong Kong

by Dr Daniel Ho and Cynthia Hou

Department of Real Estate & Construction
The University of Hong Kong

The aim of this research project is to study how to use web-based technology to provide process enhancement to the property and facilities management profession.

The objectives of this study are:

- to investigate the current developments in web-based property management tools in Hong Kong;
- to understand how the user-friendliness of the current user-interface can be improved, so that residents can accomplish the available functions more effectively; and
- to explore the extent to which the capabilities of web-based and 'cloud' technologies are maximised to benefit the property and facilities management profession.

A desktop study of Hong Kong's private residential estates that provided web-based property management tools was carried out, followed by face-to-face, semi-structured interviews with experienced property managers. Feedback from residents served with web-based property management tools was collected by means of a questionnaire survey.

The study was conducted in three stages. Stage 1 aimed to explore the current developments in web-based property management tools in Hong Kong, including the scope of property management services provided by local property management companies, the number of private residential estates that used such tools, and their local distribution. Stage 2 aimed

to identify the weaknesses of and challenges for the current development of web-based property management tools through interviewing professional property management managers and practitioners. Stage 3 aimed to investigate users' habits of using web-based property management tools, their personal experiences of using such tools, and their levels of satisfaction.

The findings of this study showed that a number of property management companies did provide web-based property management system (WPMS) services to residential buildings. Some companies committed a considerable amount of financial resources to develop web-based property management tools as platforms to improve property management services and collect feedback from users. Meanwhile, these companies strived to enlarge the scope of property management services through WPMS and encouraged residents to use it to request services. However, the results of the survey contained in this study showed that the usage rate of WPMS among residents was rather low. Even though Hong Kong's principal property management companies actively promote WPMS and commit a considerable amount of resources to WPMS development, most Hong Kong residents have yet to form a habit of requesting property management services through WPMS. They still prefer direct interactions with service providers to making phone calls to or informing estate security to request property management services.



Quantity Surveying Division

Sr Raymond Kam QSD Council Chairman

Visit by the Singapore Building & Construction Authority (20 March 2017)

On 20 March, the QSD received a big delegation from the Singapore Building & Construction Authority (SG BCA). The members of this delegation included:

- Dr John Keung, CEO
- Mr Neo Choon Keong, BCA Deputy CEO (Industry Development)
- Mr Tan Chee Kiat, BCA Acting Group Director (Business Development)
- Ms Lim Puay Shan, BCA Deputy Director (Procurement Policies Department)
- Ms Kang Yin Teng, BCA Executive Manager (Buildability Development Department)
- Mr Justin Lim, BCA Executive Manager (Planning Department)
- Mr Louis Chong, BCA Executive Manager (Procurement Policies Department)
- Ms Jocene Neo, JTC, BCA Executive Manager (Procurement Policies Department)
- Ms Lee Cheng Cheng, JTC, Deputy Director, Procurement Department 1 (Construction), Contracts & Procurement Division
- Ms Ng Zi Xuan, JTC, Contracts Manager, Procurement Department 1 (Construction)
- Mr Eugene Seah, Surbana Jurong Pte, Ltd, Senior Director
- Mr Goh Ngan Hong, President, Singapore Institute of Surveyors and Valuers

The QSD was honoured by the presence of current and past president in welcoming and receiving the SG BCA delegation:

- President Sr Thomas Ho
- Past President Sr T T Cheung

The QSD's welcoming committee were:

- Sr Raymond Kam (Chairman)

- Sr Raymond Kong and Sr Amelia Fok (Vice Chairmen)
- Sr Sunny Choi (Hon Secretary)
- Sr Paul Wong (Immediate Past Chairman)
- Sr Keith Yim (Past Chairman)
- Sr K C Tang and Sr H Y Wan (Council Members)

The purpose of the visit was mainly to discuss procurements and contracts with an emphasis on the adoption of NEC in Hong Kong building and civil engineering projects. It was a very enjoyable and fruitful exchange of views on various topics regarding procurement strategies and the possible adoption of NEC by the SG BCA.



1st QSD Social Event: Movie Private Screening (18 March 2017)

The 1st QSD social event of the 2016-2017 Council Year – a movie private screening – was held at the MCL Telford Cinema (Kowloon Bay) in the afternoon of 18 March. Over 120 members and their guests, including HKIS President (also QSD Past Chairman) Sr Thomas Ho; QSD Chairman Sr Raymond Kam, QSD Vice Chairman Sr Amelia Fok, and QSD Honorary Treasurer Sr Poleon Chan, enjoyed the movie *Beauty and the Beast*.



available. The party provided attendees with a platform to learn about the QSD work and a very good opportunity to motivate members to participate in and contribute their efforts to the QSD Council work.

It was a great honour for the President, Sr Thomas Ho, to come to inspire and give a very impressive speech to the newly-qualified members, who were also introduced to and reminded of the QSD Facebook page, so that they could obtain first-hand news on QSD activities.

The creative games played during the party sparked a lot of laughter, chit chat, and brainstorming blasting sessions. Everybody enjoyed the activities, food, and drink. At the end of the party, Sr Raymond Kam conducted a lucky draw and the winners left the party with big smiles.

Thanks go to the New Members Welcoming Party OC Chairman, Sr Karen Wong, and other OC members for their great efforts in organising such a successful event.

QSD New Members Welcoming Party (3 March 2017)

The QSD New Members Welcoming Party was held at the Surveyors Learning Centre on 3 March.

This year, over 70 participants (including new members, their friends and families, HKIS GC members, QSD Council members, and Past QSD Chairmen) joined the party. QSD Council members and past QSD Chairmen gladly met with the new faces during this jovial and casual event. The QSD Chairman, Sr Raymond Kam, introduced to new members the functions of the various QSD sub-committees and organising committees and encouraged the younger members to join the many QSD activities



Education & Careers Expo 2017 (23-26 February 2017)

The Education & Careers Expo was held at the Exhibition and Convention Centre from 23-26 February.

