

SURVEYORS

測量師時代
Times

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HKIS



25th anniversary
1984-2009



測量邁銀禧 專業惠社群

Building Our Community

Contributing Our Professionalism

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香港測量師學會

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Time flies. My term as Honorary Editor will end soon. Echoing my first editor's message, it is my great honour to serve you and the Institute. I take this opportunity to express my sincere appreciation to those providing continuous support to me, especially to all members of the two Editorial Boards and the staff of the administration office. My best wishes for the incoming Editorial Boards.

The HKIS Annual General Meeting 2008 will be held on Friday, 12 December 2008 at 6.30 pm at the Surveyors Learning Centre. You are encouraged to attend the meeting. Notice and agenda of meeting have been sent to members.

The HKIS Annual Dinner was successfully held on 3 November 2008. It was also a kick-off event for the celebrations of our Silver Jubilee Anniversary in 2009. Related news has been published in this issue. To emphasize this important milestone of the Institute, the 25th Anniversary logo and the grand decoration of the venue for the Annual Dinner are specially used as the front cover of this issue. Let's continue to work hand in hand for a better future of our survey profession.

I wish you a Merry Christmas and a Happy New Year. See you all in 2009.

Lesly Lam
Email: leslylam@hkis.org.hk

時光飛逝，義務編輯的任務即將完結，能夠為學會及會員服務，是我的榮幸。得到諸位的不斷支持，尤其是二個編輯委員會委員及學會辦事處同事的全力協助，藉此機會謹致萬分敬意。並祝願來年編輯委員會成功。

2008年度香港測量師學會周年會員大會已安排在本年12月12日下午6時30分在測量師研習中心舉行，敬請參與。會議通知及議程經已寄給各會員。

香港測量師學會周年晚會經已在11月3日盛大舉行，本周年晚會亦是慶祝學會2009年銀禧紀念的序幕，相關報導已在本期測量師時代刊出。為突顯學會踏入銀禧旅程的重要意義，今期測量師時代特別以周年晚會場地的華麗佈置作為封面，銀禧標誌亦已刊出。讓我們攜手創造更美好的測量專業。

聖誕快樂及新年進步，2009年再見！

林力山
電郵：leslylam@hkis.org.hk



www.yukamhung.hk

My Presidency will end soon and I sincerely thank all of you for your enthusiastic support. It has been a splendid year for all of us to work together and we will continue to work closely with the new Council of The Hong Kong Institute of Surveyors to be elected on 12 December 2008. I will take this last President's Message to give my personal views on how to advance our institute.

How to advance our professional institute?

With the globalization of the world's economy, we are seeing increasing demands in terms of geographical origins, business sectors and needs which are imposing higher expectations upon us.

Besides, amid changing economic and business environments, we need to stay exceptionally alert to the changes imposed upon our profession and our institute, so that we can stay competitive and advance further.

In my opinion, the fundamental requirements on the advancement of our institute are:

- **One goal, one team, one spirit**

A professional institute needs a strong bonding for sustainable advancement. It is especially important for HKIS, which comprises six divisions of professionals with different backgrounds and expertise. Due to this special organisation structure, it is not surprising that we have very different viewpoints and concerns on some occasions.

Despite the above, we share a similar vision to advance our profession, and we are all devoted to working towards achieving complimentary goals. We are proud to have a wholehearted and cooperative team to work as a resilient entity for the institute.

In our meetings, variations in ideas may arise. It would

be fruitful for us to keep on respecting and accommodating each other's opinion and work together as a single team, with the greatest cooperation and team spirit.

With the similar visions and the synergies created from joint efforts, it is expected that there would be much advancement to our institute.

- **Expand the depth and breadth of our professional streams**

In a new era, we now urge for professional services beyond physical boundaries which expect the provision of one-stop-shop solution that needs a fusion of professions. In fulfilling this surging need, it is a good time for real estate professionals to consider "Multilateral Professional Development" to equip ourselves with professional knowledge outside of the real estate industry to meet the higher expectations of us.

As there are higher demands on real estate professionals, our institute should expand both the depth and breadth of our professional streams accordingly as follows:

- Dispute Resolution related matters: mediation, arbitration, independent valuation and expert witness, etc.;
- Capital Markets: Real Estate Investment Trusts (REITs), Initial Public Offerings (IPO), financial engineering, fund raising, private equity fund and management, etc.;
- Planning: town planning and sustainable development;
- Real Estate Planning and Development: Overall Project Management – services include design, construction management, project planning, feasibility, planning and land applications to the Government, etc.; and
- Real Estate Services: sales and leasing, property management, facility management and research, etc.

- **To ally with other professional entities**

To continue allying with other overseas professional

bodies in both the same and different professional entities. Similar to other professional institutes, we have already had mutual recognition with other foreign professional bodies. It will be beneficial for us to further expand our connections and cooperation with institutes abroad based on the existing network.

Aside from fostering better understanding on the practices of various places, the alliances would potentially lead to more cross-border, cross-sector collaboration opportunities for our institute and for Hong Kong Real Estate Professionals.

- **To maintain constant communication with related government departments in Hong Kong, Mainland China and other countries**

Constant communication of our institute with the government in Mainland China can facilitate implementation of commitments secured under Closer Economic Partnership Arrangement (“CEPA”) Supplement IV and Reciprocity of Professional Recognition arrangements.

In addition, constant communication of our institute with governments in Hong Kong, Mainland China and overseas can benefit mutual understandings between our institute and Governments of various places and would enhance future cooperation.

- **To keep abreast of the latest happenings affecting our profession**

In this dynamic changing world, there are a lot of changes that would affect our profession. We are encouraged to keep abreast of the latest happenings affecting our profession so that our institute can react sensibly and proactively and work in line with the development of our profession.

- **Education**

We have a very good system for the Assessment of Professional Competence (“APC”) to maintain the high quality of professional services to be provided to the society. We are now facing an increasingly challenging environment that our profession is under a fast evolution. It would be beneficial to the institute if the APC system can be continuously updated and reviewed from time to time to align with the prevailing market situation.

Similarly, our members shall continue to be equipped with the updated skills and knowledge through the existing Continuing Professional Development (“CPD”) regime.

- **Regulation of professional ethics**

Professional ethics of our members are already of a good standard. Through regular training and sharing with other professional organisations, practitioners and the Government, members would be further reminded on the importance of the issue.

- **Encouragement of the younger generation to participate**

We encourage younger members to participate in contributing to the institute so that we can gather more new ideas from people of a new generation. This can be done by means of younger members participating in regular discussion forums and working groups.

The above are some of my personal suggestions on the sustainable development of the institute, for the purpose of “Laying Bricks to Attract Jade (拋磚引玉)”. They may not be exhaustive. Members of the various councils of the institute always welcome opinions and comments from our members for the further advancement of HKIS.

In the coming days, I shall continue to work hard for the surveying profession, by continuing my involvement in HKIS through different activities and doing my best in my company.

A friendly reminder - the Annual General Meeting will be held on 12 December 2008. I am looking forward to meeting you in that meaningful evening.

Lastly, I would like to take this opportunity to thank all Office Bearers and the members of the General Council and divisional councils for their efforts paid throughout the year. It is my fortune and pleasure to work with them and I am proud to say we have done very well in various aspects for the institute.

Many thanks for your support to HKIS! See you in the AGM!

Yu Kam Hung
President

HKIS Annual Dinner 2008

The HKIS Annual Dinner was successfully held on 3 November at the Grand Hyatt Hong Kong as a kick-off event for the celebrations of the Institute's 25th Anniversary in 2009. We were honored to have the Honourable Donald Tsang Yam-kuen, GBM, Chief Executive of the HKSAR to deliver an opening speech.



This year, special decoration had been made to symbolize the forthcoming Silver Jubilee Anniversary.



During the dinner, a Lighting Ceremony was also arranged and officiated by the newly appointed Chairman of HKIS 25th Anniversary Organising Committee, the Honourable C Y Leung, Founding President of HKIS Mr Kan Fook Yee and the incumbent President Mr Yu Kam Hung.



Following the lighting up of the special anniversary logo, the Institute will be entering into its Silver Jubilee Anniversary in 2009! Around 600 guests had a remarkable evening.



The welcome speech of the President was published in the October issue of Surveyors Times. For the newspaper supplement, program booklet and other details, please visit the HKIS website <http://www.hkis.org.hk>







HKIS 25th Anniversary Organising Committee cum 2008 HKIS Annual Dinner Organising Committee

- | | | | |
|----------------------|--|-------------------------------------|---------------|
| Chairman: | The Honorable C Y LEUNG | | |
| Program Coordinator: | Stephen YIP (2008 Annual Dinner Organising Committee Chairman) | | |
| Members: | Albert SO | Anthony YU (from 30 September 2008) | |
| | Aster CHU | Bette SINN | Billy WONG |
| | Coody KO | Emily LING | Eric CHAN |
| | Evangeline CHAN | Francis LEUNG | Gary YEUNG |
| | Hazel TEE | James TSUI | Jean CHENG |
| | Jeffrey WONG | Jo LAU | |
| | Joseph WONG (2008 Annual Dinner Task Force Convenor) | | |
| | Karen KONG | Kenny CHAN | K K YUNG |
| | Lesly LAM | Michelle CHUNG | Nathan LEE |
| | Rina TSOI (till 29 September 2008) | | Raymond LEUNG |
| | Tzena WONG | Vicky WU | Y C MAK |

2008年香港測量師學會十大樓盤頒獎典禮 HKIS Property Marketing Award Ceremony 2008

由香港測量師學會舉辦的「2008年十大樓盤頒獎典禮」於本年11月4日舉行，主要目的是嘉許在2006及2007年度推出的優異樓盤，同時更希望透過此項活動，加強各界對物業推廣及物業質素的認知。從2004年首次舉辦，今年已踏入第四屆。今年除了原有的三個項目大獎【1】十大市場推廣大獎、【2】十大樓書大獎、【3】十大樓則大獎外，學會還特別增設了兩個項目大獎，包括【4】最佳環境表現大獎及【5】五大會所設施大獎，務求以多角度認識優質樓宇，並鼓勵業界於環保及綠色建築上的發展。

香港社會生活水平不斷提高，對於物業質素的要求亦不斷提升。一所優質的物業不但要有舒適的環境，還要有完善的交通配套及多樣化的設施。現今發展的住宅項目中，不難看到各大發展商提供靈活多變的間格，讓買家可自由運用空間，與此同時亦可減少拆卸的建築廢物，達至雙贏的局面。香港的物業市場競爭激烈，新落成樓宇的質素日益提升，能獲獎的樓盤堪稱實至名歸。

今年，由香港測量師學會舉辦的「十大樓盤頒獎典禮」新增設了「最佳環境表現大獎」及「五大會所設施大獎」，就是因應社會對環保的迫切需要及市民對會所享受的追求而設立，藉以表揚業界對保育環境、善用天然資源及對改善市民生活質素作出的貢獻。

發展商在展開發展計劃時，先要就發展地區為樓盤確立正確的市場定位；在樓盤設計上，要切合目標客群的需要，設計實用四正的內部間隔；在樓盤推售時，完整的市場推廣策略及樓書設計也是成功的關鍵。另外，因應新一代置業人士對生活享受更著重，會所設計也是成功的重要一環；不可缺少的是，若樓盤設計能配合全球環保的大趨勢，發展商能盡社會責任，在設計和施工上包括環保、節能等創新意念，更是值得鼓勵。

今年，香港測量師學會就市場推廣、樓書、樓則、會所及環境表現五方面為樓盤作出評分，參選的樓盤各具特色，評審委員要花盡心思及詳細考核才能從中挑選出優勝者。

香港測量師學會希望透過舉辦「十大樓盤頒獎典禮」，加深普羅大眾對本地住宅物業市場的認識，分享各大發展商在物業市場上推廣的專業性及市場策略；並希望房地產同業們能借鏡得獎個案，繼續提升物業的素質，帶入更多創新元素，為市場加添活力，更重要的是，讓普羅大眾有更好、更多、更物有所值的選擇。此外，學會亦希望透過是次活動，加深市民對測量師的認識，從而理解測量專業對社會整體發展所作出的貢獻。房地產業是香港經濟支柱，而測量師則擔當不可或缺的角色。測量師在物業發展、估價、規劃、出售、出租、物業及資產管理等各方面擔當專業的角色，也是業主、發展商及買家之間的橋樑。

