

ISSN 1818-2542

SURVEYORS

測量師時代
Times

Vol.20 • No.5 • May 2011

A Busy but Rewarding Half Year

HKIS 2010-2011 General Council

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We have added an additional section into the newsletter: the Members Corner. For the first 3 months, on a trial basis, we will not edit any articles which have been included in the Members Corner in order not to make any changes to the views of those members who have kindly contributed those articles. Please let us have your views on this approach before we review this new section of the newsletter after the 3-month trial period.

Gibert Kwok

steditor@hkis.org.hk

CALL FOR ARTICLES ON MEMBERS CORNER

Do you have any views and opinions which you would want to share with other members? The Editorial Board would welcome such contributions for publication in Surveyors Times.

Each article, which should preferably not longer than 2 pages of this newsletter, can be in English or Chinese and should be submitted in Word format with the title of the paper and author's details. For articles in Chinese, a summary in English is required. Submissions must not have been published previously elsewhere. The Editor reserves his right to edit each article to fit space available for the article or to ensure conciseness, clarity and stylistic consistency of such article. Publication of any article shall be at the discretion of the Editor whose decision shall be final. Please email your article to steditor@hkis.org.hk.



Wong Bay

A Busy but Rewarding Half Year

Time really flies. Realize it or not, I have already finished half of my tenure as the President of HKIS. I have to admit that I was overwhelmed by the busy schedule in the last six months. Though the tasks are daunting, the unique experience of working with a united team of enthusiastic Office Bearers and Council Members for a common vision to build a strong Institute is highly satisfying and most rewarding. Let me share with you some of the highlights.

Strategic Planning

Early this year, we successfully organized the Annual Retreat for all Executive committee Members and Council Members to get together and revisit the strategic directions for our Institute. We had rigorously gone through a SWOT analysis for ourselves and come up with common goals and action plans on **enhancing internal communication** amongst members; **strengthening the status of surveyors** and **exploring more opportunities to serve the industry and our members better**.

We will soon organize a sharing session with all ex-general council members on the topic: "To strive for excellence in the Surveying Profession" with a view to engaging their views on prioritization and issues of concern such as organization, administration, public and social status enhancement,


membership and market development and finance etc. A similar sharing session with the younger generation surveyors has also been planned in the pipeline.

Financial Management

In order to tackle the escalating cost of business operations, we had carried out a review of the financial situation of the Institute. Apart from committing to prudent finance management practices, we also put forward a proposal for revising the level of annual subscriptions and application fees for admission into membership which have not been adjusted in the past six years. Following heated debates in an open sharing forum with members, the resolution on the proposed revisions to the annual subscriptions and application fees was passed at the Extraordinary General Meeting held on 25 March 2011.

Office Premises

Rental of the HKIS office has accounted for a considerable amount of the Institute's operation expenditures. With the formation of the working group for "Office Premises" under the leadership of Mr Tony Tse, two open forums were arranged and questionnaires were sent out to collect views from members as to whether we should continue to have



our office premises located in the Central District or we should purchase our own premises, etc. The working group will complete the study and formulate its recommendations on the future of our office premises shortly.

Constitutional and APC reform

Building up a strong and professional membership base is an important step to strengthen the status of surveyors. The Working Group under the leadership of Ms Serena Lau is working hard for the proposed constitutional and APC reform which aims to work out a pathway for non-cognate degree holders working in the property industry, with appropriate training arrangement, to become full members of the HKIS.

Internal communication

Maintaining effective communication amongst 7,800 members has not been an easy task. That's why we have organized regular open forums for members to exchange views on important issues such as the revision of annual subscriptions, regulatory framework of property management industry and office premises, etc. It was highly encouraging to note that discussion forums were well received and members' participations and feedback were most positive and constructive.

External liaison

Keeping abreast and responsive to the latest developments in our environment are crucial to sustaining our competitiveness. We have maintained close liaison with the government, peer professional organizations and the media so that we can quickly respond to issues that concern our members. Some recent issues on which we have expressed our views (which we have submitted to the government and media) were the Financial Budget 2011-12, regulatory framework of the property management industry, protection of buyers' interest in sales of new flats and recently unauthorized building works in NT small and village houses. We aim to build our image through more caring of the society.

To name a few recent collaborations with peer organizations, we have actively participated in the Hong Kong and Mainland Construction Industry Forum 2011 organized by the Development Bureau and the FIG 34th General Assembly held in Marrakech.

Education and Promotion

With a view to promote our profession to young people and secondary school students, we joined the Education & Careers Expo 2011 organized by the HKTDC in February. Not only the exhibition was a good opportunity to introduce our profession to students, it had also allowed our own young surveyors to contribute their efforts and share their experiences with the younger generation.

CPD

To keep members abreast of state-of-the-art knowledge and skills, a wide range of CPD events to meet different needs of our members are organized from time to time. As at mid May 2011, more than 57 CPD events have been arranged. Many thanks to James Pong and his Board for their dedicated hardwork.

Serving the community

Serving the community with our professional expertise and heart is one of the fundamental objectives of our Institute. To encourage members to participate in voluntary work and foster good relationship with volunteer organizations, the Institute joined and supported the 10th Anniversary of the International Year of Volunteers organized by the Agency for Volunteer Service.

I wish members may now have a better understanding of what the General Council has been doing and I am very much looking forward to receiving your feedback and views so that we are able to improve and serve our members better.

Wong Bay

半年回顧

時光飛逝。轉瞬間，我擔任香港測量師學會會長的任期已過了一半。無可否認，在過去的 6 個月，工作是繁重的。縱然面對困難重重的工作，然而能與各執行理事及一眾理事會成員向著共同目標邁進，從而建立一個更茁壯的學會，實在是一個難能可貴的獨有經驗。對這半年忙錄的工作，我感到十分有價值，同時亦感到非常滿足。藉此機會，我希望與你們分享過去 6 個月的工作重點。

策略計劃

今年年初，我們成功舉辦了年度退修會，行政委員會成員及理事會成員聚首一堂及重新檢視本會的策略發展方向。我們透過 SWOT 分析模型，議定共同目標及行動計劃，重點包括**提升與會員的內部溝通、強化測量師的地位和發掘更多服務業界及會員的機會**。

我們即將與所有前任理事會成員舉辦一個「測量專業 追求卓越」分享會，收集他們對本會在組織、行政、公共及社會地位提升、會籍及市場發展、財務方面等方面的看法，以及處理的順序。我們亦計劃向年輕一輩的測量師舉辦類似的分享會，收集意見。

財務管理

為舒緩營運成本上升，我們檢視了本會的財務狀況。除了採取審慎理財的方針外，我們亦提議修訂過往 6 年未有調整的年費及會籍申請費議案。會員在公開分享論壇熱烈發表意見後，該議案已於 2011 年 3 月 25 日在特別會員大會上通過。

學會辦事處

學會辦事處租賃在總體營運開支上佔了相當的比重。本會因此成立了一個由謝偉銓測量師領導的「學會辦事處」工作小組，並已舉行了兩個公開論壇及向會員發出問卷，收集會員對會址是否應座落中區或學會應自置物業等意見。工作小組將會於短期內完成調查報告及為未來學會辦事處事宜提供建議。

章程及專業評核試改革

強大而專業的會員基礎對強化測量師的地位，尤其重要。由劉詩韻測量師所領導的工作小組致力擬定章程及專業評核試改革，旨在為在物業行業工作的非學士測量專業學位持有人，透過適當的訓練安排，提供成為香港測量師學會會員的路徑。

內部溝通

與 7,800 名會員維持有效的溝通談何容易！為此，我們定期舉行公開論壇，在重大議題上（例如修訂年費、物業管理行業條例框架及學會辦事處等），與會員交換意見。過往舉辦的論壇，得到會員踴躍參與，並向我們提供具建設性的建議，令人十分鼓舞。

對外聯繫

緊貼四周的最新發展並作出及時回應才能維持我們的競爭力。我們與政府、專業機構同儕及傳媒保持緊密聯繫，才能迅速回應與業界相關的事件。這半年來，我們對政府及傳媒回應了 2011-12 年度財政預算案、物業管理行業條例框架、買家在新樓銷售上的保障和新界鄉村屋僭建問題，期望藉此建立關懷社會的形象。

我們亦積極參與了由發展局舉辦的香港及中國大陸建築業論壇 2011 及 FIG 於馬拉喀什舉辦的第 34 屆會員大會。

教育與宣傳

本會致力向年輕人及中學生推廣測量專業，我們參加了 2 月份由香港貿易發展局主辦的教育及職業博覽 2011。這展覽不僅是一個機會向莘莘學子介紹測量專業，更可讓年輕測量師藉此機會向更年輕一輩分享經驗。

持續專業發展

為使會員掌握最新資訊及技能，本會提供多元化的持續專業發展活動，以迎合會員在不同時間的不同需要。截至 2011 年 5 月中旬，本會安排了 57 項持續專業發展活動。特別在此鳴謝龐錦強測量師及其委員會的努力。

服務社群

以專業知識及用心服務社群是本會其中一個最主要的目的。本會參與及支持由義務工作發展局籌辦的國際義工年 10 周年活動，鼓勵會員參與義務工作及加強與義務工作組織聯繫。

我期望透過以上簡述，使會員對本會理事會的工作有更多了解。我希望聽取你們的意見，使本會能夠為會員提供更佳的服务。

會長 黃比測量師

RICS Visit



The Royal Institution of Chartered Surveyors (RICS) visited the premises of HKIS on 16 May 2011. The HKIS was honoured to receive the RICS team led by its President Elect Mr Ong See Lian. During the 1.5 hour meeting, there was an informal exchange of views and update between the HKIS Office Bearers, Divisional Chairmen and Board Chairmen and the RICS President and its Board members, on the latest affairs and activities of the respective institutes. In particular, the meeting noted there was a move away from traditional surveying practice and the traditional route of training, and

there was a need to expand the traditional works and to promote other areas of professional services and expertise provided by surveyors such as in sustainability and environmental issues, heritage and preservation, mediation, expert determination and facility management. The HKIS and RICS also agreed to strengthen cooperation between the 2 institutes for the benefit of the industry's practitioners.



HKIS President Wong Bay presented souvenir to RICS President Mr Ong See Lian

Introducing HKIS to delegations from China

惠州測繪學會 (The Hui Zhou Society of Geodesy, Photogrammetry and Cartography) and 天津市建築業協會 (Tianjin Construction Industry Association) visited HKIS on 30 May 2011 and 31 May 2011 respectively.

Mr Lesly Lam, LSD Vice Chairman and Mr Yu Sau Chung, LSD Vice Chairman received the delegations from Hui Zhou on 30 May 2011 while Mr Stephen Liu, Past President, Ms

Serena Lau, Senior Vice President, Mr Thomas Ho, QSD Vice Chairman, Mr Keith Yim, QSD Honorary Secretary, and Mr Nathan Lee, BSD Council Member received the delegation from Tianjin. They presented to the delegations about the operations of HKIS as well as the Divisions. During the meetings, the delegates also gave us ideas on the development of the industry in their cities.