The HKIS booth was located at ID-A01, which was staffed by HKIS YSG members who introduced the surveying profession to students and the general public via some mini-games.

On the first day, HKIS President Sr Thomas Ho, YSG Chairman Sr Chris Mook, and other members attended the Opening Ceremony.

On Day Two, QSD Vice Chairperson Sr Amelia Fok, QSD Immediate Past Chairman Sr Paul Wong, and QSD Council member Sr Staw Wong attended the venue and helped introduce the surveying and QS professions to visitors.

On Day Three, HKIS President Sr Thomas Ho, QSD Chairman Sr Raymond Kam, and QSD Vice Chairman Sr Raymond Kong attended the Education & Careers Seminar with other HKIS members from the different divisions. Sr Thomas Ho shared his experiences in the surveying profession, while Sr Raymond Kam gave his outlook on the prospects for the QS profession.



內地造價工程師與香港工料測量師之第三次資格互認

有關中國建設工程造價管理協會（中價協）與香港測量師學會第三次的資格互認培訓和考核，學會已收集有興趣申請第三次資格互認的會員名單。

按學會與中價協最近協商之初步計劃，將於二零一七年四月接受申請，六月中旬舉行資格互認培訓，並於七月進行考核工作，學會會盡快發函與有興趣的會員提交申請及相關文件。





Young Surveyors Group

Sr Chris Mook YSG Committee Chairman

HKTDC Education & Careers Expo 2017 at the Hong Kong Convention and Exhibition Centre (23-26 February)

During this year's Expo, the HKIS set up a booth with mini-games to introduce the Institute and surveying profession to the public. The mini-games were specially designed by YSG's organising committee to denote the daily work of surveyors involving various professional surveying practices.

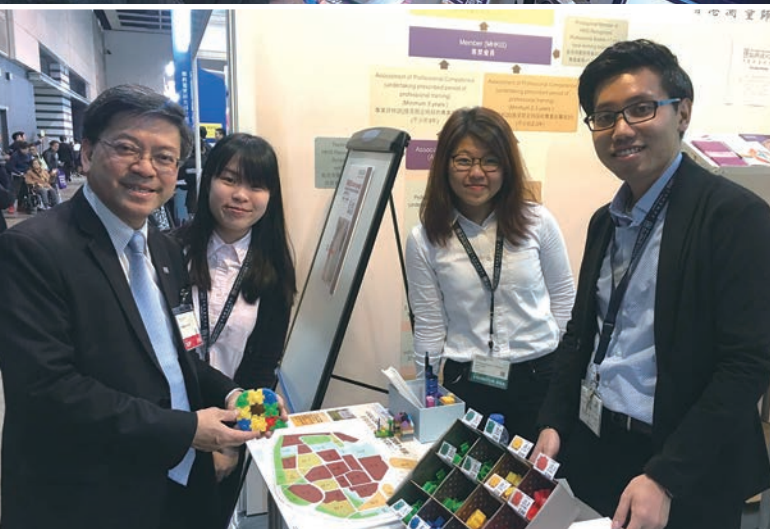
Special thanks go to our careers expo organising committee including our Honorary Treasurer, Sr Victor Ng; Honorary Secretary, Sr Gigi Mok; and committee member, Sr Kendy Cheuk, for their great efforts in preparing for the career expo.

Special thanks also go to all helpers from the various divisions and student helpers for making one of YSG's dreams come true this year: using youth innovation to introduce the surveying profession to the public!



Joint Professional Career Day to Secondary School Students (11 March)

A joint professional career day, 「專業發展分享日 2017」暨「生涯規劃教育區域發展網絡啟動禮」, was held at Belilios Public School in North Point on 11 March. It was organised by the Young Coalition Professional Group (YCPG) for the third time as one activity of the Business-School Partnership Programme. Around 200 secondary students from various secondary schools attended the event.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊

Sr Stephen Liu, the Honorary Treasurer of the Hong Kong Coalition of Professional Services, and the Honorary Deputy Secretary of Education of the Education Bureau delivered a welcome speech during the event. YCPG also invited Mr Eric Ma, JP, Secretary of Development, to serve as the keynote speaker and share with guests the prospects for and challenges of professional services.

Over 30 young professionals, including accountants, barristers, architects, dentists, doctors, engineers, lawyers, planners, surveyors, and secretaries, shared their own professional experiences with secondary students.

At the end of the career day, I conducted a sharing game called “One Cloud or One Dream?” to let students determine whether the career day added nothing to their knowledge (still like a blank “cloud”) or gave them new perspectives (changed the “cloud” to a “dream”). I was deeply moved by their enthusiasm, as all of them chose the “dream” and shared things they learned from YCPG’s young professionals that morning!

Thanks go to our Vice Chairman, Sr Simon Wong; Honorary Treasurer, Sr Victor Ng; and committee member, Sr Rock Man, for volunteering with me as speakers/helpers during this meaningful career day.



Upcoming Joint Professional Activity

One-Day Seminar on Contract Management (22 April)

The One-Day Seminar on Contract Management is an annual event and has been jointly organised by young professionals from the various institutes since 2004. This year, it will be organised by the young arbitrators, engineers, and surveyors from the CI Arb, CIBSE, HKIE, HKIS, and ICE’s young member groups. Experienced speakers from a variety of backgrounds have been invited to share their experiences in and insights on contract management. This seminar can help younger surveyors equip themselves with knowledge for their ongoing professional development.



DIVISIONAL NEWS & ACTIVITIES

組別簡訊

ONE DAY SEMINAR ON CONTRACT MANAGEMENT 2017

DATE : 22 APRIL 2017 (SAT)
TIME : 9:15AM – 5:30PM
VENUE : AUDITORIUM, CHRISTIAN FAMILY SERVICE CENTRE, KWUN TONG
FEE : HK\$200 (ORGANISING INSTITUTES)
HK\$400 (SUPPORTING INSTITUTE AND OTHERS)

Programme, Topics and Speakers are subject to change without prior notice. The seminar will be conducted in English unless otherwise noted.