是次頒獎典禮能夠順利完成，實有賴各評審委員對評審工作一絲不苟及專業務實的態度，每一個獲獎項目都是實至名歸。學會同時更感謝各大發展商的衷誠合作，提供充足資料令評審工作得以順利進行，更感謝各籌委會成員積極地聯絡和與發展商會晤，現場視察樓盤，搜集資料，訂立評分標準，編制場刊及在安排頒獎典禮等工作上所作出的貢獻。

最後，學會恭賀各個得獎單位，並衷心感謝各界人士鼎力支持這項業界盛事，對各界給予香港測量師學會的支持再次表示衷心感謝，希望藉著香港測量師學會「2008年十大樓盤頒獎典禮」，使房地產同業們的成就得到各方的認同及肯定，以鼓勵提升物業的素質。

評審工作 (Assessment Panel and Organizing Committee)

評審委員會首先覆核及審批評分標準和機制，通過了差不多7個月的工作，從60多個於2006及2007年度推出的樓盤中，嚴格甄選及評核是次獲獎樓盤。評審委員會由十五位專業測量師及學術顧問組成，大部分都並非在物業發展公司工作，而當碰到利益衝突的時候，他們一律避席以示公平。

名譽總監

香港專業聯盟主席梁振英GBS 太平紳士

評審委員會

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(排名按筆劃序)

獎項介紹 (Introduction of Awards)

十大市場推廣大獎 (Top Ten Property Marketing Awards)

物業銷售與市場推廣一脈相連。良好的物業銷情必須由有效的市場推廣策略配合。市場推廣要有鮮明的推廣主題及形象，清晰的市場定位及目標客群，再配合地產代理、宣傳媒體及廣告的運用才可達到推廣的效益。

本獎項的設立是表彰業界人士在物業市場推廣上所作出的貢獻，並鼓勵他們不斷發掘更有效的推廣策略。

評審標準包括主題及形象是否鮮明突出，對市場的定位及目標客群是否正確，如何利用市場推廣克服困難，傳媒的運用及配合，付款辦法，地產代理政策等。

十大樓書大獎 (Top Ten Property Sales Brochures Awards)

在物業推廣計劃中，售樓說明書(樓書)是介紹物業的主要途徑。準買家會因應樓書內的資料建立對樓盤的第一印象。業界同行如估價師等，也會引用樓書內的資料去應付他們的日常工作。故此，樓書不單要講求以設計包裝去推廣主題和吸引準買家，更要向準買家及業界同行提供全面而準確的物業資料，讓他們無須親臨樓宇現場也能從樓書中了解有關的物業。

本獎項的設立目的是為提高各界對樓書的注意程度，並提倡樓書的編排應從買家的角度出發，提供清晰、齊備及容易閱讀的資訊，讓買家更能掌握物業狀況。

評審標準包括各種說明圖表充足度，文字資料充足度，主題配合程度，創意及獨特吸引點，易讀程度，視覺效果及美感，印刷紙質，設計等。

十大樓則大獎 (Top Ten Property Layouts Awards)

住宅樓宇是日常生活的必需品，它的設計和間隔會直接影響住客的生活質素。

本獎項的設立是提倡住宅單位設計應從用家角度出發，除要有合適的面積實用率外，更要結合人與大自然等軟性元素。讓住宅建築在解決基本生活需求的同時，更可照顧到品味、生活習慣，以至健康、環保、舒適感等更深層的概念。

評審標準包括實用率，低使用面積率（走廊，玄關等佔用面

積比例），樓底高度，座向，景觀，廳及房間形狀，間隔靈活性，傢具擺放容易度等。

最佳環境表現大獎 (The Best Environmental Performance Awards)

最佳環境表現大獎就有關環境規劃、設計、建築及運作四個範疇進行可持續發展性的全面評估。評估方法是針對樓宇減少對環境造成的負面影響，包括提高室內環境質量，藉以提高居住者的健康及生活質素；減少使用非再生材料，提倡採用環保材料及再生材料等；採用環保施工方法，藉以避免對環境造成污染及減少建築廢物；鼓勵使用節能系統及設施，以減低能源消耗。此獎項設立目的是表揚業界對樓宇可持續發展的貢獻，並鼓勵建築界繼續推廣環保樓宇。

規劃方面評審標準是主要針對項目的前期工作，包括綠化比例，室內環境的舒適度，各座座向擺位能否減低熱島效應等。

設計方面評審標準包括項目有否使用環保物料，綠化設計（如環保露臺，預製組件的使用多寡等）。

建築方面評審標準包括項目在建造過程中，有否控制廢料排放和有否利用可再用材料等。

運作方面評審標準是有否使用環保管理系統及節能設備（如自動調校冷氣溫度用量裝置等）。

五大會所設施大獎 (Top Five Clubhouse Facilities Awards)

設施完善的住客會所不但能吸引買家的注意，更能提升住宅物業的價值。故不少發展商在發展住宅物業的同時，也會注重會所的設計、質素及配套設施。

本獎項之設立目的是鼓勵發展商在規劃項目時能提升住戶的生活質素，配合住戶身心、藝術、知識及健康等多方面的發展和需要，從而設計及提供一個更舒適、更多元化的住客會所。

評審標準包括住宅數目與設施種類的比例，設施是否有創意，設施對住客的合適程度，是否能發揮住客身心 / 藝術 / 知識 / 健康的元素等。其次是增值服務的提供，裝飾美觀性，綠化環境元素等。

獎項摘要 (Summary of Awards)

(1) 2008年十大市場推廣大獎 (Top Ten Property Marketing Awards)

2008年最佳市場推廣大獎 -
The Best Property Marketing Award 2008

比華利山別墅 - 恆基兆業地產有限公司

得獎項目名稱 Top Ten Property Marketing Projects

尚堤	香港興業有限公司
浪澄灣	恆隆地產有限公司
海濱南岸	新創建集團有限公司/新鴻基地產發展有限公司
曼克頓山	新鴻基地產發展有限公司
嵐岸	長江實業(集團)有限公司
翔龍灣	香港中華煤氣有限公司 (售樓代理:恆基兆業地產代理有限公司)
萬景峯	信和置業有限公司/市區重建局
葡萄園	新鴻基地產發展有限公司
嘉薈軒	嘉華國際集團有限公司/市區重建局

得獎項目名稱 Top Ten Property Layout

尚堤	香港興業有限公司
浪澄灣	恆隆地產有限公司
港濤軒	太古地產有限公司/中華汽車有限公司
萬景峯	信和置業有限公司/市區重建局
嘉御山	嘉華國際集團有限公司
鯉灣天下	泛海國際集團有限公司
羅便臣道31號	九龍建業有限公司
灝畋峰	嘉里建設有限公司
御林皇府	信和集團有限公司

(2) 2008年十大樓書大獎 (Top Ten Property Sales Brochures Awards)

2008年最佳樓書大獎 - The Best Property Sales Brochure Award 2008

萬景峯 - 信和置業有限公司/市區重建局

得獎項目名稱 Top Ten Property Sales Brochures

比華利山別墅	恆基兆業地產有限公司
尚翹峰	華人置業集團有限公司/市區重建局
栢慧豪園	長江實業(集團)有限公司
浪澄灣	恆隆地產有限公司
海濱南岸	新創建集團有限公司 /新鴻基地產發展有限公司
曼克頓山	新鴻基地產發展有限公司
翔龍灣	香港中華煤氣有限公司 (售樓代理:恆基兆業地產代理有限公司)
葡萄園	新鴻基地產發展有限公司
嘉薈軒	嘉華國際集團有限公司/市區重建局

(3) 2008年十大樓則大獎 (Top Ten Property Layouts Awards)

2008年最佳樓則大獎 The Best Property Layouts Award 2008

曼克頓山 - 新鴻基地產發展有限公司

(4) 2008年最佳環境表現大獎 (The Best Environmental Performance Awards)

尚堤 香港興業有限公司	2008年最佳環境規劃大獎 The Best Environmental Planning Award 2008
駿逸峰 爪哇集團有限公司	2008年最佳環境設計大獎 The Best Environmental Design Award 2008
海濱南岸 新創建集團有限公司 /新鴻基地產發展有限公司	2008年最佳環境建築大獎 The Best Environmental Construction Award 2008
豫豐花園 恆基兆業地產有限公司	2008年最佳環境運作大獎 The Best Environmental Operation Award 2008

(5) 2008年五大會所設施大獎 (Top Five Clubhouse Facilities Awards)

比華利山別墅	恆基兆業地產有限公司
浪澄灣	恆隆地產有限公司
嵐岸	長江實業(集團)有限公司
萬景峯	信和置業有限公司/市區重建局
葡萄園	新鴻基地產發展有限公司

關於2008年十大樓盤頒獎典禮的詳細資料, 歡迎各會員親臨本學會領取場刊壹本。



圖為嘉賓祝酒儀式

左起：籌委會主席張一輝、產業測量組主席潘永祥、差餉物業估價署署長曾梅芬、名譽總監梁振英、會長余錦雄



頒獎典禮雲集專業界、政府及地產發展商代表，一同見證



十大市場推廣大獎之得獎者合照



十大樓書大獎之得獎者合照



十大樓則大獎之得獎者合照



最佳環境表現大獎之得獎者合照



五大會所設施大獎之得獎者合照

2008年香港測量師學會十大樓盤頒獎典禮

衷心感謝以下贊助機構鼎力支持

HKIS Property Marketing Award Ceremony 2008

Sincere thanks and gratitude are expressed to the following sponsors for their support to our event



(排名按英文字母序)

HKIS 25th Anniversary Logo Design Competition - Result announcement

The HKIS 25th Anniversary Organising Committee had organised a Logo Design Competition amongst all classes of HKIS members. A simple, eye-catching but elegant logo was needed to personify a dynamic and professional institute and to mark our Silver Jubilee Anniversary.

A total of 43 designs were received from members. All designs were simple, creative and signifying the dynamic and professional image of the Institute. After several rounds of selection, the HKIS General Council and the 25th Anniversary Organising Committee decided the winners of the logo competition as follows:-

Name	Award
LEE Sai Kit	Grand Prize
CHENG Wai Ho	Certificate of Merit
LAM Siu Tong	Certificate of Merit

HKIS 25th Anniversary Logo



Design Brief

“Growing to Infinity” is the major theme of the design. Combination of 2 and 5 forms the symbol of “Infinity”. Green and orange brushes represent 2 and 5 respectively. Brushes reflect the energetic movement of HKIS to the challenging future (infinity) of the market and HKIS continues to be a professional surveying institute to “infinity”.

LAM Siu Tong

HKIS 25th Anniversary Website

A specially designed website to mark the Silver Jubilee of HKIS has been launched. Please visit the website at <http://www.hkis.org.hk/hkis/html/25/hkis.htm> for more details.

Council members reaching out

6 November 2008

Briefing Session on “The Development of the Consultant List Management System (CLMS)” organised by Architectural Services Department

Mr Antony Man

8 November 2008

Annual Dinner of The Hong Kong Institute of Landscape Architects

Mr Yu Kam Hung

9-12 November 2008

WOBO Annual Meeting and Conference in Cairo, Egypt

Mr Raymond Chan, Mr Alex Wong

10 November 2008

Annual Cocktail Reception of the Law Society of Hong Kong

Mr Yu Kam Hung

11 November 2008

Welcome Dinner of Sichuan Provincial Delegation organised by Constitutional and Mainland Affairs Bureau

Mr Yu Kam Hung

14 November 2008

“Dining with Stars” co-organised by American Express and Hong Kong Tourism Board

Mr Francis Leung, Mr Stephen Yip

19 November 2008

HK Forum - Urban Renewal Strategy Review organised by MIPI Asia

Speaker: Mr Yu Kam Hung

21 November 2008

Welcome Dinner of the Hong Kong Institute of Architects Conference

Mr Yu Kam Hung

22 November 2008

Annual Dinner of the Hong Kong Institute of Architects

Mr Yu Kam Hung

25 November 2008

Meeting of “Mainland and Hong Kong Closer Economic Partnership Arrangement” organised by Development Bureau

Mr Raymond Chan, Mr Stephen Lai

Sports and Recreation Committee

HKIS Basketball Team

Our HKIS Basketball Team has had a superb performance in these past two months. We are leading in the Joint Professionals Basketball Tournament. There are a total of 7 teams in this tournament including HKICPA (Accountants), HKDA (Dentists), HKIA (Architects), HKIP (Planners), HKIS (Surveyors), HKMA (Doctors) and LSHK (Solicitors). So far, we have won all the games. The final game will be held on 14 December 2008 at a venue to be announced. Let's go and encourage our team.