Visit by Hui Zhou Delegation



Visit by Tianjin Delegation

BREVA Visit

HKIS received the delegation of Beijing Real Estate Valuer Association (BREVA; 北京房地產估價師和土地估價師協會) led by Mr Gao Xi Shan (高喜善), Mr Du Ming (杜鳴) and Mr Chen Li Ming (陳麗名) on Wednesday, 5 May 2011 at the Surveyors Learning Centre. Ms Serena Lau, HKIS Senior Vice President, started with a brief introduction to HKIS, followed by the HKIS corporate video. Mr Francis Ng, Chairman of General Practice Division, then introduced the

land management system in Hong Kong. Mr Thomas Tang, Chairman of Board of Education joined Ms Serena Lau and Mr Francis Ng to answer enquiries from the delegates. The delegates showed keen interest in the topics concerning HKIS operations, professional development system, membership system etc. The meeting fostered understanding of members of BREVA to HKIS.



The Hong Kong Institute of Surveyors Extraordinary General Meeting

Proposed Amendments to the HKIS Constitution and Bye-Laws

Date : Monday, 18 July 2011
Time : 7:00 pm
Venue : Surveyors Learning Centre, Suite 811, 8/F Jardine House, One Connaught Place, Central, Hong Kong

Agenda

1. Briefing and discussion on the proposed amendments to the Constitution and Bye-Laws.
2. Voting on the Resolution.
3. Announcement of the results of voting.
4. Any other business.

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

HKIS Annual Subscriptions 2011-2012

The Annual Subscription 2011-2012 and Membership Renewal Form was mailed to members in early April 2011. For members who have yet to settle the Annual Subscription fee, please take your necessary action by 30 June 2011. For payment after 30 June 2011, a surcharge will be imposed to cover the administrative costs.

Should you require any assistance, please feel free to contact the HKIS Secretariat at 2526 3679. If you have not received the Annual Subscription 2011-2012 and Membership Renewal Form, please contact Ms Cindy Tang at a_cdept@hkis.org.hk. For change of correspondence address, please contact Ms Sally Leung or email sallyleung@hkis.org.hk

Invitation for Sponsorship

HKIS Annual Conference 2011 – “Central Business Districts in Hong Kong: Today and To-morrow” (17 September 2011, Conrad Hong Kong)

The Conference aims to provide a unique opportunity for professionals to review and explore the challenges and opportunities arising from the future development of the CBDs in Hong Kong, and also serves as a platform for industry stakeholders to exchange their experiences and views. It is our honor to have invited Mrs. Carrie LAM CHENG Yuet-ngor, GBS, JP, Secretary for Development, the Government of HKSAR, to deliver an Opening Keynote Address at the Conference.



HKIS Annual Dinner 2011 (14 November 2011, Grand Hyatt Hong Kong)



This is one of the most significant occasions which had been ardently attended by members of the Institute and many professionals, practitioners and officials. This year, The Honourable Donald TSANG Yam-kuen, GBM, Chief Executive of the HKSAR will attend the dinner as Guest of Honor.

The HKIS is pleased to offer your organisation sponsorship opportunities of these meaningful events, packages ranging from HKD 13,000 to HKD 78,000. For details, please visit the HKIS website at <http://www.hkis.org.hk>

Council Members Reaching Out

6 May 2011	The Prize Presentation & Exhibition Opening Ceremony of the Hong Kong Institute of Architects	Mr Stephen Lai
12 May 2011	Briefing Session for Proposal for Banning All Forms of Asbestos organized by Environmental Protection Department	Mr Andrew Kung
13 May 2011	BCI Asia Award Ceremony organized by BCI Asia Construction Information Ltd	Mr Wong Bay
14 May 2011	RICS Hong Kong Annual Conference 2011 on "Why, What and How - The Truth Behind Sustainability"	Mr Wong Bay Mr Stephen Lai
16 May 2011	Inauguration Ceremony of the Engineering Forum Limited	Mr Wong Bay
18-22 May 2011	FIG Working Week 2011	Mr Simon Kwok Mr Au Sing Hei Edward Mr Edwin Tang Mr Raymond Chan
19 May 2011	Focus Group Meeting for the Public Engagement on Climate Change-related Issues organised by Council for Sustainable Development	Mr Gary Yeung
20 May 2011	Opening Reception of the CIC Headquarters	Mr Wong Bay
20 May 2011	「大廈管理工作坊」(Building Management Workshop) organized by Sha Tin District Council	Speaker: Dr Lawrence Poon
23 May 2011	Introductory Meeting with Professional Institutes and Organizations organized by Greening, Landscape and Tree Management Section, Development Bureau	Mr T T Cheung Mr Spencer Kwan Mr Thomas Ho Mr Tim Law Mr Lesly Lam Ms Patty Chan
25 May 2011	Cocktail Reception to welcome Mr Huen Wong as the new Chairman of the Hong Kong International Arbitration Centre	Mr Wong Bay
27-30 May 2011	2011 Mainland and Hong Kong Construction Industry Forum on Sustainable Urban Form: Preservation and Development of Historical & Cultural Cities	Mr Wong Bay Ms Serena Lau Mr Edwin Tang Mr Simon Kwok Mr Koo Tak Ming Mr Antony Man Mr Arthur Cheung Mr Vincent Ho Mr Gary Yeung Mr Robin Leung Mr Philip Tse Mr Kenneth Yun Mr Chueng Hau Wai Dr Leung Ka Tung Tony Mr Alex Wong
28 May 2011	MTR Society Link Gathering on Corporate Responsibility	Mr Lesly Lam Mr Dick Kwok Mr Edmond Cheng

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

Control of Unauthorized Building Works under the Buildings Ordinance

The unauthorized building works (UBW) issue has been widely discussed in the society recently. BSD noted that the public and the media might have diverse and mingled understanding on the legal background of the subject. In order to assist the public to grip a proper understanding on the legal background and current enforcement policy of the government on UBW, a media conference was held by our spokesmen Mr Vincent Ho (Chairman of BSD), Mr Andrew Kung (Vice Chairman of BSD) and Mr David Chan (Past Chairman of BSD). The following messages were delivered to the media:

1. There is clear definition of UBWs under the Buildings Ordinance (BO) that any building works carried out without prior approval and consent under the BO may be regarded as UBWs unless it is exempted under section 41(3) of BO (i.e. an "exempted works").
2. However, even the subject works may be an exempted works, it must not be carried in contravention from any requirements under the Buildings Ordinance and the allied regulations. Otherwise, BD may still instigate enforcement action under section 24(1) of BO requiring removal or rectification of such contravention.
3. The public must be aware that, as a matter of principle, UBWs are not allowed under the law. Building owners or tenants should not attempt to carry out any UBWs whatever minor in nature or scale.



4. In dealing with the existing UBWs problem, we believe BD should only exercise discretion under the principle laid down by the current law.
5. We have urged the Government to educate the public about UBWs and suggest the public to seek professional advice from building surveyors or authorized person in case of doubt on any presence of UBWs in their premises;
6. We also advise the public not to infringe the Buildings Ordinance by carrying out any unauthorized building works.

BSD hopes, through media publication, the public's awareness on UBWs could be raised. That is what we building surveyors could contribute to the society.

Members may wish to refer to a collection of media reporting on the press conference and interviews by the media on this issue at the Facebook created under the title of "BSD-Hong Kong Institute of Surveyors".



2011 Mainland and Hong Kong Construction Industry Forum Luoyang, Zhengzhou

Delegates of the Institute comprising representatives of BSD namely, Mr Kenneth Yun, Mr Alex Wong, Mr Robin Leung, Mr Philip Tse and I attended the Forum held in Luoyang on 28 May 2011 organized by the Development Bureau and various professional institutes including HKIS.

The theme of this year's conference was "歷史文化名城的保護和發展". We invited Mr Nelson Ho, an experienced

building surveyor, to share his experience in revitalization and conversion of the Bethanie into the current HKAPA premises.

The delegates took the opportunity to learn and appreciate the achievements on heritage preservation and protection in Luoyang. We visited the new development district in Zhengzhou “鄭州新區” as well. The townscape and space planning of this new development area did impress us a lot.



Group photo taken on the welcome dinner for the Conference “歷史文化名城的保護和發展”.



Delegates from HKIS who have attended the Forum.



▲ Our guest speaker, Mr Nelson Ho shared his experience in revitalization and conversion of Bethanie in Hong Kong.



We have memorable visit in Luoyang.

BSD Secondary School Scholarship

I would like to report the current status of a secondary school scholarship scheme which BSD have planned and promoted for months with an aim to attract the new generation to engage in our profession. Yet, we have received 6 nominations for the scholarship and a prudent scrutiny on the nominations would be conducted very soon.

CPD events

“A Turning Point of Green Building Movement in HK: PNAP APP-152 SBD” was held on 20 May 2011 which we received full-house subscriptions of over 200 attendance. Our guest speakers Mr K S Wong and Professor Barnabas H K Chung delivered a hot and updated topic on sustainable building design. In addition, Professor Chung provided the floor with criticized insights on the implementation of the design guidelines issued by the government. I believe that the attendants have gained invaluable knowledge from the speech and through the discussion on that evening.



Our Vice Chairman Mr Andrew Kung presented souvenirs to the guest speakers Mr K S Wong and Professor Barnabas H K Chung.

Another CPD “Minor Works Control System: Past, Current & Future” was held on 30 May 2011. Our guest speaker Mr Colin Cheng is the founding staff of the Minor Works Unit of Buildings Department. He shared with us the history of the minor works system, the current situations and its future development with his personal experience. Attendants should have better understanding on this newly implemented building control system.



Our Past Chairman Mr David Chan presented souvenir to Mr Cheng at the end of the CPD.

第四屆 香港傑出義工獎

The Fourth Hong Kong Volunteer Award



「香港傑出義工獎」是一個全港性的義工選舉，藉以表揚義工出色的表現及成就，並為社會樹立香港傑出義工的典範，以提高社會人士對義工的認知和認同。第四屆「香港傑出義工獎」將評選十個「個人義工」及「義工小組」，更設一個「企業獎」，以表揚企業在推動義務工作的卓越貢獻和成就。

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

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主辦
Organizer



義務工作發展局
AGENCY FOR VOLUNTEER SERVICE



截止提名日期
Nomination Deadline

2011年6月30日
30 June 2011

查詢
Enquiry

2527 3825
frp@avs.org.hk

提名表格及詳情請瀏覽
Details and forms
obtainable on

www.avs.org.hk

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

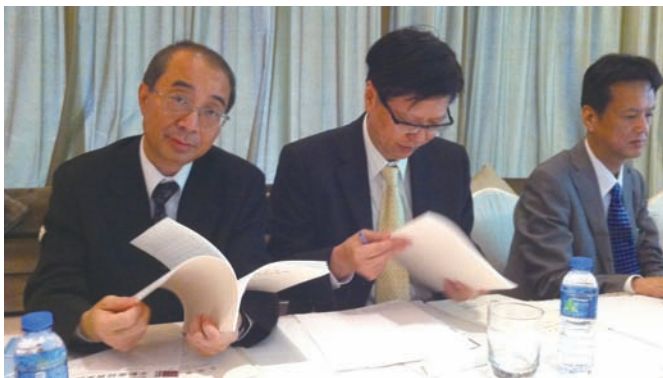
Visits of the counter-parts

This month proved to be a busy time for the GPD as there were delegations visiting HKIS. These included:

1. SISV delegation had a courtesy tour in the first few days of May.
2. 30 appraisers and valuers from Beijing and Tianjin had a seminar in HKIS on 4 May 2011. They were warmly received by the Ms Serena Lau (SVP), Francis Ng and Thomas Tang (GPD council members).
3. Messrs Nakano, Komatsu and Dr. YZ Cao (Director and Researchers) of the Japan Real Estate Institute held a discussion forum in Hong Kong (also see below). The event was arranged by the Hong Kong Vocational Training Council and attended by the Hong Kong Institute of Real Estate Administrators and HKIS. On that occasion, JREI gave an update on the situation in Japan after the earthquake in March.
4. RICS president-elect, Mr Ong, together with 10 delegates came to the HKIS office on 16 May 2011. They were greeted by key personnel of HKIS.