Speakers:

- Sr Daniel Chang, Chairman**, Building Surveying Division of the Hong Kong Institute of Surveyors
Topic: A Glance at Procurement Practice from Property Management's Perspective
- Mr. Joseph Chung, Partner, Deacons and Mr. Justin Yuen, Senior Associate, Deacons**
Topic: Practical Tips for Negotiating Settlement
- Sr Paul Wong, Director and General Manager**, Cheney Construction Co., Ltd. and Cheney Tinsell Construction (Macau) Co., Ltd.
Topic: Good Practice on Construction Contract Management - Case Study on a Heritage Project
- Mr. Honic Ip, Barrister-at-law, Arbitrator, Mediator**, Gary Soo's Chambers
Topic: Different Forms of Contract
- Sr Andy Mack, General Manager (Contracts)**, Chun Wo Construction Holding Co., Ltd. and **Sr Vincent Chong, Commercial Manager**, Chun Wo Construction Holding Co., Ltd.
Topic: An Introduction of Common Dispute Resolution Procedures in Hong Kong and a Brief Sharing of International Arbitration Practice

JOINTLY ORGANISED BY THE YOUNG MEMBER GROUPS OF:

SUPPORTED BY YOUNG SOURCE: GROUP OF:

Joint Professional Annual Party (June)

This will be held in late June 2017. Details will be released on the YSG Facebook page soon!

Photos of the Month

YSG and Helpers at the HKTDC Education & Careers Expo 2017



(P.S. – Special thanks again to all helpers from the various divisions and our student helpers!)

Wanted: Young Surveying Guys and Gals!

The dates of future YSG meetings are as follows (all held at 7 PM in the HKIS Board Room):

- 11/04/2017 (Tue)
- 09/05/2017 (Tue)
- 13/06/2017 (Tue)
- 11/07/2017 (Tue)
- 08/08/2017 (Tue)
- 19/09/2017 (Tue)
- 10/10/2017 (Tue)
- 17/11/2017 (Fri) AGM





Sr Jason Chan
Sports and Recreation Committee Chairman

For those members who are interested in participating in the various sports teams and interest groups managed by the Sports and Recreation Committee, please contact the Chairman or Donna YU at cpd@hkis.org.hk/2526 3679 to register.

HKIS Dragon Boat Team: see you at Stanley Beach during the Tuen Ng Festival & Joint Professional Dragon Boat Competition

Team Captains: Kenneth Wan/Young Surveyors Group

The HKIS Dragon Boat Team is making excellent progress in its training sessions every Saturday from 9:30am until the Tuen Ng Festival and rest season. Both senior and younger members are welcome to join its practices. The team has hired experienced trainers from a renowned dragon boat team in Hong Kong.

“Teamwork makes the dream work.”



Joint Professional Basketball Tournament 2017

Team Captains: Sr Horace Chan/Sr Jerry Li

The Joint Professional Basketball Tournament is underway. The HKIS Team achieved excellent results throughout the season and advanced to the Final during the tournament against teams of accountants, architects, barristers, dentists, doctors, and lawyers. It needs your support for the championship match, so let's come out to cheer for our team! Keep it up!

More members are welcome to join the HKIS Basketball Team.

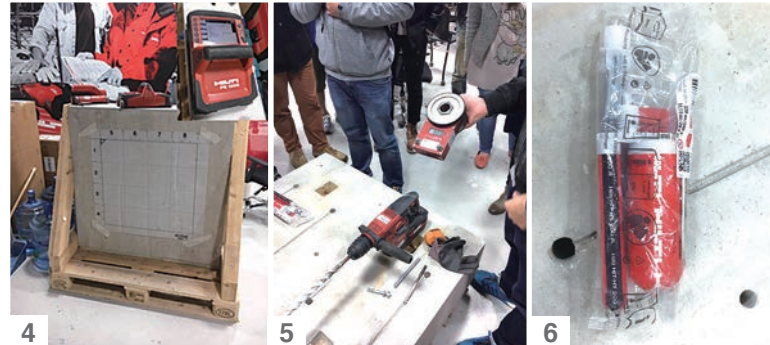
The recruitment of players is always open to all qualified members, probationers, and student members. We look forward to seeing you.



CPD Organised by YSG

The YSG organised two visits in March.

1. Technical Visit to the Hilti Testing Laboratory and Training Centre on 4 March (Reported by Sr Gigi Mok, YSG CPD Convener)



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Throughout the presentation by Mr Isaac Mak, members noted Hilti's company profile, which stated that it produced and designed leading-edge technology, software, and services.

Mr Mak also demonstrated the use of a detection tool (Hilti PS 1000) so that participants could comprehend the current detection technology developed by Hilti to minimise the abortive works during construction.

With the introduction of the E&M space management and hanger system, members understood how Hilti's channel system could enhance productivity. Moreover, attendees learnt how anchors could control safety through the sharing of anchor safety and design concerns.

2. Joyous Golden Years Tour (2nd Visit) of the Hong Kong Housing Society's (HKHS) Elderly Resource Centre on 11 March (Reported by Sr Gigi Mok, YSG CPD Convener, and Ms Candy Ho, YSG CPD Sub-committee Member)

Throughout the visit, members discovered the types of service the HKHS provided to the elderly including health screenings, exhibitions, trainings, professional consultations, and research on elderly-friendly housing. To understand the various needs of the elderly due to their physical and sensory changes as they aged, participants experienced different types of health screening using an advanced interactive assessment panel system.



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1. Participants' Group Photo
2. Souvenir presentation to Mr Isaac Mak, Head of Engineering, Hilti (Hong Kong) Limited
3. Hanger system introduction
4. Demonstration of the detection technology for scanning concrete by using the PS 1000 (one of the detection tools)
5. Anchor safety and design
6. Hilti Sealant

Special design elements and factors to be considered for elderly-friendly housing were presented to the participants to show how a safe, barrier-free, and convenient environment for their livelihoods could be assured. Suggestions on special furniture and aids, such as anti-slip flooring to prevent falls and chairs with armrests to facilitate their movements, were exhibited inside a model elderly-friendly flat.