The following photos were taken in the first match with HKMA.



HKIS Bowling Team

Our Bowling Team participated in the Joint Professionals Bowling Tournament, held by the Joint Professionals Sports Committee, in their smart team shirts on 2 November 2008. This time, the Championship went to HKDA (Dentists). The 1st-runner up was LSHK (Solicitors) and the 2nd-runner up was HKMA (Doctors). Although the HKIS team did not get any prizes in the competition, they enjoyed themselves. Our team is making improvements to becoming more professional. Let's join the Bowling Team and make our team grow stronger.



HKIS Bowling Team

Team Captain : Kelvin Li (QS)

Team Members : Donald Chan (LS), Ryan Chow (BS), Billy Wong (BS), Nathan Lee (BS), Lesly Lam (LS), Michelle Chung (BS), Carmen Wong (GP)



Sports and Recreation Committee

HKIS Sports and Recreation Committee had been formally established since October this year. It aims to promote different kinds of sport and recreation activities among all the members in our institute. It also provides opportunities for those members having common interest to gather and share their skills. There are several sub-committees such as Dragon Boat Team, Golf Team, Soccer Team, Basketball Team, Badminton Team, Tennis Team, Table Tennis Team, Bowling Team, Swimming Team, Running Team, Singing Team, Snooker Team and Volleyball Team. Each sub-committee regularly organises practices and functions for interested members. They are also representing the HKIS to join in all the joint professionals' competitions co-organised with other professional institutes.

Sports and Recreation Committee

Chairman : Lesly Lam
Vice Chairman : Cyrus Siu
Treasurer : Michelle Chung
Secretary : Carmen Wong

RECRUITMENT

In 2009, we would like to recruit more members to join us. Kindly indicate your interest by filling in the reply slip below and returning it to us. We will contact you individually to join the sub-committee and inform you of all the related activities. For enquiries, please contact Ms Carmen Wong at carmen.wkm@gmail.com.

HKIS Sports and Recreation Committee Recruitment

REPLY SLIP

Fax : HKIS Secretariat
2868 4612

Name: _____

Membership No.: _____

Mobile no.: _____

Email: _____

I am interested to join (you may select more than one team):-

- | | | |
|---|--|---------------------------------------|
| <input type="checkbox"/> Badminton Team | <input type="checkbox"/> Basketball Team | <input type="checkbox"/> Bowling Team |
| <input type="checkbox"/> Dragon Boat Team | <input type="checkbox"/> Golf Team | <input type="checkbox"/> Running Team |
| <input type="checkbox"/> Singing Team | <input type="checkbox"/> Snooker Team | <input type="checkbox"/> Soccer Team |
| <input type="checkbox"/> Swimming Team | <input type="checkbox"/> Table Tennis Team | <input type="checkbox"/> Tennis Team |
| <input type="checkbox"/> Volleyball Team | | |

Do you want to be a sub-committee member? Yes No

HKIS Annual General Meeting 2008

Friday, 12 December 2008

6.30 pm

HKIS Surveyors Learning Centre
Suites 811-812, 8/F, Jardine House
Central, Hong Kong

DTZ Postgraduate Scholarship Scheme - 2009 Entry

Hon C Y Leung together with four of his partners of DTZ Debenham Tie Leung Limited, including Francis Li, Franky Wong, K K Chiu and Edward Cheung considered that in view of the rapid development of capital market and the real estate market within this region, have agreed to contribute a sum of HK\$2.5 million (DTZ Postgraduate Scholarship "The Scholarship") to encourage and sponsor the qualified surveyors of the Hong Kong Institute of Surveyors to pursue further studies overseas in order that they could contribute back to the surveying profession after the study.

The objective of the scholarship scheme is to enable talented qualified surveyors from Hong Kong Institute of Surveyors to pursue a postgraduate course which is related to the surveying profession at world-renowned institutions outside Hong Kong.

The first recipient of the scholarship scheme was Ms Winnie Yu, a member of the General Practice Division.

Members of the HKIS are now being invited to apply for the 2009 scholarship. Applicants for the scholarship must fulfil the following criteria:-

- Applicants must be permanent Hong Kong residents;
- Applicants must be a Corporate Member of HKIS and also a Registered Professional Surveyor registered under the Surveyors Registration Board;
- Applicants who have obtained scholarship(s) from the fund before will not normally be considered.

Deadline for application is 31 December 2008. For further details and an application form, please visit www.hkis.org.hk/hkis/html/index.jsp

國際房地產估價論壇

由國際測量師聯合會、中國房地產估價師與房地產經紀人學會及香港測量師學會合辦的國際房地產估價論壇已於2008年10月18至19日在北京順利舉行。本年度論壇的主題為〈估價與財產保護〉。除了測量師學會派出十多位專業會員出席是次論壇外，多個政府部門包括地政總署、屋宇署及房屋署等與私人機構亦有派員參加。

論壇由國際測量師聯合會副主席張志海先生、中國房地產估價師與房地產經紀人學會會長宋春華先生及本會副會長葉滿華先生致辭開幕。及後多位來自全國各省市及歐洲、美洲、澳洲及非洲等地的學者及資深從業員對估價與財產保護、損害賠償估價、拆遷估價及估價方法與技術等各方面發表論文，當中提出了不少寶貴的意見及作了很多有見地的經驗交流。其中包括地政總署副署長及本會前會長吳恆廣先生的〈公共設施用地的評估〉及本會資深會員陳超國先生的〈為重新發展而強制出售土地：香港的故事，中國的啟示〉的深入分享。

除了參加論壇分享外，我們亦不忘到最新落成的奧運場館鳥巢及水立方參觀。雖然只是到此一遊，未有時間入內詳細參觀，但能親眼目睹我國這兩座偉大的建築，也非常值得。

香港測量師學會青年組委員
陳慧珠

OBITUARY

Kenneth Edgar Norman Goodbourn, FRICS (1925 - 2008)

HKIS is sad to learn of the passing of Kenneth Edgar Norman Goodbourn on 15 October 2008 at the age of 83.

Ken Goodbourn started his working life in the Far East in Singapore in 1952. After a few years, he joined the Hong Kong office of Langdon & Every (Far East) (now Davis Langdon & Seah).

Ken became a partner of the firm in 1970 and was senior partner in Hong Kong from 1979 up to 1982 when he retired. HKIS did not have a chance of enlisting Ken (the Institute being established in 1984) but had the honour of having him as a good companion.

Ken was well known within and outside the surveying profession. His contribution to quantity surveying in Hong Kong was mainly through his involvement with the Hong Kong Standard Method of Measurement. His meticulous concern for detail and ability to ensure consistent wording and intent resulted in documents which are used throughout the construction industry in Hong Kong. Ken was on the drafting committee for HKSMM1, 2 and 3, and was Chairman of the committee for HKSMM4. He shall be missed for his dedication and contribution to the construction industry.



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*Programmes Leading to The University of Reading Awards**

MBA in Construction and Real Estate (Reg. No. 250149)

- Specialist MBA for the property and construction industry
- Accredited by The Royal Institution of Chartered Surveyors (RICS) and The Chartered Institute of Building (CIOB)

Application Deadline: 19 January 2009

Course Commencement: March 2009

MSc in Surveying (Reg. No. 251147)

- Conversion course for graduates with degrees in surveying building, construction management or other related disciplines
- Accredited by RICS and Hong Kong Institute of Surveyors (HKIS)

Application Deadline: 1 December 2008

Course Commencement: February 2009

*Programme Leading to
The College of Estate Management (CEM) Awards**

Postgraduate Diploma in Arbitration

- Suitable for those who wish to practice as an arbitrator or undertake expert witness work
- Accredited by The Chartered Institute of Arbitrators (CIArb)
- Approved by The Law Society of Hong Kong and accredited with 15 CPD points

Application Deadline: 2 January 2009

Course Commencement: March 2009

Programme features

- Comprehensive study materials including textbooks are provided
- Web-support learning to enable integration of studies with everyday work
- Face-to-face meetings with CEM tutors and fellow students on PolyU campus

For programme details, please visit

www.hkcyberu.com

* These programmes have been either registered or exempted for registration under the Non-local Higher and Professional Education (Regulation) Ordinance in Hong Kong. It is a matter of discretion for individual employers to recognise any qualifications to which these programmes may lead.



Summary of HKIS CPD / PQSL Events

02 Dec 2008 – 31 Jan 2009

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKER(S)	RUN BY
02 Dec	2008104	IAQ Made Simple : No Longer Luxury but a Necessity - IAQ Assessment of Office & Shopping Arcade	1.5	Ir Peter Chow	PFMD
03 Dec	2008102	What is Building Surveyor's Role in Due Diligence	1.5	Law Sheung Ping James	BSD
09 Dec	2008105	IFC Development - a complex construction during a special economic cycle of Hong Kong (1997 - 2005)	1.5	Poleon Chan	YSG
11 Dec	2008107	Design Manual: Barrier Free Access 2008	1.5	Tony K.T. Chu	BSD
17 Dec	2008103	How the QS Can Create Values in the Procurement of Construction Works in Hong Kong	1.5	Peter Y Y Ng	QSD
18 Dec	2008095	Military Architecture in Hong Kong	1.5	Ko Tim-keung	HKIS
06 Jan	2009001	Concession Models for Build Operate Transfer Projects	2	Dr. Daniel Wu	PSDAS
07 Jan	2009002	Application of Military used Security system in Facility Management	1.5	Gyver Hui, Teresa Fung	PFMD
21 Jan	2009004	China Real Estate Black Swan?	1.5	Stephen Chung	QSD
22 Jan	2009003	Public Private Partnerships and Construction: A Recap on Hong Kong	2	Dr. Arthur McInnis	PSDAS
31 Jan	2009005	One-day Seminar on Contract Management 2009	6	David Bateson Ivan YC Cheung Professor Peter Hills Stephen Lai Andy Walsh	YSG

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

STANDARD RESERVATION FORM

Event Date: _____ Event Code : _____

Event Name: _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M TA P TT S HKIS No. : _____

Division* : BS GP LS PD PFM QS

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

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

Payment method

- I enclose a cheque payable to **"Surveyors Services Ltd"**. Cheque no. _____ Amount HK\$ _____
- Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)
- Please charge my American Express card

Ref.: []

To: Credit Card Service Department

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

Cardholder Name : _____ HKIS No. : _____

Card Number : [] [] [] [] - [] [] [] [] - [] [] [] [] - [] [] [] [] Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

- 1 A separate reservation form is required for each event / application. Photocopies of the form are acceptable.
- 2 Reservations should be returned by post/ by hand to the HKIS office.
- 3 Payment can be made by cheque or by HKIS Credit Card (Shanghai Commercial Bank Ltd./American Express)
- 4 A **separate** cheque or HKIS Credit Card payment instruction form is required for each event / application.
- 5 Reservation by fax, telephone and cash payment is not acceptable.
- 6 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 7 Reservation cannot be confirmed until one week prior to the event.
- 8 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 9 Incomplete or wrongly completed reservation forms will not be processed.
- 10 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.
- 11 If you have not received any reply from our Institute within 7 days of the event, you may call HKIS at 2526 3679 to check the progress of your reservation.



CPD/PFM/2008104

IAQ Made Simple : No Longer Luxury but a Necessity - IAQ Assessment of Office & Shopping Arcade

Speaker Ir Peter Chow, Technical Manager, Acumen Environmental Engineering and Technologies Co. Ltd.

Date & Venue 7:00 pm - 8:30 pm Tuesday 2 December 2008 SLC, HKIS

Details Indoor Air Quality (IAQ) is always a complicated process to the minds of Facility Managers and Property Managers. Through the voluntary scheme of IAQ Centre, there are more than 280 premises getting the IAQ Good Class Certificates. Recent study reveals that air quality affects our health and working efficiency quite a lot and we thus invite Ir Peter Chow to take an "IAQ made simple" approach to let our Facility and Property managers to manipulate the critical matters within one and a half hour to further plan their air quality targets in their managed offices or shopping arcades.

Cases study will be introduced to let participating members be aware of the practical cost saving measures in air-side improvement works of the air conditioning system.