Discussion Forum with the Japan Real Estate Institute (JREI)

HKIS representatives (led by President Mr Wong Bay with GPD Chairman and Councilors Francis Ng, Eugina Fok, Tony Wan, Edward Au and Jason Chan met the Director General of the Research Department of JREI, Mr Yutaka Nakano, during his visit to Hong Kong. A discussion forum to exchange views on the real estate market and impact of the earthquake in Japan was held on 9 May 2011.



HKIS Representatives attending discussion forum with JREI, VTC and HKIREA

JREI is an institute conducting research and study assignments commissioned by the public and private sectors, in-house research projects, and joint efforts with foreign research institutions.

Appointment Process of Independent Valuer

The Practical Guide for "Application to the President of the Hong Kong Institute of Surveyors for the Appointment of an Independent Valuation Expert" (IVE) has been published to facilitate users who wish to make use of such services. The appointment procedure came into effect on 20 May 2011. The application fee has been revised and that guidance on matters including contractual relationship between the instructing parties and the IVE, indicative fee and factors affecting fee quotation, reasoned determination etc have been provided. Soft copy of the Practical Guide together with the list of Independent Valuation Expert is posted on the HKIS website and can be downloaded free of charge. Hard copy can also be obtained from the HKIS office (whilst stock lasts). A CPD event was held on 19 May 2011 to promulgate the Practical Guide to fellow members.

Scale of Professional Charges - General Practice Surveying Services

As reported earlier, the working group has conducted consultation and discussion with practitioners, the Lands

Department and URA on proposed revision on the professional charge scales. Recommendations on changes of the fee scale (in particular, the increase in hourly rates) have been finalized and endorsed by the General Practice Division Council. The working group intends to publish the new fee scale booklet in the near future.

Public Talks on Cap 545 and Revision of Cap 545 Booklet

HKIS would hold public talks jointly with the Joint Mediation Helpline Office and Senior Citizens Home safety Association to assist the public to understand the mechanism of compulsory purchase under the Ordinance on a quarterly basis. The first two talks had been scheduled for 8 July 2011 (Friday) and 7 October 2011 (Friday) from 6:30pm to 8:30pm at HKIS Office. Development Bureau would co-ordinate with the District Offices to distribute posters about these talks to the public such as District Councils, Area Committees and Owners Committees/Incorporations.



Meanwhile, the Working Group on Revision of Cap 545 Booklet (comprising Lawrence Pang as the convenor, Peter Tsang, Vincent Ho and Lawrence Poon) has finalized revision of the booklet on "A Brief of Compulsory Purchase" (「強制售賣概覽」). The artwork is ready for printing. A press conference will be held in mid June to announce publication of the updated booklet.

FIG Working Week 2011 in Marrakech, Morocco


A HKIS Delegation (led by Simon Kwok) attended the FIG Working Week 2011 between 18 and 22 May 2011. GPD represented by Edward Au attended the meeting of Commission 9 which related to Valuation and Management of Real Estate. Please refer to separate article for detail of the working week. 



FIG Working Week Plenary Session



HKIS Delegates attending FIG Working Week

GPD APC Final Assessment 2011

The GPD APC Final Assessment 2011 is scheduled as follows. Written Assessment will take place on **6 October 2011** (10am – 1pm) and Oral Assessment will be held in December 2011. **The venue of the Written Assessment will be confirmed later.** Application forms for the Final Assessment are now available from the HKIS Office. The application forms (**APC6/GP or APC6/GP/F1**) may also be downloaded from our website (HKIS main page → Professional Development → APC/ATC → GPD). Completed forms must be returned to HKIS **no later than 12:30pm, Wednesday, 31 August 2011**. Late submissions will not be accepted.



FIG Working Week 2011

By **Edward AU**
GPD Council Hon Treasurer



HKIS in FIG Working Week 2011

HKIS Delegation attended the FIG Working Week 2011 in Marrakech, Morocco during the period from 18 to 22 May 2011. The Delegation led by Mr Simon Kwok (HKIS Hon Treasurer) with delegates Mr Edward AU (GPD Hon Treasurer), Mr Raymond Chan (Past President) and Mr Conrad Chan (Professor, HK Polytechnic University). This year, the overall theme is **“Bridging the Gap between Cultures”**. The theme addresses changes in the current world, the importance of cultures and understanding the differences in different parts of the world including professional development, traditions and legislation while the world is more harmonised with common standards and global markets. These issues face also the surveying profession in all its fields.

This Working Week 2011 was held under the patronage of His Majesty King Mohammed VI of Morocco. The main theme of FIG Working Week was to bring together people of different cultures, diverse surveying traditions and varying professional experiences in this special locality. Marrakech was chosen as it is the meeting point for the Arab, African and European cultures. FIG Marrakech and Morocco as cross roads of cultures for centuries is a perfect venue to focus on this topic. The Working Week 2011 in Marrakech attracted surveyors and land professionals from all over the world to meet while specific focus was given to the Arabic countries and the Francophone Africa. It was an interesting model to exchange dialogue between cultures.

The FIG Working Week 2011 was presented with hundreds of documents from lecturers and practitioners. These comprehensive documents would contribute in building a harmonious society based on knowledge of others, tolerance, mutual understanding, respect of human rights and dignity.



FIG President Mr. **CheeHai Teo** delivering an Opening Speech in the Plenary Session



FIG Working Week venue, Palais des Congrès in Marrakech.



In the Opening Reception



Meeting with FIG President Mr. CheeHai Teo



FIG Plenary Session



HKIS Delegation in FIG Plenary Session

The Proceedings

The FIG Working Week 2011 programmed with General Assemblies (at the beginning and the end of proceedings), opening ceremony and three plenary sessions and dozens of technical sessions. The plenary sessions addressed key issues of the surveying profession including latest development in surveying technology, land administration and tenure, geospatial information, urbanization and sustainable cities and their relations to cultural and regional diversity.

The technical sessions covered a broad professional and scientific programme with multi slots each offering from 8 to 10 parallel sessions and workshops. With flash presentations the programme offers more than 400 presentations in a three-day technical session programme.

The technical sessions offered specially invited high profile presentations and papers that were selected through the

open call for papers procedure. FIG Working Week 2011 gathered international practitioners and academics from all disciplines within the surveying, geospatial, natural and built environment professions (land surveying, land administration and management, land and real property appraisals, spatial sciences, spatial planning and development, positioning and measurement, engineering surveying, hydrography, environmental and green building and cost, construction and project management).

FIG comprised the following ten FIG technical **"Commissions"** (Commission 1 to Commission 10) which covers a wide range of topics of interest:

- Commission 1 - Professional Standards and Practice
- Commission 2 - Professional Education
- Commission 3 - Spatial Information Management
- Commission 4 - Hydrography
- Commission 5 - Positioning and Measurement
- Commission 6 - Engineering Surveys
- Commission 7 - Cadastre and Land Management
- Commission 8 - Spatial Planning and Development
- Commission 9 - Valuation and the Management of Real Estate
- Commission 10 - Construction Economics and Management; and

History of Surveying and Measurement (Permanent Institution of FIG).

Specific topics of FIG Working Week 2011

In the FIG Working Week 2011, each Commission concentrated on the following detailed topics:

Commission 1 – Professional Standards and Practice

- Development of professional qualifications, standards and review systems
- Professional services to the public and the marketing of the profession
- Young professionals (sessions organized by Young Surveyors Network)
- Global labour market and mutual recognition of qualifications
- Changing role of the surveyor, innovation and new ways of working

- Professional ethics as a way to succeed in business
- Institutional development and legislative issues
- Profession and market economies
- Liberalization of the professional market

Commission 2 – Professional Education

- Attracting new generations and students to surveying programmes
- Innovation in surveying curricula
- International knowledge exchange
- e-Learning - content development methods, tools, student support
- Life-long learning - educational and training services
- Quality assurance in education and training
- Good educational practices
- Networking in education and training
- Capacity building

Commission 3 – Spatial Information Management (SIM)

- Spatial Data Infrastructure (SDI) at all levels – local, regional, national and global
- SDI components – technology, policy, standards, and users
- e-Governance and SDI in supporting decision making – theory, applications and best practice
- Integration of spatial data – cadastre, land use, real estate, utilities, environment, socio-economic information, etc.
- 3D/4D geospatial models, algorithms, standards and applications
- Geo-sensor networks and SDI
- Business models, public-private partnerships and economic aspects of SDI
- SIM meeting challenges – natural and environmental risk prevention and disaster management, waste management, etc.
- SDI interoperability aspects – standards, technical tools, metadata, portals and clearinghouses
- SDI – control and quality assurance processes
- Web and mobile GIS – challenges, services and real-time capabilities
- 2D/3D geospatial visualization
- 4D geospatial visualization – algorithms and models in support of natural environment processes

Commission 4 - Hydrography

- Hydrographic surveying in practice
- Administering marine spaces

- Data collection, sea level monitoring and climate change
- Multi sensor systems in hydrography
- Ellipsoidal hydrographic surveying
- Vertical link between different height measurements and height systems
- Monitoring and mapping of the coast and coastal zone management
- Standards and guidelines
- Hydrography enabling world issues (socioeconomic/ environmental issues, benefits, gaps and links etc.)

Commission 5 – Positioning and Measurement

- Geodetic and positioning measurement – infrastructure, methodology, adjustment and analysis
- Standards, best practice guidelines, quality assurance and calibration for survey (including geodetic) measuring instruments
- National or geospatial reference systems and associated infrastructure
- Reference systems, frames and datums in practice
- GNSS CORS RTK networks and infrastructure - the impact of these networks, their operations and applications
- AFREF – the African Reference Frame Project
- Geodetic observing systems - the role in global / regional issues and climate change
- Terrestrial and airborne laser scanning
- Cost-effective surveying (GNSS and other survey methods)
- Ubiquitous positioning techniques and applications -such as RFID, WiFi, AGPS, mobile phones, MEMS inertial sensors, Locata
- Kinematic measurements – including GNSS and Multi Sensors Systems
- GNSS modernization and its effect on surveying
- Geoids and gravity - modelling, measurements and applications
- eGeodesy
- GGOS (Global Geodetic Observing System)

Commission 6 – Engineering Surveys

- Deformation measurement
- Engineering surveys in managing natural disasters
- Engineering survey case studies
- Precise height measurements for engineering
- Recent industrial surveying and sensing technologies and applications

- Laser scanning applications
- Machine control and guidance with surveying technologies
- Surveying technologies for sustainable rural and urban development
- Positioning of buried utilities

Commission 7 – Cadastre and Land Management

- Land policy and reform
- Land administration to support sustainable development
- Applications of innovative technology in land administration
- Development of pro poor land management and land administration
- Low cost surveying and mapping
- Customary and group land rights
- 3D and 4D cadastre
- Establishment of international borders
- Marine cadastre
- State land management
- Land administration in post conflict and post natural disaster areas
- Innovative cadastre and land rights management