Special thanks go to the HKHS's Ms Selina SC Lo, Senior Manager (Elderly Services), and Ms Sabrina WT Li, Manager (Elderly Services), for their educational talks, which helped participants better understand the ageing process and the physical and mental changes that the elderly undergo during this fruitful and informative tour.



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7. Participants' Group Photo
8. Souvenir to Ms Selina SC Lo, Senior Manager (Elderly Services), HKHS
9. Explanation of the bodily functions of the elderly including cognitive, visual, hearing, and balancing abilities, as well as bone density in the Healthy Ageing Zone
10. Introduction of interactive computer games to test the bodily functions of the elderly including cognitive, visual, hearing, and balancing abilities, along with bone density
11. Introduction of a model bed suitable for the elderly
12. Introduction of a model flat's kitchen with skilled care materials suitable for the elderly
13. Model flat's bathtub with grab rails and removable seating panel suitable for elderly use
14. Model flat's shower compartments suitable for the elderly



Sr Prof Chung Hung Kwan, Barnabas
FHKIS, BSD, PDD

How the HKIS Grew from Infancy to Adulthood

When the HKIS was founded in 1984 with fewer than 100 members, it was merely a learned society of professionals who spoke the surveying language. It was welcomed by allied professional bodies, but not entirely respected as a full-fledged professional body.

During its early years, the HKIS simply conferred membership on those who passed the RICS Final Assessment and qualified as chartered surveyors. Assessments of local candidates on behalf of the RICS were then conducted by the RICS (Hong Kong Branch) Committee and the respective divisional sub-committees. In fact, these sub-committees operated in parallel with their respective counterparts in the HKIS Divisional Councils.

This was not at all satisfactory and the imminent task for the HKIS General Council was how to transform the learned society into a qualifying professional body.

In 1987, the BSD was the first division to respond to this challenge and introduced the BS Test of Professional Competence (TPC). Although it was primarily modelled after the RICS system and adapted for local conditions, it provided a platform for candidates to opt for the HKIS assessment and qualify as full-fledged HKIS professional surveyors.

During the TPC's inaugural year, only a handful of candidates sat for it. After two years of TPC training, the pioneer professional building surveyors who passed their final assessments in 1989 included Sr See Ping-kuen, Sr Tai Tin-shing, Sr Chan Kwok-wai, and Sr Lam Siu-kay. The BSD was indebted to the assessors who helped maintain a high standard of professional competence. They included Sr Daniel Lam Chun, Sr Lau Chi-keung, Sr David Lee Tsung-hei, Sr Raymond Bates, Sr David Lawrence, Sr Eddie Lee Shue-shing, Sr Au Choi-kai, Sr David Chan Wah-wai, Sr Graeme Baldwin, Sr Michael Mann, etc.

Having achieved that historical milestone, the HKIS truly became a qualifying body of professional

surveyors. Based on this documented qualifying mechanism, it was able to secure the Government's official recognition in 1989 as the sole professional body representing all surveyors in Hong Kong. With the same justification, it was able to enter into reciprocal agreements with the RICS and candidates who pursued the HKIS TPC would be able to get two professional qualifications through just one final assessment.

The BS TPC was modified several times over the past 30 years and is now the BS APC for candidates to demonstrate their competency through self-assessments, practical task assessments, and final assessments under the mentorship of individual counsellors. Today's assessments are no less rigorous than those in the past. The system has grown in popularity and the number of APC candidates in 2017 was over 170. Many more assessors are required to conduct the practical task assessment of candidates on the same day and the BSD has had to mobilise as many assessors as candidates for this single exercise. Final assessments, during which a panel of four assessors interviews 2-3 candidates in each session, are conducted throughout the year. This is a very assessor-intensive exercise and the BSD is indebted to every assessor who volunteered his/her time and effort to assure a quality assessment. The name of each assessor is listed under the BS Divisional Panel of Assessors annexed to the Annual Report of the Board of Education.

Soon after the inauguration of the BS TPC, the GPD, QSD, and LSD launched their own TPCs. As the PDD had only started with just a few members, it waited some ten years before it had its own APC. The PFMD introduced its APC as soon as it was created. At the very beginning, the Education Committee (forerunner of the Board of Education) set up a colour code to differentiate divisional TPC documentations and forms to facilitate the administration. The colour codes for the BSD, GPD, LSD, and QSD were blue, yellow, green, and purple, respectively. The PDD and PFMD did not select their own colours, which were replaced by electronic forms over ten years ago.

This was a big part of how HKIS matured from a learned society to a qualifying professional body.

(PS – the year 2017 is indeed the 30th anniversary of the HKIS BS TPC. Hats off to the BSD for laying the a key milestone for the Institute.)