Language Cantonese with English Notes
Priority First-come-first-served
Fee HK\$100 per person

CPD/BSD/2008102

What is Building Surveyor's Role in Due Diligence

Speaker Mr Law Sheung Ping James

Date & Venue 6:45 pm - 8:15 pm Wednesday 3 December 2008 SLC, HKIS

Details Mr Law is the Senior Director of Building Consultant Services in CB Richard Ellis in Hong Kong. James possess over 27 years post-qualification experience specialized in of building control, building surveying, contract management of maintenance and improvement projects. He will explain what is due diligence and share the skills to conduct and report of it.

Language Cantonese supplemented by English
Priority First-come-first-served
Fee HK\$120 per person
HK\$150 per person for walk-in participants (subject to availability)

CPD/YSG/2008105

IFC Development - a complex construction during a special economic cycle of Hong Kong (1997 - 2005)

Speaker Mr Poleon Chan, BSc, MHKIS

Date & Venue 7:00 pm - 8:30 pm Tuesday 9 December 2008 SLC, HKIS

Details Poleon Chan is the Associate Director of Rider Levett Bucknall, a leading international quantity surveying consultancy. He is a qualified quantity surveyor and he is a Council Member of Quantity Surveying Division, HKIS.

IFC development complex consists of a huge carpark basement, 800,000 sf retail and entertainment place, 38 storey one IFC office and 88 storey two IFC office, 1000 rooms Four Seasons Hotel and associated landscaping and infrastructure works. In this seminar, the speaker will introduce the 8 years development in financial, contractual and construction aspect.

Language Cantonese supplemented by English
Priority Probationers and Members (first come first serve basis)
Fee HK\$100 per person; HK\$150 for non-member;
HK\$20 walk in surcharge for all pricings listed

CPD/BSL/200107

Design Manual: Barrier Free Access 2008



Joint event with HKIS BSD and HKIA

Speaker Mr. Tony K.T. Chu, Acting Senior Building Surveyor, Buildings Department

Date & Venue 6:45 pm - 8:30 pm Thursday 11 December 2008 SLC, HKIS

Details Mr. CHU is a building surveyor by profession. He is a member of the Hong Kong Institute of Surveyors, the Royal Institution of Chartered Surveyors and the Association of Building Engineers. He joined Buildings Department in 1990 and is now an acting Senior Building Surveyor. He was the Secretary of the Steering Committee on Review of Design Manual: Barrier Free Access. He would introduce the background of design manual, review exercise and key changes in the new version of the design manual. The implementation and role of the manual would also be discussed.

Language	English supplemented by Cantonese	Fee	HK\$120 per person
Priority	All members of HKIS and HKIA		HK\$150 per person for walk-in participants (subject to availability)

CPD/QS/2008103

How the QS Can Create Values in the Procurement of Construction Works in Hong Kong

Speaker Mr Peter Y Y Ng, M.Proj. Mgt(UNSW), MSc(HKPU), FRICS, FHKIS, FAIQS, FCIOB, MCI Arb, FHKICM, MHIREA, RPS

Peter is the Director of Beria Consultants Limited and is also the founder of the company. He has over 28 years of working experience in the construction industry. He has worked for contractors and the infrastructure project division of a transportation company before committing full time in consultancy services provider. He runs his consultancy firm over 13 years. Besides his responsibility for establishing strategies for the company, he specializes in cost management, property development and contractual advice and is an expert witness in arbitration and litigation proceedings. In addition, he has worked in Australia gaining valuable experience in an overseas environment in different types of building projects including residential & commercial development.

Date & Venue 7:00 pm - 8:30 pm Wednesday 17 December 2008 SLC, HKIS

Details The role of the Quantity Surveyor (QS) in a typical construction project is very passive in Hong Kong. His value in the project team seems to be merely taking the role of an estimator, measurer, document compiler and contract administrator.

The QS must, first of all, improve his basic services due to common complaints about his basic role. He needs to transform his estimating role from a complier of past cost data to an analyst and a forecaster in the construction market. He needs to rely more on the market knowledge and supply chain and be more innovative to re-assert his value in his estimating and accounting roles.

To create extra values, it is not sufficient that the QS expands the range of services, but he needs to be able to drive and influence the team at a more strategic level to achieve better results, by commercial and other skills and approaches, particularly early involvement in the upstream activities and design matters. He needs to re-package and market his services, which must cater to the market needs, and relate them to the benefits for the client.

In this talk, Peter will go through the basic traditional functions of QS and will explain how QS in Hong Kong can create extra values in helping the Client and the design team to achieve a better and more cost effective design by reference to his experience working as the Client's consultant and his practical experience in Australia, and eventually be the lead consultant and key adviser for projects in the construction and other industries in Hong Kong and Mainland China.

Language	Cantonese supplemented by English	Fee	HK\$120 per person
Deadline	10 December 2008	Priority	QSD Members

CPD/HKIS/2008095

Military Architecture in Hong Kong

Joint CPD Lecture Series on Building Typology co-sponsored by the Architectural Conservation Programme of The University of Hong Kong, Hong Kong Institute of Architects and Hong Kong Institute of Surveyors.

Speaker Mr Ko Tim-keung is a local history researcher and a former council member of the Royal Asiatic Society (HK Branch). He is the author/co-author of several books on Hong Kong history.

Date & Venue 7:00 pm - 8:30 pm Thursday 18 December 2008 SLC, HKIS

Details When the Pacific War broke out, Hong Kong had already been fortified for a century. Batteries, redoubts, observation posts, blockhouses, pillboxes, searchlight positions, tunnels, trenches, shelters, and bunkers were built extensively. All these preparations for war were finally put to test when the Japanese invaded Hong Kong in December 1941.

Since the end of the war, many of these relics were gradually forgotten, and were quietly disappearing. The spectacular economic development of Hong Kong, not surprisingly, have claimed many of these unwanted concrete blocks and structures. Yet, despite the seemingly unabated developments, there still lie a large number of ex-defence works - whether along the coast, on the hillside, or in the heart of the city. The talk attempts to outline some of these relics.

Through studying these lumps of concrete, the search for the past, nevertheless, is not altogether impossible.

Language	English	Fee	HK\$50 per person; HK\$100 per person for non-member
Priority	First-come-first-served		

CPD/PSDAS/2009001

Concession Models for Build Operate Transfer Projects



Speaker Dr. Wu, Daniel, M. earned his PhD from the National University of Singapore and carried out his Post-doctoral research in the University of Reading (UK). Currently he is a research assistant professorship in the University of Hong Kong. Dr Wu worked six years on construction sites with well established firms such as GEC, Caltex and BP, and has conducted research in construction management in Hong Kong, Singapore, Australia and UK. He is an editorial member of the International Journal of Construction Project Management and Construction Annual Review, a member of CIOB (UK) and IEEE (US), and a fellow of CRICM (Hong Kong), SMCISCM (China). He has published more than fifty international refereed journal and conference papers. He has been listed as a research scientist in Marquis Who's Who in the World (25th Edition, United States, 2009).

Date & Venue 7:00 pm - 9:00 pm Tuesday 6 January 2009 SLC, HKIS

Details The seminar will address the concept of BOT project, the project structure, the usual parties involved, general arrangement of a BOT project, calculation of concession period, typical problematic issues involved in BOT, and how can these issues be resolved. Real life case studies will be provided to demonstrate the calculation of concession period, and to explain what strategies should be adopted to shift or reduce risks involved with government bodies, financial institutions, developers, contractors, and raw materials suppliers.

Language	English	Fee	HK\$120 per person
Deadline	29 December 2008	Priority	All HKIS members

CPD/PFM/2009002

Application of Military used Security system in Facility Management



Speakers Mr. Gyver Hui, Security Consultant, MSc in Electrical and Electronic Engineering
Ms. Teresa Fung, G4S Security Systems (Hong Kong) Ltd, Security Consultant

Date & Venue 7:00 pm - 8:30 pm Wednesday 7 January 2009 SLC, HKIS

Details Mr. Gyver Hui and Ms Fung shall introduce the principle of Security system in design, the recent advanced technology application instead of limited traditional system, how to easily upgrade the existing equipment. Cases study shall be used to demonstrate in an effective approach.

This Seminar covers 4-6 points: -

- 1) Security systems design
- 2) New technology instead of traditional system
- 3) How to easy upgrade existing equipment.
- 4) CCTV camera
- 5) DVR design and
- 6) Pulse Secure Fence

Language Cantonese with English Notes

Fee HK\$100 per person

Deadline 29 December 2008

Priority first-come-first-served

CPD/QS/2009004

China Real Estate Black Swan?



Speaker Mr Stephen Chung

Stephen is Managing Director of Zeppelin Real Estate Analysis Limited. He leads the real estate analysis, investment strategy, and portfolio allocation arm of Zeppelin Real Estate Group, a Hong Kong-based real estate consulting group involved in China real estate development, investment, and management. Prior to this, Stephen has had years of bricks and mortar experience in building economics, project management, property management, and brokerage and was involved in both overseas and local projects.

Stephen also develops the group's real estate knowledge website www.Real-Estate-Tech.com which now contains close to 1,000 content articles, in English and Chinese, many of which have been published in prominent newspapers such as China Daily, the Hong Kong Economic Journal etc and other websites. Stephen is also invited to speak to audiences from universities, business associations, and professional institutes from time to time. He is an honorary adjunct professor with the University of Hong Kong and the City University of Hong Kong.

Date & Venue 7:00 pm - 8:30 pm Wednesday 21 January 2009 SLC, HKIS

Details Global subprime mess, credit contraction, volatile oil prices, bubbly commodities market, deflation pressure everywhere, fluctuating currencies, and sluggish China real estate sales.... What to make of these and the China real estate markets? Danger or Opportunities? Pull out or Get in?

In this seminar, Stephen will share with us his view on the impact of the global financial tsunami on the China real estate and the danger or opportunities of investment in the China real estate market.

Language English

Fee HK\$120 per person

Deadline 7 January 2009

Priority QSD Members

CPD/PSDAS/2009003

Public Private Partnerships and Construction: A Recap on Hong Kong



Speaker Dr. Arthur McInnis, Professional Consultant, The Faculty of Law, The Chinese University of Hong Kong; Visiting Fellow, Asian Institute of International Financial Law, The Faculty of Law, The University of Hong Kong.

Arthur holds a Bachelor of Civil Laws degree and a Master of Laws degree from McGill University and a Doctor of Philosophy degree in law from the University of London. Arthur was admitted to practice as a Barrister and Solicitor in Saskatchewan in 1981 and British Columbia in 1985 and as a Solicitor in Hong Kong in 1990. He became a Fellow of the Chartered Institute of Arbitrators in 1994. Prior to coming to Hong Kong in 1988 Arthur was in private practice in Canada. Arthur has an international reputation in the field of projects and construction that is tied to many years in private practice as well as leading publications in the field. Arthur is a Past Chairman of the Building Appeals Tribunal in Hong Kong between 1997 and 2007 and has lectured in construction law, project finance at the Faculty of Law at the University of Hong Kong. He was the Honorary Legal Advisor to the Joint Contracts Committee. His contentious and non-contentious construction experience in Asia is diverse and includes six years as Associate Counsel to Baker and McKenzie and three years as Associate Counsel to and head of the PPP and construction group at Clifford Chance both in Hong Kong.

Date & Venue 7:00 pm - 9:00 pm Thursday 22 January 2009 SLC, HKIS

Details The seminar will give an overview of construction and public private partnership projects, the Hong Kong Government's original plans for PPPs, their status and the challenges the Government faced with recommendations to put PPP back on track.