Commission 8 – Spatial Planning and Development

- Bridging the urban and rural divide
- Urban and rural land use planning
- Planning policies and environmental improvement
- Informal settlement issues in spatial development, planning and governance
- Planning and managing urbanization
- Regional and local structure planning
- Disaster risk management
- Public-private partnerships in planning and land development

Commission 9 – Valuation and the Management of Real Estate

- Real estate valuation
- Valuation methods for properties where no markets exist for them
- Land and property taxation
- Valuation profession and valuation standards
- GIS in real estate valuation
- Real estate finances and investments
- Real estate management

- Compulsory purchase and compensations in land acquisition and takings
- Real property practices and sustainable cities

Commission 10 – Construction Economics and Management

- Construction economics
- Commercial management
- Project and programme management
- Innovative house building and mass customization in housing
- Construction technologies, methodologies and liveable cities
- Sustainable housing, “green building” programmes and indexes
- Improving conditions in Informal settlement with innovative construction methodologies
- Large size construction management support by surveyors
- Encouraging green management in projects
- Green contracts and procurement
- Whole life cycle assessment
- Best practices – practical examples and results of the projects

History of Surveying and Measurement

- History of surveying and measurement
- Historical Maps
- Historical (and heroic) surveys in Africa and elsewhere

Technical Visit - a New City of Tamnsourt



The Town Model of New City Tamnsourt



Villa type development at Tamnsourt



Visit to Tamnsourt (background with new houses)



Master Layout Plan of Tamnsourt

HKIS Delegations took part in technical visits arranged by FIG. One of the visits was to study the development of a new city – **Tamnsourt**. It was a new city designed from scratch in the desert edge and programmed for specific goals:- reduce congestion in the city of Marrakech,

polarize the urbanization of areas that are peripheral expansion, economic activity and create a nest several habitat types and equipment to create a complete and harmonious city.

This new city would increase the supply on accommodation as a fundamental component of the new approach to the fight against unhealthy housing and urban upgrading, it would also bring a solution to housing needs felt in Marrakech, generating an offer of 58,000 homes and would, moreover, to ensure a better living environment for the people in relocating 15,000 residents, currently housed in unhealthy dwellings here would be 160 acres (ie 400 ha) of neighborhood facilities and over 200 ha of afforestation and green spaces will be landscaped (planted over 100,000 trees over 40,000 palms). Planning and architecture of Tamnsourt revolves around a multi-urban centrality and is characterized by a network of roads and green spaces important, adapted to the scale of this new town.

GPD's participation in FIG Working Week 2011

During the working week, I took part in Commission 9 (Valuation and the Management of Real Estate) discussion which include:

1. To advance the professional practice of valuers and property managers working in all areas of real estate valuation and management;
2. To research and publish "best practice" for the benefit of valuers and property managers in different jurisdictions and sectors of the industry, for the benefit of the surveying community and to improve services to the public;
3. To facilitate and generate the exchange of information, knowledge and experience between surveyors for the benefit of the profession, clients and the public;
4. To publicize and promote the work of surveyors, particularly to young people, governments and non-government organizations and to enhance their perception on the value of surveyors and the services they can deliver, especially in support of the global sustainability agenda and the Millennium Development Goals;
5. To co-operate and work with fellow surveyors in all specialisms of the profession to further the objectives of FIG.

Commission 9 had adopted a work plan focuses on three highly relevant themes, namely **Property taxation, compulsory purchase and compensation** and the **management of public property assets in developing countries**. Members recognized the social and economic value of real estate which provides revenue / funds for public services and for benefits of the community. Commission 9 sets up three Working Groups to look at each of these areas:



Presentation of Work Plan by Chair of Commission 9

- Working Group 9.1 comprises three study groups which focus on three increasing important areas of study: the **choice of tax base**; the **use of mass appraisal valuations**; and **successful and efficient tax systems for emerging economies**. Each of these addresses international and pressing issues in the use of property taxes for the benefit of local communities and demonstrates an important opportunity for FIG to use the international experiences of its members to contribute to and inform the global debate on property taxation.
- Working Group 9.2 will investigate the issue of land acquisition– **compulsory purchase and compensation**. The Working Group will study those highly topical and controversial issues which is causing international concern, as well as battered individuals and social hardship in relevant communities. It is anticipated that this work should link into the interests of the wider international community, thereby providing opportunities for inter-organizational collaboration.

- Working Group 9.3 will investigate the **management of public property assets in developing countries** with a view to presenting guidelines on best practice for the public sector management community. It is well recognized that, within both the residential and commercial worlds, the asset with the largest single value is likely to be real estate. All sectors of the global and local communities, therefore, rely on valuation and management advice to achieve the optimum use of their land and buildings and to ensure that such assets continue to provide a suitable and adequate 'setting' in which other activities can take place, as well as maintaining or increasing their monetary value to the owners, occupiers and the community who rely on such asset values for pension rights and collateral, amongst other things. Recently, attention has focused on the role of the public sector and how it manages real estate assets on behalf of the community.



Panel Discussion of Commission 9

I would anticipate that it would be a busy year for FIG Working Group participants and I would continue to offer contribution to these working groups in the context of local experience and professionalism. 🇪🇺

Message from the Chairman of the Board of Professional Development

Prof. James Kenneth Pong



BEAM Pro Training

With the growing importance of the green building concept to the provision of our surveying services, HKIS members are encouraged to join the BEAM Pro Training which is run in conjunction with the Hong Kong Green Building Council ("HKGBC"). I understand that there are more than 300 architects and 400 engineers who have joined this training course, which was organised from time to time in the past. It is a one-day training starting from 9:00 a.m. till 5:00 p.m., followed by a subsequent 2 hours' test of 100 multiple choice questions on another day, which is about 1 month after that one-day training. The training is open to all sorts of people who include surveyors, architects, engineers, town planners and landscape architects. The training fee is HK\$6,000 per head unless you, or the organizations you work for, are members / corporate members of BEAM, in which case you will be entitled to a discount. Interested HKIS members may wish to find out the details of the upcoming training course through www.hkgbc.org.hk.

Since such training course is often over-subscribed within a few days once it is launched each time, and if there is a large number of our members (about 150) who are interested to join this BEAM Pro Training, HKIS may liaise with HKGBC to hold a course exclusively for HKIS member. If you are interested to join this exclusive course, you may contact Ms Judy Shiu of HKIS Secretariat at edudept@hkis.org.hk to register your interest.

Immunity of Expert Witness Abolished

Recently, the Supreme Court of UK in Jones v Kaney (2011) UKSC 13, by a majority of five to two, overturned the 400 years' old rule that an expert witness is immune from civil suits arising from the evidence that he or she gives in the course of legal proceedings. The full judgment of the case can be found at the website <http://www.bailii.org/uk/cases/UKSC/2011/13.html>. If necessary, HKIS Members should consider taking the appropriate professional indemnity insurance cover for acting as expert witness. 🇬🇧

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Summary of HKIS CPD / PQSL Events

14 June 2011 - 15 September 2011

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
14 June	2011031	Civil Engineering Measurement	1.5	John Battersby	QSD	
16 June	2011027	房地產市場的特質及投資分析	1.5	周顯	GPD	
21 June	2011048	Kowloon East Office Market Overview	1.5	William Yiu, Jeffrey Wong	YSG	
22 June	2011045	Dispute Resolution	2	Christopher To	QSD	✓
23 June	2011059	Advancement of 3D Noise Mapping in Hong Kong	1.5	Dr Law Chi Wing	LSD	
28 June	2011061	Geotechnical Design and Construction in Scheduled Area No.1	1.5	Terence Yau	BSD	
29 June	2011040	The New Arbitration Ordinance	1.5	Damon So	QSD	
05 July	2011052	The benefits and challenges of working within collaborative contractual arrangements such as NEC	1.5	Bryan Clifford	QSD	
06 July	2011049	The Meaning of "House" and the Ownership of "Partition Wall"	1.5	Louie Chan	GPD	
07 July to 15 Sep	2011063	BSD APC Series 2011	1.5 per lecture		BSD/YSG	✓
12 July	2011044	Devil of Common Parts	1.5	Gary Yeung, Prof James Kenneth Pong	BSD/PFMD	
14 July	2011053	The New Arbitration Ordinance (Chapter 609)	1.5	Yeung Man Sing	QSD	
20 July	2011060	How to prepare for an appeal against a decision of the Building Authority ?	1.5	Cheung Kwok Kit	YSG	
23 July	2011058	Guided Tour to SCAD - Former North Kowloon Magistracy	1.5		BSD	
23 July	2011064	Steelworks Factory Visit in Zhu Hai	3.5		YSG	
27 July	2011065	Professional Ethics in Property and Construction	1.5	Joseph McCaffrey	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 RESERVATION FORM overleaf for registration. For enquiries, please email cpd@hkis.org.hk or call the Secretariat on 2526 3679.

CPD/QSD/2011031

Civil Engineering Measurement

Jointly organized with CICES

Speaker Mr John Battersby

Date & Venue 7:00 pm – 8:30 pm Tuesday 14 June 2011 SLC, HKIS

Details Mr John Battersby is a Quantity Surveyor by profession having worked in the construction industry for 44 years, 28 years of which have been spent working on projects in Hong Kong, China and South East Asia. He is a Fellow of the Chartered Institute of Building, Hong Kong Institute of Construction Managers, Chartered Institution of Civil Engineering Surveyors, Chartered Institute of Arbitrators and Hong Kong Institute of Arbitrators and a Member of the Royal Institution of Chartered Surveyors and Hong Kong Institute of Surveyors. John has acted as an expert witness several times, both in arbitration and litigation, in respect of additional cost/loss and expense/damages claims, measurement issues, adjustment of rates, valuation of variations and causes and effects of delays to construction works. He has acted both as party appointed and “single joint expert” (or “tribunal expert”. He is a Practising Member of the Academy of Experts and accredited by the Academy as an Expert. He has also been appointed as Arbitrator, Assessor, Mediator and Dispute Resolution Advisor several times.