HKIS CPD/PQSL/SOCIAL EVENTS SUMMARY










01 APR - 26 AUG
2017

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
01 Apr 2017	2017004	Technical Visit to Hilti Testing Laboratory and Training Centre (FULL) (same as the visit on 4 Mar 2017 i.e. CPD event 2017003)	Isaac Mak	YSG	3.0	To be determined by respective Division		HK\$20 - members
01 Apr 2017	2017014	QSD Technical Visit Series 2017 (2): Visit to Limestone Quarry and Cement Manufacturing Plant in Guangzhou (FULL)	B T Duan, Jaime Yeung, Y L Wong	QSD, HKIE (Building), HKCI	4.0	✓	4.0	HK\$300 - members of HKIS, HKIE & HKCI (fee includes transportation in Mainland China, lunch and insurance)
08 Apr 2017	2017030	QSD PQSL - QSD APC Part I Workshop (FULL)	Experienced QSD APC Assessors and YSG Qualified QS	QSD, YSG	-	✓ for QSD	3.0 for QSD	HK\$240 - members; HK\$300 - non-members
08 Apr 2017	2017059	上海地區會員活動通知 - 面向 2040 的靜安城市更新規劃與 路徑午餐會 New	伍攀峰	HKIS	2.0	To be determined by respective Division		每位人民幣120元 (含午餐)
10 Apr 2017	2017084	粵港工程造價交流論壇 New	何國鈞、賴旭輝 和省工程造價專 業、建築訊息模 型 (BIM) 技術資 深專家	廣東省工程 造價協會、 香港測量師 學會 (工料 測量組)、香 港專業工料 測量顧問公 會和深圳市 造價工程師 協會	6.0	✓	6.0	HK\$360 (香港測量師學會會員); HK\$480 (非香港測量師學會會員)
12 Apr 2017	2017034	QSD Cost Management Series 2017 (3): Planning, Programming and Procurement - Its Impact on the Cost of Construction Projects	Geoffrey Cotton	QSD, AIQS	1.5	✓	1.5	HK\$120 - members of HKIS and AIQS; HK\$180 - non-members
12 Apr 2017	2017054	Remote Sensing Observation: Theory, Methods and Applications	Charles M S Wong	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
13 Apr 2017	2017017D	QSD PQSL Contract Administration Series 2017 (1) - Extension of Time and Liquidated Damages (FULL)	Allen Lai	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
18 Apr 2017	2017056	河溪活化 - 屯門河新想像 New	Edward Y C Yim	GPD	1.5	✓	1.5	HK\$150 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
20 Apr 2017	2017029	QSD Management Series 2017 (2): Applying Value Management & Building Partnership in Workplaces, Families and Marriage Systems	K C Leung	QSD, HKIVM, HKICM	1.5	✓	1.5	HK\$120 - members of HKIS, HKIVM and HKICM; HK\$180 - non-members
21 Apr 2017	2017017G	QSD PQSL Procurement Series 2017 (2) – Strategies in Tendering (FULL)	Lavinia Lam	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
22 Apr 2017	QSD/S/201704	Modern Calligraphy Workshop (Dip Pen) (FULL)	-	QSD	-	-	-	HK\$380 including all the materials - QSD members (Original price: \$680)
22 Apr 2017	2017044	One Day Seminar on Contract Management 2017 (FULL)	Please refer to website	YSG	6.0	To be determined by respective Division		HK\$200 - members; HK\$400 - non-members
24 Apr 2017	2017039	Experience Sharing on Legal Matter for Building Safety and Preventive Maintenance (FULL)	Anderson C B Chan	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
25 Apr 2017	2017040	QSD Legal & Contract Series 2017 (2): "Be Prepared": Hong Kong's Security of Payment Legislation (FULL)	Kieran Sean Flynn	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
26 Apr 2017	2017052	Sharing on Research on "The Effective Use of Web-based Tools for Property Management Companies in Hong Kong" by the Department of Real Estate & Construction, The University of Hong Kong	Cynthia Hou	PFMD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
27 Apr 2017	20170171	QSD PQSL – Experience Sharing on the Role of Quantity Surveyor from the Perspective of Developer, Consultant and Contractor (FULL)	Christina Wong, Brandy Lai, Cindia Hui	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
28 Apr 2017	2017055	Application of GPS for Hong Kong Weather Forecasting and Crustal Movement Monitoring New	W C Woo, David T W Hui	LSD	1.5	✓	1.5	HK\$120 - members; HK\$150 - non-members
29 Apr 2017	2017045	參觀興業太陽能珠海廠房 (FULL)	興業太陽能代表	BSD	8.0	✓	8.0	HK\$380 - member; HK\$580 - non-member (including transportation to Mainland China and each venue, insurance and lunch)
29 Apr 2017	2017081A (full day) 2017081B (AM) 2017081C (PM)	Building Surveyor Awards 2017 - Finalist Project Presentations New	-	BSD	6 hrs for 2017081A; 3hrs @ for 2017081 B & C	✓	6 hrs for 2017081A; 3hrs @ for 2017081 B & C	HK\$ 630 (Full day lecture without lunch, light refreshment will be provided); HK\$ 350 (AM / PM Session, light refreshment will be provided)