Language	English	Fee	HK\$120 per person
Deadline	5 January 2009	Priority	All HKIS members

CPD/YSG/2009005

One-day Seminar on Contract Management 2009



Joint event with The Hong Kong Institution of Engineers, Young Members Committee, Chartered Institute of Arbitrators, East Asia Branch, Young Members Group, The Chartered Institution of Building Services Engineers, Hong Kong Branch, Young Members Group, The Hong Kong Institute of Surveyors, Young Surveyors Group, The Institution of Civil Engineers, Hong Kong Association, Graduates and Students Division,, The Law Society of Hong Kong, Young Solicitors' Group

Date & Venue 9:00am - 5:00pm Saturday 31 January 2009 Chiang Chen Studio Theatre, The Hong Kong Polytechnic University

PROGRAMME (TENTATIVE)	
8:30am - 9:00am	Registration
9:00am - 9:05am	Welcoming Address
9:05am - 10:05am	Mr David Bateson - Recent Trends in Construction Arbitration and Mediation
10:05am - 11:05am	Mr Ivan Cheung - Project Risk Management in Collaborative Working Environment
11:05am - 11:20am	Coffee Break
11:20am - 12:20pm	Mr Stephen Lai - Procurement (Contract) Strategy commonly used in Hong Kong and Macau
12:20pm - 12:40pm	Discussion
12:40pm - 12:45pm	Presentation of Souvenirs
12:45pm - 2:00pm	Lunch

CPD/PQSL EVENTS

2:00pm - 3:00pm	Prof Peter Hills - Sustainability in Construction (Tentatively)
3:00pm - 3:20pm	Coffee Break
3:20pm - 4:20pm	Mr Andy Walsh - Time Audit - Accounting for Time
4:20pm - 4:40pm	Discussion
4:40pm - 4:45pm	Presentation of Souvenirs
4:45pm - 5:00pm	Closing Remarks

Language	English	Fee	HK\$150 (Members of organizing institutions); HK\$300 (Non-members) The fee includes a copy of the seminar proceeding and coffee break refreshments. Lunch is not included.
Priority	First-come-first-served		
Remarks	Further details will be announced in the next Surveyors Times		

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 - b) Password (the preset password is your birthday in yyyyymmdd; change this by all means when your first log in)

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 - b) Preset password: see above
- 4) Click "Add Log"
- 5) Submit your event information as requested

Problems encountered with login, please contact i_t@hkis.org.hk

Building Surveying Division Chairman's Message



Alex Wong BSD Council Chairman

In times of economic turmoil, I would like to share with you the following notes that I recently learnt from my religious belief:- 「歲月如水，且行且歌，世事浮沉，成敗得失，一切付諸笑談中。」 Whether we are directly or indirectly affected by the ups and downs of the current economy or are experiencing a hard time in business or at work, let us take a lighter view of the losses and gains and share the joy of living, not necessarily affluent but a simple life-style with enriching and contented mind.

No matter who we are, what we have and how we are doing, we are not much different at the end of the day (putting aside of any religious belief), but it is important that we know and appreciate the process. For those who are middle-aged like me, maybe it's the right time to take a review of what we have had and to plan for the remaining half of our lives. For those younger members, I have to admit that it may not be the best of time for their professional career when the news of redundancy and bankruptcy are spreading. However, let's not be too pessimistic and take the opportunity to reinforce our belief of our professional values by further development of our professional skills and competencies. Most importantly, let's all take a positive view of life. I cannot say anything for the seniors as I have yet to reach that stage. I hope the above words would not be too inappropriate to fill this column and I would encourage more members to write articles for sharing in the future.

Back to the Divisional affairs, we have scheduled our Annual General Meeting and Annual Dinner on 28 November 2008. On behalf of the Council, I sincerely invite you to participate more in the Institute's activities and come to meet your old friends and make networks with your business counterparts.

On 9 to 12 November 2008, our Immediate Past President, Mr Raymond Chan and I had the opportunity to attend a WOBO (World Organization of Building Officials) Conference and its Board of Governors meeting in Cairo, Egypt. It was an international conference with the theme **Innovations in Building a Safer World - "Legislations-Codes-Standards"**. Speakers came from different parts of the world. The Conference addressed some key issues relevant to Codes officials, professional builders, professionals such as building surveyors, engineers and construction lawyers that have an interest in building and construction industry.

The Conference programme included real-life case studies and updates from legislations to codes and standards.

Raymond as a Building Surveyor had proudly presented a paper in "Town Planning Control in Hong Kong – Analysis on Priorities and Future Trend". Raymond received great applause on his brief but critical speech, during which the vibrant city and diversified culture of Hong Kong were also promoted. The Conference Organiser advised us that the presentation materials of the speakers would be uploaded to the WOBO website at www.wobo-un.org. You may also take the opportunity to apply for WOBO membership to enjoy the knowledge sharing.



Lastly, I would like to thank members of the Council for their unflinching support to the Council's affairs and I wish the incoming Council a more successful and better new term. I wish everyone all good health and good shape.

Recent Update on the Building Control Regime

Design Manual: Barrier Free Access 2008 taking effect from 1 December 2008

Following the enactment of the Building (Planning) (Amendment) Regulation 2008, the new requirements on barrier free access provisions will become effective from 1 December 2008. A revised design manual will be published by the Buildings Department to assist the building professionals to prepare the design of building in satisfying the new statutory requirements. Members may refer to the Buildings Department website http://www.bd.gov.hk/english/documents/code/e_bfa2008.htm and http://www.bd.gov.hk/chineseT/documents/code/c_bfa2008.htm for the English and Chinese versions of the new design manual respectively.

Members may wish to note that any approved building plans for which the Building Authority has not yet issued consent to commence work, the applicants may be required to update the design to comply with the new requirements before commencement of works.

Building Record e-Search Service by the Buildings Department

The Buildings Department advised the Institute that a Building Record e-Search services was being prepared to allow viewing and retrieving of building records through internet access. A trial run of the service will be conducted at the end of this year and hopefully the full service will be rolled out in phases next year.

Feasibility Study for Provision of Safety Features for Building Maintenance in Building Design

A Task Force under the Committee on Construction Site

Safety of the Construction Industry Council (CIC) is now studying the feasibility of requiring incorporation of provisions of safety features for building maintenance into the building design. Feasibility of various provisions such as gondola, service platform, cast-in anchorage point etc, which may enhance or facilitate safety operation in maintenance of buildings are being studied. We consider the provision of these facilities is in line with our advocate of holistic consideration of design, construction and maintenance of buildings. Members are invited to express their views or suggestions on this aspect to BSD for our advice to the government and CIC in future.

Preservation of Heritage Buildings

A Heritage Unit has been set up under the New Buildings Division in the Buildings Department to specifically deal with building proposals involving heritage buildings. The Buildings Department is also planning to issue a reference guide on renovation and maintenance of heritage buildings for the reference of building professionals and the public. In this connection, members are invited to express any views or suggestions to BSD regarding the difficulties encountered in dealing with the renovation and maintenance of heritage buildings or other existing old buildings for our reflection to the government.

Status Updates for APC Assessment in 2008

Between 1 January to 30 October 2008, 119 Final Assessments were conducted and 70 candidates passed. The passing rate was approximately 58.82%. Regarding the Critical Analysis, 221 applications were assessed and 82 passed. The passing rate was around 37.10%.

On the other hand, the Practical Task 2008 was conducted during 5 to 8 November 2008. 43 candidates out of 94 passed. The passing rate was about 45.74%.

General Practice Division Chairman's Message

Dr Lawrence Poon GPD Council Chairman



Visit of Coalition of Professional Services to Taiwan

A delegation of the Hong Kong Coalition of Professional Services, led by its Chairman the Hon Leung Chun Ying, visited Taiwan during the period 22-24 October 2008. HKIS representatives in this delegation were Mr Stephen Liu (Past President), Mr Stephen Yip (Vice President) and Dr Lawrence Poon (GPD Chairman). Together with two other HKIS past Presidents, Mr Daniel Lam and the Hon Leung Chun Ying, though not representing HKIS on this occasion, there were 5 surveyors in this delegation.



From left: Stephen Yip, Daniel Lam, C Y Leung, Stephen Liu and Lawrence Poon

Apart from visiting high level government offices and agencies such as Ministry of Economic Affairs (經濟部), Mainland Affairs Committee (陸委會), Straits Exchange Foundation (海基會, HKIS representatives also visited the Real Estate Appraisers Association (不動產估價師公會). The Association requested HKIS to take the lead to develop deep collaboration between the two institutions and our Mainland and Macau counterparts such as organising regular conferences and professional visits.



Presentation of souvenir to the President of Real Estate Appraisers Association

CPD Event

On 14 October 2008, we had two guest speakers, Mr Alexander Leung from S H Leung & Co and Mr Anthony Chan from Pang & Associates, updating members on Hong Kong property law. Mr Leung and Mr Chan discussed with members the judgments on various court cases and shared with us their views and the implication of such judgments on the property industry.



Guest speakers - Mr Alexander Leung and Mr Anthony Chan with Convenor of CPD Panel, Ms Serena Lau

Land Surveying Division Chairman's Message

Sung Hon Kwong LSD Council Chairman



LSD Annual Dinner

The Annual Dinner of the LSD was successfully held on 17 October, 2008. It attracted some 70 guests and members. Honourable guests included Professor Patrick Lau, our representative in the Legislative Council, Professor Ding Xiao-li, Head of the Land Surveying and Geo-informatics of the Hong Kong Polytechnic University, and our Senior Vice-President, Mr Francis Leung. The venue of the dinner in Kowloon was cozy, the food was delicious, the prizes were fabulous and the evening was full of laughter.



Liaison Meeting with teaching staff of LSGI of HKPolyU

The annual liaison meeting with the teaching staff of the Department of Land Surveying and Geo-informatics (LSGI) was held on 29 October 2008 at the Hong Kong Polytechnic University. Over ten LSD Council members met the teaching staff team led by Professor Ding to discuss possible co-operation between the two organisations. Certain suggestions were put forward and some CPD events were planned. The group then had dinner together to continue the discussion. More interaction between the two organisations will certainly be witnessed in the coming year.



Planning & Development Division Chairman's Message



Edwin Tsang PDD Council Chairman

Closer link and co-operation with leading universities in China

The Mainland Affairs Committee visited two leading universities in Beijing and Shanghai on 16-20 October 2008. The Committee is now exploring possibilities to request these universities to offer post-graduate courses to enable students and practitioners in Hong Kong to gain more insight and surveying practices in the Mainland. These courses will also benefit the practitioners in China as well.

At present, a valuer's work in the Mainland is mainly focused on valuation. The scope of work by its nature is relatively confined compared with the variety of work in Hong Kong, which comprises 6 divisions i.e. general practice, building surveying, quantity surveying, land surveying, planning & development and property & facility management. In the Mainland, some of the works are undertaken by other institutes or associations, such as construction and engineering consultants, cost engineers, property managers and land and mapping surveyors.

It is not a surprise that planning and development is being done by any person. Meanwhile, there was an article in the joint FIG, CIREA and HKIS Seminar held on 18-19 October 2008 in Beijing, which proposed extension of the valuers' scope of work to other related services. I have responded to this in my article '中國房地產估價師服務範圍拓展之思考' (Some thoughts on the proposed extension of scope of services to other related fields for valuers in China). Post-graduate courses in related fields are needed in universities and the Institute can offer advice in this respect.



AGM 2008

The Annual General Meeting of the Planning and Development Division will be held on 10 December 2008 (Wednesday) at 6.30 pm in the HKIS Board Room, 8th Floor, Jardine House, Central, Hong Kong. All members of PDD are welcome to attend.

Fellowship Dinner / Sports

To promote fellowship, it is proposed to organise a joint GPD and PDD fellowship dinner on 21 January 2009 (Wednesday) at the World Trade Centre Club, Causeway Bay, Hong Kong. More details will be announced separately.

The HKIS Table Tennis Team is recruiting members and has already started practicing.