The programme will comprise:

- Introduction to Civil Engineering Measurement a difference in approach compared to Building Measurement
- Civil Engineering Methods of Measurement introducing CESMM3 (as used by MTR) and Government’s Civil Engineering SMM
- MTR Contract Provisions in relation to Bills of Quantities
Government Civil Engineering General Conditions of Contract in relation to Bills of Quantities
Common problems arising from the preparation of Civil Engineering BQs and the contract provisions for their resolution:
 - ambiguities and discrepancies
 - errors in descriptions or items omitted
 - errors in quantities
- Best Practice for preparing the BQ to avoid problems arising from errors and omissions
- Best Practice for overcoming difficulties imposed on BQ preparation due to:
 - time constraints
 - lack of design information
 - lack of site investigation information

Language English

Fee HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)

Priority QSD Member; First-come-first-served

FULL

CPD/GPD/2011027

房地產市場的特質及投資分析

導師	周顯 《新報》主筆，股壇名人，著有多本暢銷投資著作，包括《炒股密碼》、《周顯發達指南》等。		
日期	2011年6月16日(星期四)		
時間	下午7時至8時30分		
地點	香港測量師學會測量師研習中心 - 香港中環康樂廣場1號怡和大廈8樓811室		
課程大綱	房地產內容將包括以下範疇 :- 1) 香港房地產的周期性 2) 土地與房地產投資之原理及關係 3) 房地產投資的運作 4) 房地產的衍生工具 5) 香港房屋政策		
語言	廣東話	費用	港幣 \$120 (學會) ; 港幣 \$150 (非學會) (即場報名將收取港幣 \$30 附加費)
名額	產業測量組會員優先		

CPD/YSG/2011048

Kowloon East Office Market Overview

Speakers	Mr William Yiu, Director of Savills Kowloon Commercial Leasing Department Mr Jeffrey Wong, Director of Savills Commercial Leasing Department		
Date & Venue	7:00 pm – 8:30 pm Tuesday 21 June 2011 SLC, HKIS		
Details	<p>Office Market is one of the major sectors in the Hong Kong property market. With the limited supply and excess demand for office space, now there is a new trend of office decentralization to other districts other than the traditional commercial districts likes Central, Admiralty, Sheung Wan, etc. This CPD event will be focused on one of the new commercial districts, Kowloon East.</p> <p>Mr William Yiu & Mr Jeffrey Wong are both the experts in the Hong Kong office leasing market with over 10 years working experience in the industry. They are both currently working in an international property agency firm. During the CPD event they will give our members a general picture of the current office market and then the idea of the new office district, Kowloon East, and at last they will share some of their working experience to our members.</p> <p>This event aims to enhance candidates' knowledge in: The basic idea of the Hong Kong office market; The upcoming trend of the office market.</p>		
Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	First-come-first-served		

PQSL/QSD/2011045

Dispute Resolution

Speaker	Mr Christopher To, Executive Director, Construction Industry Council		
Date & Venue	7:00 pm – 9:00 pm Wednesday 22 June 2011 SLC, HKIS		
Details	This seminar is part of the HKIS QSD PQSL Series 2010 - 2011 and aims to enable candidates to: <ul style="list-style-type: none">• Understand various techniques in dispute resolution (including negotiation, mediation, conciliation, adjudication, arbitration, independent expert determination and litigation).• Apply knowledge of the practices and procedures of dispute resolution.• Apply knowledge of the relevant law governing dispute resolution. procedures (including evidence of fact and expert evidence).		
Language	English	Fee	HK\$100 for member, HK\$150 for non member (HK\$20 walk-in surcharge for all pricings listed)
Priority	QSD Probationer and Student; First-come-first-served		

CPD/LSD/2011059

Advancement of 3D Noise Mapping in Hong Kong



Speaker	Dr Law Chi-wing, Environmental Protection Officer, Environmental Protection Department		
	<p>Dr Law Chi-wing obtained both his Bachelor of Engineering in Mechanical Engineering and Doctor of Philosophy from the University of Hong Kong. He has more than 15 years experience in engineering and various fields of acoustics. Before joining the Government in 2002, he was the project manager and director of an environmental and acoustical contracting company, having overseen more than 100 projects, including large scale infrastructure and consultancy works. He was the invited speaker of the Symposium of Science in the Public Services organized by Hong Kong Observatory in 2006, the international scientific committee member and the structured session chairman for the 14th and 15th International Congress on Sound and Vibration in 2007 (Australia) and 2008 (Korea), speaker in the Noise Mapping Symposium and Workshop in 2010 (Hong Kong). He is now working in the Assessment and Noise Group of Environmental Protection Department. He is a Chartered Engineer, member of Institution of Mechanical Engineers in UK and Hong Kong Institute of Acoustics, and has published more than 20 articles in international conferences and journals.</p>		
Date & Venue	6:30 pm – 8:00 pm Thursday 23 June 2011 SLC, HKIS		
Details	The dramatic enhancement of computation power, rapid development in Geographic Information System (GIS), three-dimensional (3D) computer graphic and virtual reality technology; and the wide availability of digital topographic and mapping data have facilitated the substantial advancement in road traffic noise assessments and data presentation in Hong Kong. Two-dimensional (2D) and even 3D noise mapping over a large geographical area has now become a more manageable task. In Hong Kong, very often roads are in close proximity to the sky-scrapers and 2D noise mappings are simply inadequate in accurately portraying the noise exposure environment. Traditional commercially available noise modelling tools are incapable of handling the complex topography, building geometry and noise screening structures of Hong Kong. 3D presentation tools integrating noise modelling, GIS and computer graphics are needed to portray the noise environment in the unique high-rise townscape of Hong Kong. This presentation outlines the development of advanced 3D GIS tools, information technologies and how they were put into trials and implementation in Hong Kong. Particular attention is given to the dissemination of noise information to the community, be it for public education, engagement or consultation; and recent advances in the availability of such information interactively, and in a user friendly manner, through the internet.		
Language	Cantonese	Fee	HK\$100
Deadline	17 June 2011	Priority	First-come-first-served

CPD/BSD/2011061

Geotechnical Design and Construction in Scheduled Area No.1



Speaker	Mr Terence Yau, BEng, MPhil, MHKIE, RSE, RGE Technical Director of C M WONG & Associates Ltd.		
Date & Venue	7:00 pm – 8:30 pm Tuesday 28 June 2011 SLC, HKIS		
Details	Mr Yau obtained his BEng and MPhil degree in 1998 and 2000 respectively from the University of the Hong Kong University of Science and Technology. He has extensive experience in investigation, design and construction supervision for site formation, deep foundation and basement excavation projects in Hong Kong. He currently acts as the RSE and RGE for numerous private development projects in the scheduled area no. 1.		
Language	Cantonese supplemented by English	Fee	HK\$120 for member; HK\$150 for non-member (HK\$20 walk in surcharged for all pricings listed).
Deadline	21 June 2011	Priority	BSD Probationer; First-come-first-served

CPD/QSD/2011040

The New Arbitration Ordinance

Speaker	Mr Damon So, a Partner with the Projects, Engineering and Construction group of the international law firm Hogan Lovells		
Date & Venue	7:00 pm – 8:30 pm Wednesday 29 June 2011 SLC, HKIS		
Details	<p>Damon is initially qualified as a Chartered Civil and Structural Engineer. Since he subsequently also qualified as a solicitor, Damon has undertaken a wide range of both contentious and non-contentious construction related legal work.</p> <p>On the contentious side, he has handled a number of litigation and arbitration proceedings over the years. He is a Fellow of the Hong Kong Institute of Arbitrators and the Chartered Institute of Arbitrators and acts as an arbitrator. His non-contentious experience includes preparing, negotiating and advising on construction, consultancy and other related contracts and tender documents for employers, contractors, subcontractors and consultants in respect of a number of building and civil projects using different forms of contract including the HKIA form, FIDIC, NEC3, IChemE, Australian Standard Form, Hong Kong Government forms and standard forms of major statutory bodies in Hong Kong.</p> <p>Hogan Lovells is a co-author of The Annotated Ordinances of Hong Kong by LexisNexis on the new Arbitration Ordinance to be published in due course.</p> <p>The New Arbitration Ordinance (the "Ordinance") becomes effective on 1 June of this year. It is of particular interest to the construction industry which is one of the most frequent users of arbitration and arbitration clauses have become part of standard forms in the industry.</p> <p>The Ordinance has introduced a number of significant features which industry users should know. In particular, it unifies the pre-existing international and domestic regimes. The law adopted is essentially the UNCITRAL Model Law, with a number of additional provisions which are only applicable if agreed by the parties or if the relevant arbitration provision relates to a domestic dispute.</p> <p>It would be both useful and interesting to hear from one of the leading construction lawyers in Hong Kong the important features of the Ordinance, with a particular focus on the construction industry.</p>		
Language	Cantonese supplemented by English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	15 June 2011	Priority	QSD Member; First-come-first-served

CPD/QSD/2011052

The benefits and challenges of working within collaborative contractual arrangements such as NEC

Speaker Bryan Clifford

BSc - Civil Engineering, MSc – Project Management, Chartered Engineer, Member Institution of Civil Engineers , Member Institution of Structural Engineers , Member Association for Project Management, Fellow Hong Kong Institute of Value Management

Date & Venue 7:00 pm – 8:30 pm Tuesday 5 July 2011 SLC, HKIS

Details Bryan has championed the cause of improvement in Hong Kong projects for 12 years through his work as Director of JCP Consultancy International Ltd., and Committee Member for the Association for Project Management and Institute of Value Management. His skills are in developing and advising on partnering programmes focusing on the development of collaborative business strategies. He has helped more than 100 project teams in Hong Kong including those for:

- The first NEC pilot project for HK Government
- MTRC - Cross Border Express and the other lines going back to Tseung Kwan O Extension
- Government projects with ASD, DSD, WSD, HyD and CEDD which include the New Government Headquarters at Tamar and Stonecutters Bridge

Prior to JCP, Bryan spent 30 years in the construction and engineering industry starting as a graduate engineer with the contractor George Wimpey before joining Arup as Project. He was Project Manager with overall responsibility for the HK\$2BN HAECO aircraft hangar and maintenance facilities at Chek Lap Kok and Tseung Kwan O.

Bryan will talk about the benefits and challenges of working within a contracts that support a collaborative style of working. Bryan is currently acting as NEC advisor on the first Government NEC Contract which is now more than half way complete and providing some useful data. He has facilitated partnering relationships for more than 100 project teams in Hong since the MTR Tseung Kwan O Extension in 1999. He is currently helping MTR teams on the Cross Border Express Line and CLP with various collaborative contracts. His company JCP International are helping teams in advanced alliance arrangements in the UK and the Middle East.

Language English

Fee HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)

Deadline 21 June 2011

Priority QSD Member; First-come-first-served

CPD/GPD/2011049

The Meaning of "House" and the Ownership of "Partition Wall"



Speaker Mr Louie Chan, FHKIS, Barrister-at-law

Date & Venue 7:00 pm – 8:30 pm Wednesday 6 July 2011 at SLC, HKIS

Details Two recent cases deserve the attention of surveyors. There was a challenge as to the meaning of 'house' in the Special Condition of the Conditions of Exchange in Fully Profit (Asia) Limited v. the Secretary for Justice (for and on behalf of the Director of Lands) HCMP 82/2010. On the other hand, the appellate court clarified the position of the ownership of a partition wall between two adjoining units under the same ownership in the Incorporated Owners of Westlands v. Oey Chiou Ling & Wong Fung Ling, CACV155/2010. The speaker will lead a discussion of these two cases and suggest their implications to surveyors in practice.

Language English **Fee** HK\$120 for member; HK\$150 for non-member
(HK\$30 walk in surcharge for all pricings listed)

Deadline 23 June 2011 **Priority** GPD Member: First-come-first-served

PQSL/BSD/YSG/2011063

BSD APC Series 2011



Date & Venue 7:00 pm – 8:30 pm 7 July to 15 September 2011 SLC, HKIS

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

Dates	Topic
7 July 2011 (Thursday)	Condition survey and diagnosis of building defects
15 July 2011 (Friday)	Processing of application for licensed premises
26 July 2011 (Tuesday)	Project scheme development
5 August 2011 (Friday)	Structural consideration on A&A works
15 August 2011 (Monday)	Basic building services design considerations on A&A works
25 August 2011 (Thursday)	Review of FRC and MOE Codes
2 September 2011 (Friday)	Building/Lease/Planning Control
15 September 2011 (Thursday)	Contract Administration
On top of the above, BSD and YSG are going to arrange a mock assessment (practical task) taking at a camp site on 24th and 25th September. Please be aware of the announcement in the coming issue of Surveyors Times.	

Language Cantonese supplemented by English **Fee** HK\$120 per topic/member
(HK\$20 walk in surcharged for all pricings listed).

Deadline One week before the event **Priority** Priority will be given to probationers who will take APC this year.