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
05 May 2017	2017038	Experience Sharing on Lease Modification Application (FULL)	Edward Au	YSG	1.5	To be determined by respective Division		HK\$120 - members; HK\$150 - non-members
06 May 2017	2017008	Visit to Fire and Ambulance Services Education Centre cum Museum (FULL)	Representative(s) of Fire Services Department	YSG	1.5	To be determined by respective Division		HK\$180 - members (including transportation and insurance)
06 May 2017	2017037	QSD Technical Visit Series 2017 (3): Visit to Lift Showroom and Workshop (FULL)	Representatives from Kone Elevator (HK) Ltd	QSD	3.0	✓	3.0	HK\$240 - members (including insurance)
06 May 2017	2017060	QSD Technical Visit Series 2017 (4): Visit to Nursery in Zhongshan New	Stanley K H Tsui, Homie S M Ho, Jason K C Leung	QSD, HKILA	3.0	✓	3.0	HK\$350 for HKIS & HKILA members (including transportation in Mainland China, lunch and insurance)
06 May 2017	2017074	Technical Site Visit to Aluminium Windows and Doors Factory in Daya Bay, Shengzhen (Sunrise Aluminium (Hong Kong) Co. Ltd) New	Representatives from Sunrise Aluminium (Hong Kong) Co. Ltd	PDD	4.0	✓	4.0	HK\$300 - members; HK\$350 - non-members (including insurance, lunch and travel expense)
06 May 2017	2017088	LSD APC Part I Written Assessment Workshop New	Experienced Professional Land Surveyors	LSD	7.0	✓	7.0	HK\$560 per person
08 May 2017	2017026	QSD Management Series 2017 (1): "Subjective" Vs "Objective" Management Approach in Quantity Surveying Practices (FULL)	Johnson So, Joe Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
09 May 2017	2017073	Drone Application and Development Relation on Industries (Series 1) New	Rickson Chow	YSG	2.5	To be determined by respective Division		HK\$150 per person
09 May 2017	2017078	Big Data in Construction Industry & Analysis of Listed Construction-Related Companies New	David Wong, John Leung, Stanley Wong	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 May 2017	2017086	Building care Who have to take care? New	Peter Dy	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
11 May 2017	2017017H	QSD PQSL Measurement Series 2017 (1) – Rules Highlights of SMM4 and Measurement Techniques (FULL)	Vivien Lee	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
12 May 2017	2017085	LSD APC Workshop New	LSD Education Committee	LSD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
13 May 2017	2017031	QSD PQSL - QSD APC Part II Workshop (FULL)	Experienced QSD APC Assessors and YSG Qualified QS	QSD, YSG	-	✓ for QSD	3.0 for QSD	HK\$240 - members; HK\$300 - non-members
13 May 2017	2017070	QSD Technical Visit Series 2017 (5): Visit to Quarry, Concrete Batching Plant and Asphalt Manufacturing Site (FULL)	Representatives from Excel Concrete Limited	QSD	3.0	✓	3.0	HK\$240 - members (including insurance)
18 May 2017	2017062	QSD Management Series 2017 (3): Project Management - Time, Risk, Cost, Quality and Case Study New	W S Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
19 May 2017	2017017M	QSD PQSL Contract Administration Series 2017 (5) - Report on Tenders and Letter of Acceptance (FULL)	Staw Wong	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
20 May 2017	2017076	工料測量組技術參觀系列 2017 (8): 參觀惠州市鋁模板加工廠及工地 New	方正波, 張震	QSD	4.0	✓	4.0	每位會員港幣 \$350 (包括中國境內交通、 午餐及保險費用)
20 May 2017	2017079	QSD BIM Series 2017 (1): Building Information Modeling (BIM) Training Course for Surveyors - Quantity take-off for Structural Elements [Class 1] New	Trainer from BIM consultant who is a fellow member of ICES and professional member of HKIBIM	QSD	3.0	✓	3.0	HK\$300 - members; HK\$400 - non-members
23 May 2017	2017017J	QSD PQSL Measurement Series 2017 (2) - Measurement of Building Services (FULL)	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
24 May 2017	2017083	工料測量組澳門系列 2017 (2): 天然石材的設計與應用 New	林雲敏	HKIS (QSD), ICES & MABCD	1.5	✓	1.5	HK\$120 - members; HK\$200 - non-members
25 May 2017	2017067	QSD Technical Visit Series 2017 (6): Visit to Shatin Sewage Treatment Works New	Representative from Drainage Services Department	QSD	1.5	✓	1.5	HK\$120 - members (including insurance)
25 May 2017	2017077	QSD BIM Series 2017 (2): How to Achieve Quantitative Information Modelling (QIM)? New	Sunny Choi	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
27 May 2017	2017041	QSD PQSL - QSD APC Part I Workshop 2	Experienced QSD APC Assessors and YSG Qualified QS	QSD, YSG	-	✓ for QSD	3.0 for QSD	HK\$240 - members; HK\$300 - non-members
27 May 2017	2017064	Resolving Land Disputes by Mediation: Case studies on adverse possession, boundary conflicts, property management, DMC, tenancy, land use and re-development New	Albert M K So	GPD	2.0	✓	2.0	HK\$150 - members; HK\$200 - non-members

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
31 May 2017	2017071	To Make a Stop to High Construction Cost 	Thomas Ho, Paul Wong	HKIS	1.5	To be determined by respective Division	To be determined by respective Division	HK\$120 - members; HK\$180 - non-members
02 June 2017	2017061	Seminar for Current Problems & Future Development of Public Open Space 	Jeffrey Wong	YSG	1.5	To be determined by respective Division	To be determined by respective Division	HK\$120 - members; HK\$150 - non-members
06 June 2017	2017017K	QSD PQSL Specialization Series 2017 (3) – Bond for Construction Contracts (FULL)	Wilson Li	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
08 June 2017	2017063	QSD Management Series 2017 (4): Challenges in Running Local Contracting Business 	C F Chan	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
10 June 2017	2017042	QSD PQSL - QSD APC Part II Workshop 2 (FULL)	Experienced QSD APC Assessors and YSG Qualified QS	QSD, YSG	-	✓for QSD	3.0 for QSD	HK\$240 - members; HK\$300 - non-members
10 June 2017	2017075	Drone Application and Development Relation on Industries (Series 1) – Second Class 	Rickson Chow	PDD, YSG	2.5	✓for PDD	3.0 for PDD	HK\$150 - members; HK\$180 - non-members
12 June 2017	20170170	QSD PQSL Contract Administration Series 2017 (7) – Sub-contracting Arrangement of Contractor 	Frederick S C So	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
13 June 2017	2017072	QSD Legal & Contract Series 2017 (6): Legal Issues Arising from Payment Certification 	Vincent M K Li	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
15 June 2017	2017047	QSD Legal & Contract Series 2017 (4): Reflections on Third Party Funding & Class Arbitration (FULL)	Anselmo Reyes	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
19 June 2017	2017065	Leadership Strategy – How to Use "Collective Innovation" to Engage Post-80s and 90s Staff Effectively 	Mark Lee	QSD, YSG	1.5	✓for QSD	1.5 for QSD	HK\$120 - members; HK\$180 - non-members
22 June 2017	2017017N	QSD PQSL Contract Administration Series 2017 (6) – How does a Contractor Control the Construction Cost? 	Jay T Y Mak	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
26 June 2017	2017068	QSD Technical Visit Series 2017 (7): Visit to Lai Chi Kok Drainage Tunnel 	Representative from Drainage Services Department	QSD	1.5	✓	1.5	HK\$120 - members (including insurance)