1. 二零零八年十月十八日至十九日中國房地產估價師與房地產經紀人學會，香港測量師學會及國際測量師學會在北京聯合舉辦之國際房地產估價《估價與財產保護》論壇中，其中有幾份文章吸引我留意，例如：

- (一) 房地產估價在財產保護中的作用張弘武
- (二) 淺淡北京市估價機構如何向縱深拓展服務業務李星原 劉璐

2. 傳統業務與業務拓展

中國房地產估價師於一九九三年，因應經濟改革開放，房地產土地急需認定價值下成立，但當時並沒有包括如香港測量師之較廣闊之服務範圍，因此估價師只局限於政策 / 法規內短期內立刻展開服務與諮詢工作。

(1) 房地產估價機構傳統業務內容

傳統的房地產估價業務，按估價目的分類，主要有：土地使用權出讓估價、房地產轉讓估價、房地產抵押估價、房地產拆遷補償估價、房地產課稅估價、房地產保險估價、房地產分割合併估價、房地產拍賣底價評估、房地產糾紛價格評估等。

(2) 房地產估價業務與相關的服務內容

一個綜合性的專業顧問代理公司，其業務應該涵蓋到房地產開發的各個階段，集房地產各個領域職能為一體。其業務應包括：如香港測量師學會其中產業測量組及部份其他組別的服務，其中產業測量組之業務包括：(a) 估價 (b) 規劃發展 (c) 銷售 / 出售代理 (d) 物業管理。現在規劃發展與物業設施管理已拓展為新的組別。

(3) 傳統業務

傳統業務範圍，業界已經凝聚了十多年經驗，對本身行業操作已瞭如指掌，可以不須詳述。而業界對相關行業之服務已早已展開，例如已納入房地產代理、經紀行業，成為協會內業務範圍。

(4) 業務拓展

估價是評估今天的價值，有效期是即時或是很短時間內，論壇其中主題之一是《財富保護》，意味着財產如不保護，便失去估值報告之價值。其中《房地產估價在財產保護中的作用》之作者張弘武說，估價師是評估規劃變更前的最高價值，是財產之《保護神》。其實房地產價值經過維修或改善是可增值，估值報告亦未必評估或提及地產物業之潛在價值，因此規劃發展功能因素可讓物業價值倍增。

4.1 規劃發展的功能包括：

1) 物業發展之前期(規劃)工作：

- 發展地盤選擇
- 潛在價值分析
- 可行性報告包括：經濟 (市場需求分析、風險)、規劃、環境、景觀、交通、地質、市政設施等
- 規劃發展用途之更改、申請、上訴、修改用途之地價補償
- 規劃檢討 / 修正
- 編制土地一級開發實施方案

- 辦理項目立項核准

- 發展地盤之買賣

2) 物業發展之中期(發展)工作：

工程策劃、統籌，包括代表發展商、選擇建築師、有關工程師、項目工程師、施工單位、工程監理師等，總體項目施工之質量監管、項目工程進度檢討。

3) 物業發展之後期工作：

發展項目驗收，提交成果與售樓部門，檢討工作、經濟成果、經濟效益等。

4) 房地產投資顧問：

除傳統房地產投資顧問，另加項目規劃方案諮詢，土地規劃用途更改之申請，並列舉理由，作經濟、環境評估、交通評估、補地價商議等等。

4.2 物業設施的功能包括：

物業資產管理、企業房地產管理、工程項目管理、物業管理、設施維護及可持續發展考慮因素。

(5) 估價師新功能對政府與私人的得着

(1) 政府部門的得着

主管官員經累積經驗，可進一步了解規劃環境，交通與整體規劃之配合，盡量利用社會土地資源，創造更好的環境。在編制規劃土地發展用地時，可令發展用地更規劃合理化。

(2) 私人發展商的得着

發展商可配合政府整體城市規劃或提出建議，創造更好、更經濟、更大收益的環境。

(3) 私人估價行業的個人得着

私人執業的估價師可令估價行業拓展，提供高素質服務。個人估價師因累積專業知識，因而獲進升為高層管理機會增加，協助制定投資決策。

(4) 大學機構有機會提供有關專業課程。

(6) 拓展的渠道

(1) 由估價師接受進修課程拓展服務，估價師如接受進修課程一年專科文憑或兩年碩士課程，例如城市規劃、交通規劃、建築設計、自然環境學科、觀景設計、園林設計、工程 管理、商業管理、宏觀微觀經濟、行政管理、相關法律等等、在估價師名銜後可加上本科或專科文憑，碩士或博士及某項專業專家。進修課程可由大學高等院校，例如人民大學、同濟大學及其他相關大學等籌辦。

(2) 重新發展新的行業需時，還要由人事部 / 商務部訂下新的專業比較困難。

方案一是以現有國家已批准之估價師為基本行業，再加進修課程為附加專業，比較容易。

Property & Facility Management Division Chairman's Message

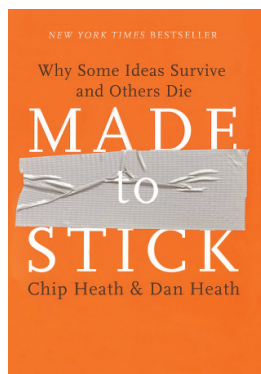
Kenneth Chan Jor Kin PFMD Council Chairman



World WorkPlace and Expo 2008 Dallas, 15 to 17 November 2008

Dick Kwok and I represented the Institute in attending this year's World WorkPlace and Expo organised by the International Facility Management Association on 15 to 17 November 2008 held at the Dallas Convention Centre, Dallas, USA. It has been a very exciting and refreshing experience in listening to keynote speeches by world class scholars, education sessions in latest development in FM practices by researchers and practitioners, browsing the exhibition, visiting new facilities and meeting friends and FM professionals gathered there from around the world. Here below is my brief report on some of the events that I have attended.

Opening Keynote Speech



The opening speech was made by Professor Chip Heath of the Graduate School of Business at Stanford University who is the co-author of a New York Times Bestseller entitled "Why Some Ideas Survive and Others Die - **Made to Stick**". In the speech, Chip briefly ran an exposition of the main theme of his book - the six principles of sticky ideas that are here to last. They are:

- Principle 1 - **Simplicity**
- Principle 2 - **Unexpectedness**
- Principle 3 - **Concreteness**
- Principle 4 - **Credibility**
- Principle 5 - **Emotions**
- Principle 6 - **Stories**

To summarise, the checklist for creating a successful idea: a Simple Unexpected Concrete Credential Emotional Story.

His book was distributed to all attendees of the conference and I managed to have him sign on the book. The copy of this bestseller is now kept at the Institute's library for those who are interested to know more about the subject matter.

Exhibition/ Expo



The exhibition and expo is one of the key features of the annual World WorkPlace event. Over 300 exhibitors participated in exhibiting facilities services provision, FM software, cleaning, bird control, green technologies, green products, etc.

Visit to New Facility

One of the facilities offered for visiting is the new headquarters building of FLUOR Corporation. This is a consolidation of the corporation's headquarters functions into one building located in Irving, Texas. What strikes me most about the new building is the very short period taken for the complete development process. It took only 9 months from land purchase (1 July 2005) to certification of occupation (30 March 2006) for this 140,000 square feet 2- to 3-storey complex utilising the titling up construction method. The first date of operation was effected on 24 April 2006. There is much for us from Hong Kong to learn from them in the way by which they can develop low rise developments in such short period of time. The complex is also a LEED New Construction Certified building demonstration the company's commitment to sustainability even with his tight schedule of commis-



sioning and completing the project. I understand that the management is now endeavouring into obtaining a higher rating in LEED Existing Building by introducing sustainability features in the post-occupancy management and maintenance phase.



Education Sessions

The main activities of the conference were parallel education sessions covering the wide areas of facility management practices: Benchmarking and Best Practices, Global Outlook, Industries and Interests, Maintaining the Environment, People Perspective, Trends and Innovation, Strategic Facility Planning and Sustainability.

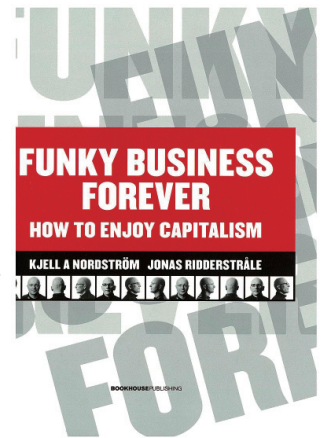


One of the education sessions that I attended was a presentation by Ms Diane Stegmeier of the results of her ten-year research on workplace changes. She published the results in a book entitled "Innovations in Office Design - The Critical Influence Approach to Effective Work Environments".

The resulting Critical Influencing System theory explores that relationship in depth between organisational goals and expectations and employee behaviours and emerging norms. The CIS is comprised of the interdependent tangible and intangible factors that can enable or hinder the achievement of organisational goals. Employee behaviour and the success of workplace strategies are influenced by **Leadership Behaviour, Knowledge Management**, the formal compensation system as well as informal **Rewards & Consequences**. Barriers can form between the **Physical Workplace** and the **Vision & Mission** of the enterprise, as well as a mismatch with its **Core Values, Culture** and **Image**. The workplace strategy may fail due to incongruence with **Business Processes, Technology** or the organisation's **Performance Management System**. Lastly, the physical workplace may not be maximised due to the **Autonomy & Authority** in the enterprise, **Communications** or the **Organisational Structure**. The physical workplace is only one of fifteen elements in this holistic system, albeit the one of most concern to professionals charged with workplace strategy. When the workplace strategy is not aligned with one or more of the other factors, the incongruence can create barriers to the optimisation of the facilities.

Closing Keynote Speech

It is mere coincidence or by design, the closing keynote speaker is also a research and author of a book of international significance - Dr Jonas Ridderstrale. Dr Jonas Ridderstrale and the co-author of the book "**Funky Business Forever - How to Enjoy Capitalism**" were ranked number one in Europe and number nine in the world by Thinkers 50, the world's first ranking of management thinkers. He highly praised capitalism and regarded USA as a hairy audacious idea and not a country that many can reside in. To survive is to blast and not mere following. He went on to explore a number of new ideas of the modern world such as "EVELUTION", "TBD"... Please grab a copy of the book to find out more about the enjoyment of capitalism.



Voluntary Building Classification Scheme

A 'Voluntary Building Classification Scheme (VBCS)' for the management and maintenance of residential buildings is being looked at by a Task Force supported by the Hong Kong Housing Society as a supportive measure for the proposed 'Mandatory Building Inspection Scheme (MBIS)'. This scheme is expected to be launched one year before the MBIS. Buildings being successfully assessed shall be granted with a certificate and exempted from the MBIS.

PFMD would like to draw members' attention that Registered Professional Surveyors (PFM) has been included in the list as Qualified Property Manager under the assessment of Building Management System, as decided in the Assessment Criteria Sub-committee meeting in July 2008. Our Honorary Treasurer, Mr Alan Wong, represents our Division as one of the members of this Sub-Committee.

Also a briefing for the Second Trial of building assessment was conducted on 5 September 2008 in the presence of participating Incorporated Owners and Management Companies. Under the smooth schedule, this scheme will be probably launched in 2009/2010.

Quantity Surveying Division Chairman's Message



Stephen Lai QSD Council Chairman

Seminar on Quantity Surveyors' Road to Success

Apart from the QSD Annual Dinner, another promotion event and also the first promotion event in public was held on 28 October 2008 at the HKIS Surveyors Learning Centre. With the organising committee led by Ricky Chan and Joseph Chong, OC members spent 3½ months and lots of effort to co-organise this event with Career Times. The purpose of this Seminar was to enable the students and the public to have a better understanding of the quantity surveying profession, the nature of the professional works as well as the career path for entering the profession.

Four eminent speakers from different posts of the Quantity Surveying profession were invited to the Seminar. Mr Francis Leung, Senior Vice President of HKIS, signified the role of quantity surveyors in Hong Kong's infrastructure with a chain diagram of construction process. Dr Paul Ho, the Head of the Division of Building and Technology at City University of Hong Kong, shared his views on career building. He revealed the keys to climbing up the career ladder. Ms Joanna Kwok demonstrated her path in joining the profession after graduating from university. As Chairman of the Quantity Surveying Division, I elucidated the importance of quantity surveyors in the local, China and world-wide market.

Keynote:

- Opportunities on Mainland China and the Middle East, and developing countries
- Demand of talents for key infrastructure, urban redevelopment and building maintenance projects in the territory
- Continuous professional training maintain industry standard
- Overseas network and recognition increase members exposure
- Build a strong foundation for future career advancement
- Well equipped and wide range of discipline is essential and increase competitiveness

The event attracted about 140 visitors, 50% were members of the Career Times, and the remaining 50% were students from Universities and secondary schools. The seminar ended with great success.

Sincere thanks and gratitude are given to Career Times, members of the Organising Committee and helpers, and also to Prof S O Cheung, Dr Leung Mei Yung from City University of Hong Kong, Dr Daniel Ho and Dr Edward Yiu from The University of Hong Kong, Dr Chiang Yat Hung and Ms Sandy Tang from The Hong Kong Polytechnic University for their support. Complimentary booths were provided by the Universities with their kind support.