CPD/BSO/PFMD/2011044

Devil of Common Parts

Speakers	Mr Gary Yeung, BSc(Hon), LLB, MBA, Dip.Proj.Man., FHKIS, F.PFM, FRICS, MCIQB, MHKICM, Chairman of PFM Division (HKIS)		
	Prof James Kenneth Pong, BSc, LLB, PCLL, PCEd, DipArb, MSc (Property Investment), MSc (Urban Planning), Master of Corporate Governance (with distinction), FHKIS, FRICS, FCIArb, F.PFM, MBEng, Chartered Town Planner, Authorized Person, Chartered Secretary, Certified Tax Advisor, Barrister, Chairman of the Board of Professional Development (HKIS), Adjunct Associate Professor of HKUST		
Date & Venue	7:00 pm – 8:30 pm Tuesday 12 July 2011 SLC, HKIS		
Details	What is the common part in a property? Can a professional surveyor solely rely on Schedule 1 of the Building Management Ordinance Cap. 344 to identify various common parts for a building? Recent updated court decisions will be used for illustration.		
Language	Cantonese supplemented by English	Fee	HK\$120 for member; HK\$200 for non-member (HK\$30 walk in surcharged for all pricings listed).
Deadline	25 June 2011	Priority	BSD & PFM Members; First-come-first-served

CPD/QSD/2011053



The New Arbitration Ordinance (Chapter 609)

Co-organised by ACostE (HK region) and HKIS

Speaker	Mr Yeung Man Sing, FHKIS, MACostE, FRICS, FCIArb Chartered Arbitrator & Accredited Mediator/Adjudicator		
Date & Venue	7:00 pm – 8:30 pm Thursday 14 July 2011 SLC, HKIS		
Details	Mr Yeung is a partner of Li & Partners, solicitors dealing with construction and commercial disputes. He has been acting as arbitrator and mediator in various disputes. He was a member of the DOJ Accreditation and Training Sub-group of Mediation and is one of the directors of JMHO. Mr. Yeung is now Vice-Chairman & Hon. Secretary of CIArb (EAB).		
	The new arbitration ordinance would come into operation on 1 June 2011. The talk would try to explain the basis of the new ordinance and highlight the key changes.		
Remarks	The talk has been presented in the One Day Seminar on Contract Management 2011 organized by CIArb-YMG, HKIE, HKIS, CIBSE, ICE and Law Society on 19 February 2011		
Language	English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	30 June 2011	Priority	QSD Member; First-come-first-served

CPD/YSG/2011060

How to prepare for an appeal against a decision of the Building Authority ?



Speaker Mr Cheung Kwok Kit, Partner of Deacons Hong Kong
BSc (Hons), LLB (Hons), FHKIS, FRICS, MCI Arb, Member of Panel of Arbitrators of HKIS, Member of Panel of Arbitrators of China International Economic and Trade Arbitration Commission

Date & Venue 7:00 pm – 8:30 pm Wednesday 20 July 2011 SLC, HKIS

Details This seminar will discuss the law and practice relating to the appeal to the Appeal Tribunal (Building) and the Court. Mr K K Cheung will go through the following points in the seminar:

1. The relevant provisions in the Buildings Ordinance;
2. The appeal regime;
3. The importance of the Published Policy;
4. The role of Internal Instructions;
5. How the Building Authority or the Appeal Tribunal should exercise their discretion;
6. Judicial Review; and
7. Practical tips

Mr K K Cheung is a fellow member of the Hong Kong Institute of Surveyors and Royal Institution of Surveyors. He has wide experiences in handling cross-border disputes, particularly those between Hong Kong and Mainland China. He acted for both local and overseas clients in arbitrations and litigation in Hong Kong and various parts of Mainland China. He is a member of the panels of the arbitrators in the Hong Kong Institute of Surveyors, Hong Kong International Arbitration Centre and China International Economic and Trade Commission. He has been appointed as arbitrator and mediator in resolving construction disputes from time to time.

Language	English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	6 July 2011	Priority	YSG Member; First-come-first-served

CPD/BSD/2011058

Guided Tour to SCAD - Former North Kowloon Magistracy



Date & Venue 12:15 pm - 2:00 pm Saturday 23 July 11, SCAD The University of Creative Careers, 292 Tai Po Road in Sham Shui Po, Kowloon

Place of Gathering 12:15pm at South Entrance, SCAD The University of Creative Careers

Details Conservation and adaptive re-use of historical buildings has become a hot topic in Hong Kong in the recent years. The former North Kowloon Magistracy is the first batch of historical buildings that has been revitalized to become the campus of The University of Creative Career in 2010 under the Revitalising Historic Buildings Through Partnership Scheme. The tour aims at introducing how the building was conserved and appreciation of the architectural design.

Remark Parking is not available and public transportation is recommended (Sham Shui Po MTR station (exit D2))

View a map at: <http://www.scad.edu/forms/pdf/hkfacilities-map.pdf>.

Fee	HK\$50 per person	Priority	BSD Member; First-come-first-served (Max. 40)
Deadline	24 June 2011		

CPD/YSG/2011064

Steelworks Factory Visit in Zhu Hai



Date & Venue 8:00 am - 5:30 pm Saturday 23 July 11, Program Metal Products (Zhuhai) Co. Ltd., Zhu Hai

Place of Gathering 7:45 am at the Departure Gate, China Ferry Terminal (中港碼頭), China Hong Kong City, Tsim Sha Tsui, Kowloon

Details PROGRAM is a global metalworks company specializing in structural steel, street furniture and patented VETOP® vitreous enamel products. Established in 1987, they design, build and install our products to a wide range of markets including Europe, the Middle East, North America and the Asia-Pacific region. With installations in over 30 countries, PROGRAM recognizes the importance of providing their customers with tailor-made solutions for unique environments. They are fully committed to providing the highest quality products, safe conditions and promoting environmental awareness through their international certification with ISO9001 Quality Management, ISO14001 Environmental Management and OHSAS18001 Occupational Health and Safety Management systems.

VETOP®, developed by PROGRAM, is a steel sheet coated with glass for the global vitreous enamel industry. Suitable for many uses including wall cladding, columns and signage, VETOP® combines the strength of steel with the durability of glass and provides improved resistance to tough environmental conditions where extra protection against moisture, ultraviolet rays, scratching, and corrosion are necessary.

Participants will be able to visit one of the Program's production centres, Program Metal Products (Zhuhai) Co. Ltd., which is a new factory plant start operating in year 2010. The Program Zhuhai occupies a site area of 60,000 m2. Participants can also visit their steelwork and vitreous enamel workshops for different fabrication activities: e.g. welding, polishing and grinding, coating and painting, etc.

Remark Dismiss in Zhu Hai

Language Cantonese supplement with English

Fee HK\$250 (including lunch, insurance and one way ferry ticket from Hong Kong to Zhu Hai)

Deadline 2 July 2011

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

CPD/YSG/2011065

Professional Ethics in Property and Construction



Speaker Mr Joseph McCaffrey, BSc(Surv) MSc (CPM) MSCSI MRICS ICIOB

Joseph McCaffrey is a tutor in M&E quantity surveying at the College of Estate Management (CEM) and course director for the BSc in Building Services Quantity Surveying. With more than 10 years' experience in private practice, he has a special interest in business ethics and maintaining high professional standards. Joseph is a chartered quantity surveyor, being a member of the Society of Chartered Surveyors Ireland and a Member of the Royal Institution of Chartered Surveyors. He is also a member of the Chartered Institute of Building.

Joseph has a particular interest in life cycle costing, value engineering and risk management for building services, and is currently undertaking extensive research on these topics. He is a member of the Building Services Research and Information Association Council and the RICS Building Engineering Services Committee. He is currently working with property and construction professionals in Russia, representing CEM there. Joseph is an external examiner at Southampton Solent University and the Waterford Institute of Technology Ireland.

Date & Venue 7:00 pm – 8:30 pm Wednesday 27 July 2011 SLC, HKIS

Details Joseph will deliver a CPD lecture on 'Professional Ethics in Property and Construction'. This presentation will look at the philosophy of ethics and the application of ethics in the business environment, including some ethical dilemmas that can be faced by professionals operating in the property and construction industry. The results of research on ethics undertaken by the College of Estate Management, UK, will be discussed, together with the professional ethics guidance provided by RICS and CIOB. The UK Bribery Act 2010, which comes into effect in 2011, provides a legal framework to combat bribery and affects not only UK-based firms, but firms in other countries which have a UK office. The aims of this Act will also be outlined.

Language English **Fee** HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)

Deadline 13 July 2011 **Priority** YSG Member; First-come-first-served

YSG Kitchen - “芝”心篇

(Event Code: YSG/S/201106)

日期: 16-7-2011 (星期六)
時間: 第一節 - 下午2時至4時
第二節 - 下午4時半至6時半 (兩節內容相同)
地點: Cake Library
地址: 旺角彌敦道582-592號信和中心6樓603室
費用: 每位 HK\$190 (一節)
名額: 16 位 (每節8位) (青年組會員優先)
內容: 以8人小班形式教授及實習製作蛋糕(石板街軟芝士凍餅)
截止日期: 2-7-2011

備註:

- 1) 參加者請用CPD Standard Reservation Form 填好個人資料並連同劃線支票交回測量師學會
- 2) 查詢請致電2526 3679或電郵 cpd@hkis.org.hk 予余小姐

CQB NIGHT

WELCOME TEAM APPLICATION

Please return together with the name list to HKIS office

Date: 29 Jul 2011 (Fri)

Time: 20:00-24:00

Venue: S.W.S. SHOOTING WORKSHOP

2-3/F., No. 350-360, Fuk Wing St., Cheung Sha Wan, Kowloon

REGISTRATION:

Please complete the CPD Reservation Form and return together with the payment to the HKIS office. For more detail, please contact our Ms. Donna Yu on 2526 3679 or email to cpd@hkis.org.hk

Quota: 40 people

Fee: HK\$180 per person

Event Code : YSG/S/201107

Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

The 2nd Joint Seminar on Spatial Data Infrastructure in Hong Kong



Six papers were presented and they covered various state-of-the-art GIS and surveying techniques in relation to the data capture, standards and applications of spatial data technology in Hong Kong:

The 2nd Joint Seminar on Spatial Data Infrastructure in Hong Kong, jointly organized by the Hong Kong Institute of Surveyors (LSD), the Hong Kong Institution of Engineers (ITD), the Hong Kong Polytechnic University (LSGI) and the Chartered Institution of Civil Engineering Surveyors, was held successfully on 12 May 2011 (Thursday) at Crystal Ballroom, 2/F, the CityView, 23 Waterloo Road, Kowloon. We had over 100 audience from the trade, the academic and user sectors.

1. "Benchmarking Spatial Data Infrastructure development in Hong Kong" – by Dr Conrad TANG and Lesly LAM, HKIS;
2. "Use of Web Based GIS for Tree Management" by Eric YAU, AECOM Asia Ltd;
3. "High Cost-benefit Integrated Scanning System in Marine and Coastal Features Surveying" by Henry KWOK, LECIA Geosystems Ltd;
4. "Location tracking of people using AGPS and indoor localization techniques" by Dr Albert WONG, HKUST;
5. "BIG BIM" by Jimmy LAU, Bentley Systems HK Ltd;
6. "Street-level imagery with an extra dimension" by Elvis LI, isBIM Ltd.



The aim of the seminar was to promote the concept of SDI and the benefits of sustainable development of SDI to the society, and at the same time, to offer an opportunity for professional exchange of knowledge and skills.