DATE	CODE	EVENT	SPEAKER(S)	ORGANISER	CPD HOUR(S)	Recognised Divisional PQSL Event	Divisional PQSL Hour(s)	Reservation Fee
27 June 2017	2017043	QSD Legal & Contract Series 2017 (3): What You Need To Do / Know Before Attending a Construction Mediation? (FULL)	T K Lu, Eric Y C Ting	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
28 June 2017	2017069	The Past, Present and Future of Barrier Free Access New	Joseph Kwan	BSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
29 June 2017	2017046	QSD Legal & Contract Series 2017 (5): Law Basics for Surveyors (FULL)	Thomas R H Y M Lai	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
11 July 2017	2017058	QSD Technical Series 2017 (2): Concrete and Its Pumping in Hong Kong, New Developments New	Kenneth Peng, Keji Zhou	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
13 July 2017	2017066	QSD Green Series 2017 (1): Popular Green Building Rating in Hong Kong New	Eagle C Y Mo	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
14 July 2017	2017080	QSD Technical Series 2017 (3): Cost and Energy Saving Coating Materials New	Michelle K W Tsang	QSD	1.5	✓	1.5	HK\$120 - members; HK\$180 - non-members
27 July 2017	2017017L	QSD PQSL Contract Administration Series 2017 (4) – Variation and Post-contract (FULL)	Eric Y C Ting	QSD	-	✓	1.5	HK\$120 - members; HK\$200 - non-members
29 July 2017	2017048	Experience Sharing on Application of Building (Planning) Regulations – Part 1 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
05 Aug 2017	2017049	Experience Sharing on Application of Building (Planning) Regulations – Part 2 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
19 Aug 2017	2017050	Experience Sharing on Application of Building (Planning) Regulations – Part 3 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members
26 Aug 2017	2017051	Experience Sharing on Application of Building (Planning) Regulations – Part 4 (FULL)	Terry K Y Ng	YSG	3.0	To be determined by respective Division		HK\$260 - members; HK\$360 - non-members

(1) "Recognised Divisional PQSL Event" and "Divisional PQSL Hours": Applicable to the APC candidates (i.e. Probationers, Student Members & Associate Members) of the respective Divisions.

(2) "CPD Hours": Applicable to all Corporate Members and Associate Members across the 6 Divisions.

(3) "Recognised Divisional PQSL Event" is a PQSL Event that is recognised by the respective Division. Whether the event could be accepted as the PQSL event for other Division's APC scheme or not shall be determined by the APC candidate's respective Division.

(4) A CPD event may be recognised as a PQSL event when it is so indicated under the "Recognised Divisional PQSL Event" column. APC candidates may register for the event and obtain the PQSL hours for the APC scheme of the respective Division.

Please use the STANDARD RESERVATION FORM overleaf for registration. For enquiries, please email cpdreg@hkis.org.hk or call the Secretariat at 2526 3679.



For details of the CPD events, please refer to the HKIS Website at http://www.hkis.org.hk/en/professional_cpd.php or use the QR code provided.

The Hong Kong Institute of Surveyors
 Room 1205, 12/F, Wing On Centre
 111 Connaught Road Central
 Sheung Wan, Hong Kong

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____

Event Name : _____

MEMBER DETAILS

Surname : _____ Other names : _____

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

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

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

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

PAYMENT METHOD (The reservation fee is non-refundable and non-transferrable)

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

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

Please charge my American Express card

TO: CREDIT CARD SERVICE DEPARTMENT

Ref.: [____]

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

Cardholder Name : _____ HKIS No. : _____

Card Number :

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 Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only	Approved by : _____	Date: _____
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Notes

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



MEMBERS' PRIVILEGES

GASOLINE

CALTEX STARCARD

From 1 January 2017, HKIS members and also their family members, who have never applied Star Card OR Star Card holders who had no transaction record in the past six months, can enjoy an attractive discount of **HK\$2.30** per litre in gasoline and **HK\$4.90** per litre in diesel purchase every day. Terms and conditions apply. For enquiries, please call Mr Joe Ng of Ming Xing Investment at **2116 5407**.

ESSO FLEET CARD

From 1 April 2017, HKIS members can enjoy the privileged discounts of **HK\$2.30** per litre for petrol and **HK\$4.90** per litre for diesel purchases on credit for successful applicants and existing customers of Ace Way Company. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

ESSO DISCOUNT CARD

From 1 April 2017, HKIS members can enjoy the privileged instant discount of **HK\$1.70** per litre for petrol purchase for successful applicants and existing customers of Ace Way Company. Upon purchase, net payment is settled by cash or credit card at Esso Service Station. Terms and Conditions apply. For enquiries, please contact Ace Way Company at **8100 3998**.

SHELL CARD

From 1 January 2017, the discount is **HK\$2.00** per litre for gasoline for all successful application of the Shell Card. For enquiries, please call Mr Alex Au of Kingsway Concept Ltd. at **2541 1828**.

OTHERS

UP TO 40% OFF INSURANCE

From now until 31 December 2017, HKIS members and their families can enjoy the special offers from **Prudential General Insurance HK, Ltd** including travel insurance (**up to 25 % off**), home insurance (**25 % off**), maid insurance (**20% off**), motor insurance (**40% off**), etc. For further promotional details, please visit HKIS website.

18% OFF DINING

The **Royal Plaza Hotel** is providing a special offer for dining at their restaurants, bar and cake shop (including Di King Heen, La Scala, and Lion Rock) to HKIS members. The offer will start on 1 January 2017 and last until 14 December 2017. Reservations are required and your membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card must be presented when you arrive at the restaurant. For promotion details, please visit HKIS website.

10% OFF FOOTBALL SHIRT

Kitroom Sports is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 10% discount in Hong Kong and Macau branches. For details of the shop, please go to <http://www.kitroomsports.com/>.

20% OFF DINING

Enjoy 20% discount on dining at **La Lune Whiskey Bar & Restaurant** upon presentation of HKIS membership card, HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card. The offer will last until 31 December 2017. For more discount, please visit HKIS website.

36%/34% OFF HEALTH CHECK PLAN

Health check-up packages are offered to all holders of HKIS membership cards by **Union Hospital** at a privilege offer of HK\$3,080 for male and HK\$3,990 for female. Plan is inclusive of physical examination and medical history; medical report with comment and consultations with two doctors; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ breast ultrasound. Privilege lasts until 31 December 2017.