We also deeply express our thanks to the eminent figures who provided us quotes for the seminar:

- Prof Bernard V Lim - Department of Architecture, the Chinese University of Hong Kong
- Dr Daniel Ho - Head and Associate Professor of Department of Real Estate and Construction, Faculty of Architecture, The University of Hong Kong
- Ir James D B Chen - Immediate Past Chairman of Institution of Civil Engineers (ICE) Hong Kong
- Mr Johnson So - Assistant Project Director of Sun Hung Kai Properties Limited
- Mr Yu Kam Hung - President of the Hong Kong Institute of Surveyors 2007-2008
- Dr Lo Wing Lok - Medical doctor and Newspaper columnist
- Mr Lawrence Chung Kam Wing - Chief Quantity Surveyor of the Housing Department

We are also grateful for the great effort from Mr Raymond Kam and his colleague, Mr Patrick Wong, who designed and made decent decorations for the venue of the Seminar.

We would also like to thank the following organisations for their support:-

Supporting Organisations:

The University of Hong Kong, Faculty of Architecture, Department of Real Estate and Construction,

The Hong Kong Polytechnic University, Department of Building and Real Estate
 City University of Hong Kong, Department of Building and Construction

Sponsors:

- China State Construction International Holdings Limited
- Chinney Construction Group
- Chun Wo Development Holdings Limited
- CS Toh & Sons & Associates Limited
- Davis Langdon & Seah
- KCI Management Consultancy Limited
- Northcroft
- Rick's Management Consultancy Limited
- Rider Levett Bucknall
- Widnell

The division will keep striving to promote our profession to the students as well as the general public. And we promise to initiate more activities to raise the awareness of the public.

Event Details:

Career Times interview article (24 October 2008)

http://www.careertimes.com.hk/print/ct_print.asp

Career Times seminar review (7 November 2008)

http://www.careertimes.com.hk/english/article/show_article.asp?type=AM&subtype=GU

Photo Gallery

<http://www.careertimes.com.hk/album/20081028/index.html>

<http://www.hkis.org.hk/hkis/general/photos/2008QARoadToSuccess/index.jsp>



HKSAR's Support of Reconstruction in the Sichuan Earthquake Stricken Areas

I was invited to join the Reconstruction Joint Conference Delegation led by the Secretary for Development, Mrs Carrie Lam, to visit Sichuan on 10 to 12 October 2008 in support of the reconstruction of projects.

Agreements were signed to undertake the 1st tranche of reconstruction projects to undertake the remaining projects proposed by Sichuan Authorities and to lay down the working arrangements with respect to design and construction of the Provincial Road 303 Project.



Briefing to students at City University

New young blood is vital to the sustainability of the Quantity Surveying profession. School leavers should have a chance to know about quantity surveying prior to making their applications to the Universities. This year, apart from the Seminar on Quantity Surveyors' Road to Success, they also had another opportunity to learn about the profession in a presentation delivered by our Vice Chairman, Mr Daniel Ho, at the JUPAS open day in City University of Hong Kong on 11 October 2008. About 200 school leavers attended the presentation. They were briefed about quantity surveying services, job opportunities and how to become a qualified quantity surveyor. Hopefully, they will join us in the near future.



QSD

Annual General Meeting 2008

Thursday, 4 December 2008

6.30 pm

Director's Room, World Trade Centre Club

38th Floor, World Trade Centre

Causeway Bay, Hong Kong

Young Surveyors Group Chairman's Message



Joseph Wong YSG Chairman

Time flies! Here is my last Chairman's Message. When I look back on my YSG Chairman's life in the past twelve months, I have learned a lot. I have seen the faith of our YSG Committee. Let me quote a famous phrase: "Don't ask what our country can give you but ask what you can give to our country". This can apply to the HKIS and our profession. As you may all know, the HKIS was founded by 84 members in the year of 1984. As at 28 September 2008, there are more than 7,200 members. In 24 years, we have made known the HKIS to the society and we need someone to continue to keep promoting and supporting our institute. One may ask what HKIS could give members after they have joined the membership and paid the high annual subscription fee. I always say: (1) You are rewarded by printing your professional title on your name card; (2) By telling others you are a professional surveyor; (3) By increment of salary after being qualified; (4) By feeling more confident of being a professional. On the other hand, I would say: (1) You are the one who fly the flag of HKIS; (2) You are the one who are promoting our institute. In what way? By joining as a volunteer in the various committees, divisional committees and the YSG of HKIS. Please come forward and join YSG to start promoting our institute and profession.

Again, I would like to take this opportunity to thank the General Council and senior members for providing us a good platform to gain experience and broaden our horizon. I often tell our members that YSG can provide us experience which could never be gained from our jobs. Though I am about to hand over my duties to the next YSG Chairman, I will continue my support to the HKIS and contribute to our profession and to the society.

Our YSG Annual General Meeting will be held on 1 December 2008. If you are a professional member or student member who is under the age of 40 or if you are a probationer who is over 40, you are qualified to join the YSG. You may join the YSG throughout the year as our co-opt members. For information, please do not hesitate to contact me at 2663-9138 or email to joseph.wong@landmarker.com.

CI Arb EAB YMG Annual Party 2008

Our YSG Honorary Treasurer, Mr Arthur Cheung and I were invited to join the CI Arb EAB YMG (Chartered Institute of Arbitrators, East Asia Branch, Young Members Group)

Annual Party on 24 October 2008. Quite surprisingly, we met many HKIS members at the party. We had a great time and of course promoted our institute and YSG to the young arbitrators.

Auction of Vehicle Registration Marks - Auctioneer Workshop on 29 October 2008

The Auctioneer Workshop was successfully held with the Transport Department of the HKSAR Government on 29 October 2008. Among the 50 members who completed the workshop, about 60% signed up to be an Auctioneer. These members will be invited to be an auctioneer in future Vehicle Registration Marks Auctions. I would like to take this opportunity to thank the Senior Executive Officer of Vehicle Registration Marks Unit, Ms Clara Tam and Transport Executive I, Ms Bessie Leung, who delivered such a great value course to our members. I believe our qualified Auctioneers will soon work with them in the coming Vehicle Registration Marks Auctions.

Joint Universities BBQ on 1 November 2008

One of our biggest events, the Joint Universities BBQ was successfully held on 1 November 2008 at Kamhei Garden, Sai Kung. There were more than 100 people with 80 students from the HKU, the CityU, BRESS and LSGI of the PolyU, our HKIS Honorary Secretary Mr Lesly Lam, our YSG Immediate Past Chairman Mr Victor Lau and our YSG representatives, Messrs Arthur Cheung, Bette Sinn, Cyrus Siu, Karen Kong, Iris Chau, Kason Cheung and I. We had a great time and enjoyed the delicious BBQ chicken wings and beer. After the BBQ, we were taught to play some very new games by the students (at least they were new to me). We also delivered and introduced the HKIS and the YSG to the students and had a casual sharing session with them about the surveying industry. I believed this event helped to strongly promote our institute to our next generation.

YSG Committee completes the Trail Walker 2008 in 47hrs 57mins

I would like to take this opportunity to congratulate our

YSG Committee member, Ms Carmen Wong and her team who finished the 100km Oxfam Trailwalker 2008 in 47 hours and 57 minutes on 9 November 2008. It was the last team to finish the race 3 minutes before the closing time of the event. Shall we, the YSG form Trailwalkers' teams to beat Carmen's record next year?

YSG Chengdu Study Tour

Thank you for the generous support for the charity visit of the YSG Chengdu Study Tour 2008. I am pleased to inform that the tour was held successfully on 15 to 19 October 2008. There were a total of 32 members joining the tour including our President Mr YU Kam Hung and representatives from the Liaison Office of the Central People's Government in the HKSAR, Mr Cai Wen Feng and Mr Yiao Ming. We visited several government officials, private developments and the Hong Kong Economic and Trade Office in Chengdu.

With the donations from our HKIS friends, we bought, packed and delivered a total of 150 sets of gifts (including school bags, scrap books, colored pencils, pastels, ruler sets, pencil cases etc) and sent our best wishes in person to the students in the Taipingjie Primary School (都江堰太平街小學). It was affected by the 5.12 earthquake. Some teaching staff and students welcomed us in a classroom at the temporary campus. The students' representative gave us a speech of thanks (shown on the right) for our

visit and the gifts sponsored by our members and companies. We can still remember the charming smiles and laughter from the students when they received our gifts.

感 謝 信

亲爱的叔叔阿姨，老师们，同学们：

今天，秋风送爽，笑语盈耳，我们在这里迎来了香港测量师学会青年组的叔叔阿姨们，在此我代表都江堰市太平街小学全体老师和同学向各位可亲可敬的叔叔阿姨们表示最热烈的欢迎和最衷心的感谢。

感谢你们，在地震发生时关心着我们，挂念着我们。现在又亲自千里迢迢的来到了我们学校，我们非常激动也非常高兴。你们不仅给我们带来了关心，关爱，还给我们带来了精心准备的礼物，你们的援助之手，让爱心，温暖，力量在瞬间汇集，鼓舞我们战胜困难，度过难关。感谢你们，当我们重建家园时，和我们并肩作战，共同书写灾后重建的历史...

有了你们的关心，有了你们的帮助，我们将会更加挺直自主、自信、自立、自强的脊梁！我们将会“常怀感恩之心，立下报国之志”。坚强面对困难，请你们相信我们的学习一定会更加努力，我们的报复将会更加的坚实无比。我们将以实际行动回报每一个关心过我们的叔叔阿姨，回报社会，长大后报效祖国。

我们的信心，我们的决心，我们的感恩之心凝结成少先队员最崇高的队礼。

都江堰市太平街小学

2008-10-16

Some photos of the school visit as well as the study tour report (in Chinese) are published here and on the back page to share the memorable moments with those who were unable to join us on the charity school visit. On behalf of the Study Tour Organising Committee and the YSG, we would like to thank you all once again and wish you all the best.

成都交流團2008

青年組鍾敏慧、王正琪及香港大學學生袁雪妮報告

青年組一年一度的交流考察團已於2008年10月15-19日順利舉行。本次交流團是有史以來首次集合專業交流、慈善探訪及觀光旅遊的活動，一連五天的緊湊行程，轉眼即逝，在此與大家分享是次旅程的內容...

專業交流

香港駐成都經濟貿易辦事處

該處旨在推廣經濟、貿易及協助促進香港與五省一市(四川省、湖南省、雲南省、陝西省、貴州省及重慶市)的關係。負責人向各團員介紹該處協助港商聯系各政府及專業機構的途徑及個案，講解成都市的整體經濟尤其是整個房地產行業的發展，更分析5·12地震後對整個四川省及成都市的經濟影響。從此詳細的講解，我會會員能了解香港人於成都的就業情況及房地產市場的概括情況，更明白地震對樓價的影響沒有想像中的大。

與成都市建築行業協會會員晚宴

本團於10月15日晚上安排與當地的監理工程師、造價師及估價師共襄晚宴，席上各會員積極與內地同業交流考取專業資格及執業問題。

政府部門聯合拜訪

由成都市委統戰部安排與當地的國土資源局及建設局代表舉行座談會。有關代表為我們詳盡講解成都市之城市發展、整體規劃及國土資料等。而本會幹事亦簡介學會各組別的功能及專業範疇。各團友更爭取機會積極發問有關512災後重建、建設政策修改、國土出讓及整體規劃等問題，亦對各領導的答覆表示滿意。相信是次拜訪都能令各會員了解國內建築及房地產的運作及與香港的差別。會後統戰部更宴請全體團員，品嚐地道成都菜餚，其中席間讓各會員與領導們再深入了解成都的發展情況。

房地產市場分析座談會

由世邦魏理仕的駐成都房地產估價部簡介當地的住宅、辦公樓、商業(商場及酒店)及工業商品房市場直至08年第二季度的概況。報告當中包括已落成及計劃落成的項目分佈，以及租/售市場的價格走勢等。其後其物管部更安排我會參觀力寶中心，使各團員了解當地甲級寫字樓的間格佈局、設施、租戶情況及物業管理安排等。

參觀當地設計院及私人住宅發展項目

經香港遠東發展有限公司安排下，本團首先到訪當地一間規模較大的建築設計研究院，了解當地設計院的工作範圍(國內必須由建設廳省可的建築設計單位送審建築方案)及成都商住項目的設計風格及要求。另外，遠東發展於成都一附屬酒店管理公司的項目經理更為大家分享他於國內的工作心得及體會，對國內項目的整體管理和與政府不同部門的協調等。這令各團友更加了解國內項目的管理模型及專業人員可發展的空間。