These papers would be available in the HKIS web site for reference to public. We would like to thank the organizers and sponsors for their contributions to the success of the seminar as well as their efforts in the development of SDI in Hong Kong.

We were honoured to have Professor Hon Patrick LAU Sau-shing, SBS, JP to be the Keynotes Speaker of the seminar. Professor LAU highlighted the importance of quality spatial data in the decision making processes in the Government of the HKSAR. He urged the participating institutes and key players in the trade to continue providing their professional support to the uses, in both public sector and private sectors, for the greater use of spatial information to enhance the decision making systems.



LSD Contact Points

If you have any views on the Council's work, please feel free to send them to the Hon Secretary at lsd@hkis.org.hk or to me at lsdchairman@hkis.org.hk.

Planning & Development Division Chairman's Message



Raymond Chan PDD Council Chairman

PDD Visit to Guangzhou 6 and 7 May 2011

Planning and Development Division organized a two-day study visit to Guangzhou to exchange views and practice of town planning and development with mainland Institutes on Planning and Real Estates Appraisals. The delegation from Hong Kong was composed by about 30 members from various Divisions.

On the first day, Professor Song Jing Song (宋勁松), Professor Zhao Hong Kong (趙紅紅) shared their insight on future development of China, believing that the coming 20 years would still be the golden time. Under such rapid development, well-rounded town planning is essential and an eco-balance planning development schemes become the most important target of all. Apart from creating green path to make sure sufficient air movement within the city, the Government also created artificial lake along the city to improve the city outlook and promote eco-life. Our guess speaker, Mr Tam Po Yiu (譚寶堯) (President of HKIP) analyzed the Hong Kong planning system and took the West Kowloon area as an example. The biggest challenge of all is to strike a balance between reclamation for better site, be environmentally friendly, with benefit to the public. Mr Chan Zong Biao (陳宗彪) talked about development trend in Guangzhou. Mr Charles Chan (陳超國) briefed the delegation on real estate markets in Hong Kong. Hong Kong surveyors and China valuers and planners were satisfied with the seminar and look forward to the next joint event.

Thanks to Mr SC Liu (廖勝昌), the Chairman of Mytop Home (滿堂紅), our visit was fruitful and we had chances to understand the property market in Guangzhou by visiting the headquarter of Mytop Home and the first class mall Tai Koo Hui (太古匯) developed by Swire Property.



Representative from Mytop Home was very generous to share their vision on how Information Technology contributed to their success in the competitive market in China. The level of sophistication of an agency company is unheard of in Hong Kong, and yet Mr SC Liu, humbly stated that they were not satisfied with it. As they have been expanding their business to northern part of China, he would invest more into IT to manage large numbers of staff. His sagacity is impressive and far more advanced than the market.

Tai Koo Hui is going to be one of the first top class mall, commercial and hotel complex in Tian-he, Guangzhou, with its grand opening in May 2011. We were honored to learn from Mr Peter Kok (郝繼霖), General Manager, Guangzhou and Southern China, the challenge he faced in the development process for the past ten years. We were also granted a chance to pre-view the mall, the design of which is stunning and inspiring. The mall is almost 100% leased out with world class brand like LV and Hermes.

In all, members enjoyed and benefited from the Guangzhou visit and we would continue to look for learning opportunities for our members. 🇺🇸

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

Visit The Hong Kong Polytechnic University

On 28 March 2011, our Vice Chairman Dick Kwok and Council Member Tim Law visited the Hong Kong Polytechnic University meeting final year students of the Property Management Degree and Surveying Degree. Dick and Tim shared their invaluable knowledge and experience of the PFM field covering Property Management, Facility Management, Asset Management, Corporate Real Estate, Green Management and so on in front of around twenty students. The potential of this emerging PFM industry has drawn keen interest from the audiences. In particular, Dick pointed out the leading role of the PFM Surveyors attribute to the sustainable development of property/facility life cycle. Tim on the other hand shared his personal experience on how to achieve his various remarkable professional qualifications during his course of career development. Special thanks to Professor Barnabas Chung and Professor Eddie Hui who helped to make this visit happened. For sure, our Council will continue to reach out young students – our potential surveyors in the future.

Property and Facility Management Conference

The Council in its meeting of 16 May 2011 decided to hold the Division's biennial conference in the coming November. The date of the event is tentatively scheduled on either 12 or 19 November 2011 subject to availability of venue. A preliminary thought of the theme this year is Corporate Real Estate. The Organizing Committee is chaired by Mr Daniel Hui and members include Mr Gary Yeung, Mr Raymond W K Chan, Ms Hannah Tse, Ms Rebecca Mau, Mr Alan Wong

and Ms Elaine Chow. The Committee is now considering the sub-topics for the plenary sessions prior to sourcing of suitable speakers. More details will be announced in due course, but members are reminded to pencil-mark on your diary the tentative schedule of this event.

Annual General Meeting

The Council planned to hold its Annual General Meeting on 17 November 2011 in the Surveyors Learning Centre. The incumbent council members has already served the Division for about two years, hence re-election of new Council will be required in the upcoming AGM. Any PFMD member who wishes to contribute your time serving the incoming Council may now show your hand to either of the current council members. Please also make a remark in your diary the date of this important event. As decided in the council meeting of 16 May 2011, there will be light refreshment provided immediately after the AGM so that PFMD members attending the event may network and chat with your old friends there.

Standard Property Management Agreement

The working group which was led by Chris Cheung and Ray Ng had finalized the English version of the standard agreement. In its recent meeting, it was decided to translate the English version into Chinese by working group members considering the unsatisfactory experience while translating the HKIS Guide to Good Property Management Practice by external consultant. I must take this opportunity to thank for the hardwork of the WG members. Once translation is finished, both English and Chinese versions will be published at the same time, hopefully by later this year. ■

Quantity Surveying Division Chairman's Message



Antony Man QSD Council Chairman

Visit to St. Louis School

Five old boys of St. Louis School, namely, Mr Thomas Ho, Mr Kenneth Chan, Mr Daniel Ho, Mr Bill Chan and Mr Patrick Chan and I visited the School on 19 May 2011. They are all experienced Quantity Surveyors practising in the profession for more than 20 years. There were about 180 Form Five students who attended the career talk. The career talk started with QSD video and then followed by a powerpoint presentation introducing the surveying profession. The students were briefed about the job nature, related courses in universities, the qualifying process, job opportunities and the career path of Quantity Surveyors. Experience sharing by the old boys with the youngsters in the Question and Answer allowed more discussions on the job nature and requirements of Professional Quantity Surveyors. The students were interested in the wide variety of the job nature of the Quantity Surveying profession.

After closing of the career talk, we took the opportunity to chat with the Deputy Headmaster who was the teacher of one of the old boys. We were informed of the trend and needs in respect of further studies after completing the secondary education. Teachers and students as well as their parents require substantial effort to deal with the newly implemented scheme of 4-year university study in Hong Kong. I would to thank Thomas, Daniel, Bill, Kenneth and Patrick for their time and participation of the visit.

Finally, we would like to appeal for your help for making visit to the secondary schools. It is beneficial to both the institute for promoting the surveying profession and the students to gain exposure to the spectrum of professional surveyors in finding their way for further studies. If you can arrange the visit for us or providing contact details of suitable secondary schools to us, please do not hesitate to give a call to Mr Coody Ko of HKIS (tel: 2526 3679 or e-mail: coody@hkis.org.hk). We shall follow up with you for further details. Thanks!



QSD representatives receiving souvenirs from the school representatives



Students and the QSD representatives at the School Multi-purpose Rooms

Visit by the RICS President Elect

Mr See Lian ONG, the RICS President Elect, together with council members from the RICS Hong Kong Board visited the HKIS on 16 May 2011 and had a meeting with the HKIS President and Executive Committee Members. Views on various topics are exchanged and we look forward to more co-operation of professional development. It was raised that study of sustainability should be the general skill of surveyors and should be strengthened in the curriculum of the universities.

Sustainable Urban Form: Preservation and Development of Historical & Cultural Cities

The 2011 Mainland and Hong Kong Construction Forum was held between 27th and 30th May 2011 at Luoyang (洛陽), which was organized by the Ministry of Housing and Urban-Rural Development, PRC, the People's Government of Henan Province and the Development Bureau, HKSARG. The Hong Kong Institute of Surveyors was one of the co-organizers. There were about 300 delegates from other associations, government departments and representatives from the Mainland and the purpose of the Forum is to promote the exchange of construction technology and expertise and enhance the co-operation between the construction industry of the Mainland and Hong Kong.

The Forum included site visit to museums, the old city of Luoyang (洛陽老街區), the Longmen Grotto (龍門石窟), Shaolin Temple (少林寺) and Zhengdong New District of Zhengzhou (鄭東新區). The sustainable development and preservation of the statues at the Longmen Grotto are challenging. The newly developed Zhengdong New District at Zhengzhou will become the landmark of the city.



The tallest hotel development at Zhengzhou (under construction) adjacent to the Zhengzhou Exhibition and Convention Centre



Symbolic buildings at Zhengdong New District



Highlight at Longmen Grotto



Professional Surveyors at the Forum



Zhengdong New District, Zhengzhou

The Second Batch Training for the Reciprocity Agreement between CECA and HKIS (QSD)

We were recently informed by the China Engineering Cost Association (CECA) that the results of the second batch training and assessment for the members of QSD under the Reciprocity Agreement would be formally announced shortly. Subject to the final announcement, the 166 HKIS QS members who have fulfilled the requirements of training and assessment will obtain the qualification for PRC Registered Cost Engineer and can register for practice. 

Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman



CPD - "Learning to Learn"

On 5 May 2011, Mr Wan Man Yee, a renowned and very senior member of GP Division, kindly conducted a CPD with our young members on the topic "Learning to Learn". During the 2-hour session, Mr Wan shared with us his joy and insight from reading some 30 books from various categories. Over 70 members joined this inspiring and interesting session. If you are interested in reading, you can download the powerpoint presentation and check out the booklist via the link below:-

http://www.hkis.org.hk/hkis/general/events/20110505_Talks.pdf

Again, thanks a lot, Mr Wan for your sharing.



廣東發展訪問團與及廣東論壇 (Guangdong Development Delegation & Guangdong Forum)

Representing the YSG, our Jeff Chan and Ryan Wong attended the 廣東發展訪問團與及廣東論壇 which was held successfully by the PDD on 6 and 7 May 2011. During these two days, they did not only visit 滿堂紅(中國)集團 and Tai Koo Hui - the first mixed-use development by Swire Properties in Guangzhou, but also learnt from the local professions in town planning about the latest town planning and development in China, particularly, in Guangzhou.



青年組交流團



成都
CHENGDU



2008



吉隆坡
KUALA LUMPUR



2009



上海
SHANGHAI



2010

To be continued ...

Hair Styling Class

A new hairstyle says a lot. The hair styling class on 28 April 2011 brought great tips to our members on how to style their hair. In the class, professional hair stylists demonstrated to members several hairstyles. Participants then tried out their

new learnt skills on their classmates' hair with excitement. The atmosphere throughout the event was enjoyable and fun! We would like to thank all for your support to our social events.