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

15% OFF WINE SHOPPING

Wine etc is providing a 15% discount offer to HKIS members for buying wine at its retail shops (Pedder Building, Entertainment Building, and Happy Valley). The offer will be valid from now until 31 December 2017. HKIS members can also enjoy a special buy-one-get-one-free offer on DELAMOTTE champagne on the months of their birthdays.

Please check Wine etc's website for more details: <http://www.etcwineshops.com/>.

10% OFF BOOK AND STATIONERY

Enjoy 10% discount on regular priced books and stationery (sales items excepted) at **Cosmos Books Ltd** upon presentation of original HKIS membership cards or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card at all outlets of Cosmos Book Ltd. Privilege lasts until 31 December 2017.

28% OFF ROOM ACCOMMODATION

From now until 31 December 2017, HKIS members who book guest rooms directly at the **Royal Plaza Hotel** can enjoy up to 28% off its Best Available Rate with instant confirmation. Simply click on the hotel's website at www.royalplaza.com.hk and enter your username as **hkismembers**. The password is **THE482**.

For enquiries, please contact Ms Jennifer Wong at **2622 6218/ 6117 7800** or jenniferwong@royalplaza.com.hk.

10% OFF ROOM ACCOMMODATION

Revitalised from the old Tai O Police Station, **Tai O Heritage Hotel** features nine colonial-style guest rooms with a tranquil sea view, and a glass-roofed restaurant, Tai O Lookout. From now until 31 December 2017, members of HKIS can enjoy an additional 10% discount on the promotional room rates by making reservation with the hotel through email to info@taioheritagehotel.com along with membership proof. Room guests can also enjoy a special rate at HK\$400 for a set dinner for two guests at Tai O Lookout. For details, please refer to <http://www.taioheritagehotel.com/eng/newsletter/specialoffers.pdf>.

15% OFF SERVICED APARTMENT

Eight Kwai Fong, the award-winning serviced apartments, offers 156 Studios and one-bedroom apartments for rent. Each unit is meticulously designed with full-height glass walls and a private balcony. There is also a spacious resident lounge and sky garden for residents to relax in sublime comfort or for private events. Eight Kwai Fong's 24-hour personalised services have garnered positive guest reviews. HKIS members can enjoy a 15% discount on their reservations from now until 31 July 2017. A valid HKIS membership card, HKIS American Express, or HKIS Shanghai Commercial Bank Limited co-branded Credit Card must be presented during booking.

For further enquiries, please call **2929 1228** or e-mail enquiries@8KF.com.hk (website: <https://www.8KF.com.hk/>).

10% OFF CHORAL CONCERT TICKET

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

10% OFF ROOM ACCOMMODATION

Enjoy a 10% discount from Hyatt.com rate by booking **Grand Hyatt Hong Kong's** newest guestrooms in town. The latest design blends traditional and modern elements in an elegant and residential style, anchored by a sense of Hong Kong's oriental heritage and contemporary outlook. Please visit <http://hongkong.grand.hyatt.com/en/hotel/home.html> and enter corporate ID **CR28170** to make your booking online or call Reservations on **+852 2584 7038/+86 512 5500 1234**. A valid HKIS membership card or HKIS American Express or HKIS & Shanghai Commercial Bank Limited co-brand Credit Card is required to be presented upon check-in. Offer lasts until 31 December 2017, subject to availability.

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



CONSTRUCTION
INDUSTRY COUNCIL
建造業議會

Management
工程管理

Safety
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HKIS Cartoon Design Competition

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

Submission
deadline

30.04.2017

Purposes

- ◆ To enhance the public's understanding of the responsibility and duties of surveyors, the cartoon design competition is organised for HKIS members to conceptualise the job / role of surveyors of six divisions and present them in cartoon characters. The winning design will be used in future promotional materials of the Institute.

Eligibility

- ◆ HKIS members of all membership class and divisions

Submission requirements

- ◆ The cartoon design is to represent the surveyors in the six divisions of the HKIS, i.e. Building Surveyors, General Practice Surveyors, Land Surveyors, Planning and Development Surveyors, Property and Facility Management Surveyors, Quantity Surveyors.
- ◆ Each participant can submit entry for one division, or up to six divisions.
- ◆ Each participant may submit more than one entry, but only one prize can be won in each division.
- ◆ The entry can be in the form of drawings or graphics.
- ◆ Each entry must include a brief description (no more than 300 words, either in Chinese or English), illustrating the design concept.

Submission formats

- ◆ All entries must be presented in A4 (210mm x 297mm) document size, in PDF format with 300 dpi output resolution.
- ◆ Entries of scanned or photographed hand-drawn works will not be accepted.
- ◆ Hard-copy prints and editable digital files (eg. ai, psd format) of the shortlisted entries will be requested at a later date.

Selection criteria

- ◆ The entry will be assessed based on its originality, creativity, aesthetic quality and reproducibility.
- ◆ The decision of the Judging Panel will be final.

Prize

- ◆ There will be one winner for each of the 6 divisions. A total of 6 prizes will be given with **a cash prize of HK\$3,000** each.

Submission method

- ◆ Submit the entry via email to designcomp2017@hkis.org.hk.
- ◆ Each entry should be accompanied by an entry form that can be downloaded from the HKIS website at www.hkis.org.hk.
- ◆ The attachment(s) should not exceed 10MB in total.

Results announcement

- ◆ The winning results will be announced on the HKIS website and Facebook page in August 2017. Winners will also be notified by email individually.

Enquiries

For further information and enquiries, please contact
HKIS Secretariat
Tel: (852) 2526 3679 Email: designcomp2017@hkis.org.hk.

Remarks

- ◆ The winning design will be used on all publicity and promotional materials of the HKIS.
- ◆ All entries must be original work and not previously published.
- ◆ The HKIS will own the full copyright and intellectual property rights to the entries, as well as the right to their unlimited and unrestricted use.
- ◆ The HKIS reserves the right to edit, adapt and modify the entries and use them in any way it finds suitable.