除此以外，本團更先後參觀2個分別由國內及香港發展商投資的住宅小區發展項目，各團員能了解國內住宅的整體規劃佈置、空間要求、建築用料及產品質素等。

慈善探訪

本籌委會於出發前邀請了各測量師學會會員以個人/公司名義捐助物資或金錢予青年組代購物資送往成都災區。我們預先購買150套禮品(包括書包、顏色筆、記事本、筆盒及各樣文具)，部份郵寄及部份由籌委送往機場隨團出發。於10月16日上午，各團友分別親手將禮物送往5·12四川地震其中一重災區都江堰的“都江堰太平街小學”。小學在地震時摧毀了，我們到訪的是臨時搭建，跟建築臨時施工用房一樣的學舍。我們獲該小學的校長、部份老師及學生接待，學生代表更懷著非常激動及感恩的心朗讀感謝信(詳見附件)多謝香港測量師學會對他們的支持及關愛。各團員都感到很榮幸可當上振災一份仔，看見小學生們收到禮物時燦爛感激的笑容都感到非常安慰。另外，於往返都江堰與成都市區途中，各團員親眼目睹很多建築物都被震裂，甚至支離破碎，這些頹垣敗瓦的景象令我們深深感受到大自然的威力；另外見到重建工作開始進行，亦感受到中國人為家園努力不屈不撓的精神。

觀光旅遊

完成所有拜訪活動後，各團友都懷著非常輕鬆的心情於10月18日及19日參觀了樂山大佛、熊貓繁殖基地及金沙遺址博物館，這些旅遊熱點為團員上了一堂歷史課，感受到祖國的文化、河山的美景及國寶熊貓的可愛。除了暢遊這些名勝古跡，旅行團更為我們安排不同的地道成都美食如麻辣火鍋、藥膳宴及地道小食等。

是次活動共有32名測量師學會會員、學員及學生參加，其中更包括本會會長余錦雄先生，中聯辦的蔡文豐處長及姚銘先生，各人均表現踴躍及滿意行程安排。參加者不但加深了解國內建築及房地產的發展情況，更與國內同業建立了友好的關係。在此謹代表青年組鳴謝以下單位：首先衷心感謝中聯辦及成都市委統戰部，協助本籌委安排部份行程及贊助經費；接著萬分感謝是次捐助物資及金錢予青年組代購物資的會員及朋友；另外感謝世邦魏理仕及遠東發展安排講座及參觀成都的辦公室及住宅發展項目。最後要感激各籌委會成員的積極參與交流團的籌備工作。



Extensions of Time, Delay Analysis and Global Claims

Kathy Cheung

Committee Member and CPD Convenor of Young Surveyors Group

Thanks to Mr Nicholas Longley, a construction and insurance lawyer, for his kind acceptance to be our CPD speaker on 17 November 2008. Nick is a consultant at Mayer Brown JSM. He qualified as a lawyer in 1992 and has been working in Hong Kong for over 10 years.

The topic of the CPD seminar was 'Extensions of Time, Delay Analysis and Global Claims'. Nick firstly introduced to us the grounds and notification requirements for an Extension of Time claim under the Hong Kong Government Building Contract and the HKIA/RICS Building Contract. He then briefed us the most recent cases (such as the case *City Inn v Shephard Construction*) concerning extensions of time and delay



claims and provided details on how courts and arbitrators viewed the claims. During the second part of the seminar, Nick provided an insight into global claims and he reviewed how to claim and when the claim might succeed. He explained to us by referring to cases such as the *Leyland Shipping v Norwich Union* and illustrated the rules of causation. In conclusion, Nick advised us to take great care when drafting the contract and to show the causes and effects when making claims. He also reminded us to keep good records and to get an expert at an early stage.

The talk was impressive. 60 members attended and actively participated by raising questions and responding to Nick's questions.



THE CHINESE UNIVERSITY OF HONG KONG



Applications are invited for:-

Campus Development Office

Chief Architect (also as 'Deputy Director, Campus Development Office')

(Ref. 08/058(346)/1) (Closing date: December 19, 2008)

Applicants should be qualified architects and have (i) a good University degree; (ii) full membership of the Hong Kong Institute of Architects, or equivalent; (iii) at least twenty years' professional experience (minimum eight years of which in a senior management position) in development and construction works; (iv) a strong track record of design excellence and project management; (v) outstanding leadership and interpersonal skills; (vi) a good command of written English and Chinese; and preferably (vii) Authorized Person (AP) status.

The appointee will assume the role of Deputy Director of the Campus Development Office and will assist the Director in supervising and managing all construction projects, as well as leading the design standards in pursuit of design excellence. Duties include (a) participating in the coordination, design and updating of the campus master development plans; (b) campus land and lease matters; (c) facility/building planning and development in relation to general and academic development; (d) overseeing all procedures in capital developments including funding availability, Government policy, regulations for land use, and teaching and research needs; (e) management of capital works from design to commissioning, including appointment and supervision of consultants and contractors; (f) financial planning and cost estimation; (g) liaison with external and internal stakeholders (including Government departments, the University Grants Committee (UGC), user departments and other service units of the University) to facilitate project development; (h) office and staff administration; and (i) committee service and other duties as assigned by the Director of the Campus Development Office. The post carries long-term prospect and appointment will initially be made on contract basis for up to three years, renewable subject to mutual agreement. [Monthly salary ranges from HK\$77,755 to HK\$103,295]

[Note: Those who have responded to the previous advertisements (under Ref. nos. 08/039/1 and 08/013/1) need not re-apply on this occasion.]

Salary and Fringe Benefits

Salary will be highly competitive, commensurate with qualifications and experience. The University offers a comprehensive fringe benefit package, including medical care, plus a contract-end gratuity for appointments of two years or longer; and housing benefits for eligible appointees.

Further information about the University and the general terms of service for appointments is available at <http://www.cuhk.edu.hk/personnel>. The terms mentioned herein are for reference only and are subject to revision by the University.

Application Procedure

Application forms are obtainable (a) at <http://www.cuhk.edu.hk/personnel>, or (b) in person/by mail with a stamped, self-addressed envelope from the Personnel Office, The Chinese University of Hong Kong, Shatin, Hong Kong, or (c) by fax polling at (852) 2603 5223.

Completed forms, together with copies of qualification documents, should reach the Personnel Office by the closing date. Alternatively, applicants may fax to (852) 2603 6852 their full resume, with names, addresses and fax numbers/e-mail addresses of three referees to whom the applicants' consent has been given for their providing references (unless otherwise specified).

The Personal Information Collection Statement will be provided upon request. Please quote the reference number and mark 'Application - Confidential' on cover.

Members' Privileges (With your HKIS membership card, you can enjoy these special offers.)

Cosmos Bookstore (天地圖書)

15% discount on books and 10% on stationery purchases (except fix priced and special priced items) in the Cosmos Bookstore on 32 Johnston Road, Wanchai and 96 Nathan Road, Tsimshatsui until 31 December 2008. Enquiries please call **2866 1677**.

Caltex StarCard

A discount of HK\$1.20 per litre gasoline for all successful application of the Caltex StarCard. For enquiries, please call the hotline of Ming Xing Investment Co Ltd on **2851 3297**.

Shell Card

A discount of HK\$1 per litre gasoline for all successful application of the Shell Card. Enquiries please call Alex Au of Kingsway Concept Ltd on **2541 1828**.

Esso Card

A discount of HK\$1 per liter gasoline for all successful application of the Esso Card. Enquiries please call Cres Wong of Ace Way Company on **2807 3001**.

Union Hospital (沙田仁安醫院)

Health check-up packages are offered to all HKIS members and their family at a privilege offer of HK\$2,990 for male (original price HK\$4,640) and HK\$3,390 for female (original price HK\$5,205). Plan inclusive of Physical Examination & Medical History (weight, height, blood pressure & pulse); Medical Report & TWO Doctors' Consultations; Complete Blood Count; Diabetic Screening (blood sugar level); Lipid Profile (Cholesterol, Triglyceride, HDL & LDL); Hepatitis Profile B (HbsAg & HbsAb); Liver Function Test (ALT, AST); Renal Function Test (urea, creatinine); Thyroid Screening Test (T4); Gout Screening (Uric Acid); Urinalysis; Stool & Occult Blood; Resting ECG; Dental Check-up; Prostrate Specific Antigen, Chest X-Ray and Kidneys, Urethra & Bladder X-Ray for male; Pelvic Examination including Pap Smear and Mammogram/Ultrasound for female. Offer valid until 31 December 2009. For enquiries, please call **2608 3170** or **visit www.union.org**.

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.

HKIS

Pattern style
Blue, Gold



Yellow and light blue silk tie, weave details with single HKIS embroidered logo.

- Member Price: HK\$90
- Non-Member Price: HK\$150



HKIS square lapel pin with HKIS logo and is suitable for both gentlemen and ladies.

- Member Price: HK\$30
- Non-Member Price: HK\$50



Beige silk scarf with single HKIS embroidered logo.

- Member Price: HK\$100
- Non-Member Price: HK\$150



Dark blue lanyard with HKIS logo, key ring and mobile phone connecting thread.

- Member Price: HK\$20
- Non-Member Price: HK\$25

Welcome to the HKIS Shop

HKIS Shop sells a range of attractive gifts bearing the HKIS logo. To view the range of goods or place an order, please call the Secretariat on 2526 3679 or visit www.hkis.org.hk



Stylish white or black mesh caps with extended peak, perfect for outdoor sun-screening, embroidered with HKIS logo.

- Member Price: HK\$35
- Non-Member Price: HK\$55



A4 folder, crafted from fine leather and made to high standards, beautifully lined and embossed with the HKIS logo.

- Member Price: HK\$180
- Non-Member Price: HK\$250

Date	Event	Organiser	Location	
2008				
Dec	1	YSG Annual General Meeting	HKIS / YSG	SLC, HKIS
	4	QSD Annual General Meeting	HKIS / QSD	World Trade Centre Club, Hong Kong SAR
	10	PDD Annual General Meeting	HKIS/ PDD	Board Room, HKIS
	12	HKIS Annual General Meeting	HKIS	SLC, HKIS
	19	HKIS Executive Committee Meeting	HKIS	Board Room, HKIS
	19	Surveyors Happy Hour	HKIS	Library, HKIS
2009				
Jan	21	GPD & PDD Joint Fellowship Dinner	HKIS / GPD & PDD	World Trade Centre Club, Hong Kong SAR
	30	Surveyors Happy Hour	HKIS	Library, HKIS
May	3 - 8	FIG Working Week	FIG	Eilat, Israel

For details, please visit www.hkis.org.hk or contact the HKIS office on 2526 3679. Board Room, HKIS = 810 Jardine House, 1 Connaught Place, Central, Hong Kong. Library, HKIS = 801 Jardine House, 1 Connaught Place, Central, Hong Kong. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.



PROJECT MANAGER (Ref: WOPM/HKIS)

In taking up this challenging position, the appointee will be responsible for executing new and refurbishment project for Wellcome. You will be actively involved in the whole process of fitting-out projects, like preparing tender documents, collecting quotations, carrying out on-site survey, reporting any site irregularities, monitoring the performance of contractors, and coordinating with different internal and external parties to achieve an agreed scope of works and work schedule. Upon completion of works, you will also participate in verifying invoices so as to make sure that equipment, fixtures, services, and general decoration are controlled within budget and standard.

Requirements:

- Qualified Building Surveyor (MRICS or MHKIS), Building Engineer (MBEng) or Builder (CIOB)
- With 3 years' post qualification experience, preferably in interior fitting out work supervision of retail operation
- Knowledge of building regulations and statutory requirements
- Strong project management skills & could work under pressure
- Excellent interpersonal and communication skills
- Good command of spoken and written English and Chinese

Competitive package with advancement opportunity will be offered. Please send your resume detailing your qualifications, experience, present and expected salary, quoting the above reference to: **The Recruitment Centre, The Dairy Farm Company Ltd, 8/F, Saxon Tower, No.7 Cheung Shun Street, Lai Chi Kok, Kowloon, Hong Kong.** Alternatively, email us on recruitment@dairy-farm.com.hk, quoting the reference under the subject box (in rich text format only)

For details of Dairy Farm, please refer to <http://www.dairyfarmgroup.com>

Personal data collected will be kept and handled confidentially by authorized personnel for recruitment purposes only. Applications of candidates not selected will be retained for a maximum period of 12 months after the selection process is finalized.



YSG Chengdu, Sichuan Study Tour

青年組四川成都交流團2008



探訪成都辦

Visit to The Hong Kong Economic and Trade Office in Chengdu