SURVEYORS

LEAGUE

比賽日期：2011年 8月及9月之週末或日
費用：每隊報名費為港幣\$1200
名額：8隊 (先到先得，額滿即止)

比賽概要：

1. 比賽為5人對5人之籃球賽事；
2. 球員必需為香港測量師學會會員；
3. 每隊註冊人數上限15人，每場出場人數上限12人；
4. 先以東西岸各四隊以單循環作賽，隨後東西岸首次名進入決賽周淘汰賽；
5. 賽事設有冠、亞、季3個團體獎項及「得分王」個人獎項，得獎隊伍及選手可得獎牌乙面。

截止報名日期: 2011年 7月20日

如欲索取報名表格或對以上賽事有任何查詢，請致電2526 3679或電郵cpd@hkis.org.hk與余小姐聯絡。

BY YOUNG SURVEYORS GROUP

Upcoming Social Event

Forthcoming events in June are Leather Cardholder Making Workshop on 11 June 2011 and 4 sessions of Thai Boxing Class starting from 3 June 2011 (every Friday).

Coming up in July, we will have our first cooking class of the year. For more details of the events, please keep your eyes on Surveyors Times or refer to our e-broadcast for more details.

Upcoming CPD

We have invited Mr Jeffrey Wong and Mr William Yiu to conduct a CPD for members on 21 June 2011. Mr Wong and Mr Yiu are both experts in the Hong Kong office leasing market with over 10 years working experience in the industry. During the session, the speakers will offer members a general picture of the current office market and an idea of a new office district - Kowloon East. They will also share with members some of their work experiences in this industry. 



HKIS Drums Up Team Spirit at the Stanley Dragon Boat Races

Keep Your Eyes on the Surveyors Times for More Event Highlights





Mock Mediation

Thomas Ho

Following the success of the mediation presentation to the members of The Hong Kong Institute of Surveyors in June last year, another mediation role play was held on 12 May 2011. There were about 200 participants in this presentation. In the presentation, representatives from the Hong Kong Mediation Council – Construction Mediation Interest Group and accredited mediators of Hong Kong International Arbitration Centre gave us a presentation on the process of mediation followed by a mediation role play on a construction dispute. The event started with a presentation by Mr Leung Hing Fung (Associate Professor of Department of Real Estate and Construction of The University of Hong Kong) on the process of mediation and then followed by a role play on a

construction dispute by Mr William Kong (a chartered civil engineer and also a solicitor), Dr Enmale Kwok (Head of Commercial Department (Civil Engineering) of Build King Group) and Mr Thomas Ho (Managing Director of TLS & Associates Ltd.). The narrator, Mr Ivan Cheung (Partner of EC Harris) explained the various stages of mediation and their importance during the role play. All the participants benefited a lot from this presentation. On behalf of The Hong Kong Institute of Surveyors, I would like to thank the speakers for their valuable contribution to the success of this second presentation by the Construction Mediation Interest Group of the Hong Kong Mediation Council.



The Appointment Process of Independent Valuation Expert

Ho Ching Yi

Eighty members attended the CPD event on “The Appointment Process of Independent Valuation Expert” (IVE) on 19 May 2011. Mr C K Lau, an International Director of Jones Lang LaSalle, briefed attendees on the current appointment process. He furnished us the figures on the number of IVE appointment and withdrawal for the period between 2007 and 2009. Furthermore, C K updated us with the revised fee scale on IVE appointment and shared his views on the possible outcome of reasoned determination. Attendees benefited a lot and had lively discussions throughout the seminar.



讀「地產霸權」後感 鍾永佳先生

退休前為地政總署助理署長
專責估價事宜

Abstract

Alice Poon in her book "Land and its Ruling Class" advocates the introduction of Land Value Tax(LVT) which will tax the land owners for their unearned increment created through the public investments in infrastructures. WK Chung, the former Assistant of Lands Department examined the various issues relating to the application of LVT particularly in the context of land conversion. He has reservation on the LVT and queried its acceptability. Mr. Chung is of the view that the LVT is controversial such that any tax shall on the basis of the property value instead.

WK Chung was the former Assistant Director of Lands Department specializing in valuation prior to his retirement.

拜讀潘慧嫻女士所寫的「地產霸權」後，我不想評論有沒有地產霸權，又或者什麼是地產霸權，我只是希望集中討論一個議題，就是地價稅，因為作者認為通過徵收地價稅，才能將土地不勞而獲的升值重歸社會，因為它的升值是社會投放資源所造成的，而不是土地擁有者努力耕耘的結果。

要明瞭地產市場的運作，就要了解物業市場的三個基本特性：

1. 物業價格的波動是週期性，傳統的說法是樓價升跌跟隨股價升跌滯後約六個月。原因係股票比樓價敏感而轉手較靈活。
2. 私人樓宇的總量只有在物業暢旺時增加，原因係發展商跟其他製造者一樣，只會在有利可圖的經濟條件下起樓，沒有人會投資在一個預計虧本的生意。
3. 今天的地價不可能決定將來的樓價，因為沒有人能預知未來，但今天的樓價卻主宰著今天的地價。

就從「土地壟斷為各種壟斷之母」說起

作者引用邱吉爾在 1909 年的演說（見第 190-192 頁）」說明「壟斷土地的地主無須作任何努力或貢獻，便可坐看其物業價值倍增...。因為政府用大量公幣「修築道路（包括鐵路），建設街道，將百哩外的山區水塘食水引進市區...」。作者將演說的內容延引為（第 192 頁）「這種情況與香港地產商現行的做法何其相似。在香港，他們持有農地，當時機成熟（例如：當新鐵路線開通或開發了新市鎮），將農地發展為有利可圖的住宅樓宇，藉此獲利...」。

獲利與稅務負擔

作者認為發展商既然可以如此獲利，理應承擔更大的稅務責任，為加上理據，作者在（第 204 頁）「把稅務負擔轉至土地」引用了 Common Ground-USA 的看法，就是

"A tax on the location value of sites would return to the Government the increased value created by the communities' investment in infrastructure, Government services, public amenities and the growing populations' greater need for land"（見 Common Ground USA 網址），在同文中，作者亦引用英國的 Land Value Taxation (LVT) Campaign 的看法：*"The principle of LVT is payment for locational benefits received. Whether they are gainfully used or not is a matter of personal choice, but, in aggregate, holders will undoubtedly be stimulated to make better use of idle or wastefully used land. This is a chief benefit from LVT (See Campaign's response on 14 June 2001 to the Draft Title Conditions (Scotland)(May 2001)Bill Consultation Paper and Draft Bill:* http://www.scotland.gov.uk/land_reform/rdtc/rdtc-12.usp)."

但我們須要明白地價稅是針對所有擁有土地的人士，包括所有擁有物業的人士，雖然他們大多數以不可分割形式 (undivided shares) 擁有一幅土地。簡單而言地價稅的精髓就是地價會隨著社會配套的投資而上升，而不是因土地擁有者的努力，故此土地擁有者應為此而交稅，以回饋社會。

補地價是包含了地價稅的精髓

香港土地的擁有權與英美土地擁有權有明顯的分別，就是業主對土地沒有絕對永遠的擁有權，因為土地是國家資源屬於國家所有，香港特區政府負責管理和批租等（註一），故此每個地段都是承租的和有其他使用權限制，又如農地不可蓋房子，也就是因為這些限制可以使特區政府向發展商收取土地差價，即補回屋地價與農地價差別，而換地補價正正包含了該地因水利，交通（如鐵路伸延）配套等設施而增加的價值，亦正正合乎了社會創造的價值歸回社會的原則，因為所收的補價會成為庫房收入，跟其他稅項一樣，用作政府和社會（如基建、教育、醫療）等等的開支，故此補價就是合乎了徵收地價稅的精髓了。

用地價稅打擊土地囤積（見68頁）

雖然作者沒有解釋怎樣用地價稅打擊土地囤積，但我試舉例說明：

舉例一：農地的土地價值只是一塊不能蓋房子的空地，其

價值有限，故收取地價稅亦為有限，但經補價後轉為屋地會有建屋限制（通常是四年內必須蓋起房子）（註二），故此不存在囤積的問題。

舉例二：市區一個舊樓地盤，如用土地價值作為地價稅，那麼無力負擔此地稅的年老業主，必須賣樓補稅，無疑，地價稅有打擊土地囤積的作用，但也可殺錯良民。

地價稅作為一稅種的可行性

Common Ground-USA 與英國的 Land Value Taxation Campaign 都希望引入地價稅作為政府庫房主要收入，因為他們認為 'tax labour and people are less inclined to work' 正如 'tax savings and people are less inclined to save!'（見 Common Ground- USA 網址），As the site value of land is collected, taxes on buildings and other improvements attended to land are abated, as are taxes on production (wealth creation), the earnings of labour and capital, and trade'（見上文 the Campaign's response 網址）。但 Local Government Finance Review Committee, Edinburgh 2006 的報告對引入此稅種有保留，他們質疑此稅種的認受性，因為內容具爭議和實行上有很大的困難，。故此他們同意以物業本身價值作為物業稅的基礎「註三」，這也是我們現時各有關物業稅種的基礎。

至於我們現時與土地或物業有關的稅種，我試列舉如下：

1. 自 1985 中英聯合聲明生效開始，新批或續租的土地要每年繳交應課差餉租值的 3% 為地稅，並會跟隨應課差餉租值而調整。
2. 物業稅針對投資而非自用的物業，即每年所得的租項收益減去 20% 開支，繳納 15% 為物業稅。
3. 差餉是指 Occupier's rate，開始時是差人（警察）的糧餉，但現時只作為庫房收入，而現在的住宅租約多包含差餉在內。
4. 短期樓宇買賣可被視為投資行為而須繳交利得稅。
5. 厘印稅於物業交易時根據物業價格繳交。

上述的稅項收入跟地價稅一樣有其不穩定的因素，因為租項，樓價和地價會隨經濟盛衰而調節，要維持一定的收入，徵收的百分比也要調節，租項和買賣都是實價，有據可依，但地價稅要為每一幅地評定地價，實在有極大難度（註四）。

低地價政策與「芬蘭模式」

我不同意作者要求政府「須推行低地價政策」（見 184 頁），因為地價高低是沒有標準的，地價只有市價或非市價，而「芬蘭模式」就是以累進入息稅率向高收入人士徵稅，提高庫房收入，但這與 Common Ground-USA 和 Land Taxation Campaign 提出以地價稅取代入息稅在理念上有很

大的衝突，也是二者矛盾的地方。平心而論，高樓價並非一無是處，因為預期的升幅正正是舊區重建的動力，舉例來說，一個 50 年樓齡的舊樓地盤，拆建前和拆建後所起的面積相約的話，如樓價亦相約的話，重建會是無期的等待，但如果重建後的樓價預期大大超越現時舊樓價，那麼就展現了重建的動力了。當然，這也會惹出強拍的爭議，其實強拍與地價稅有共同目標，就是不讓土地資源浪費。

人口增加，加速土地建屋需要

我同意作者所說的政府須對土地供應作出長遠規劃，因為世界人口是不斷增加，聯合國估計 2050 年世界人口會由現時的 60 億（有說 70 億）增加至 90 億，而香港估計未來人口會增加 2 百萬，故此規劃未來土地供應刻不容緩，溫故知新，最大供應量可能是港鐵（包括在興建中和準興建的其他鐵路）沿線各站附近的土地，因為越近鐵路，人的流動性越大，加上新舊地盤整合可以釋放更多土地。當市場知道預期供應量時，樓價就會反影此因素了。

註一：香港的土地是國有資源，根據基本法第七條「香港特別行政區境內的土地和自然資源屬於國家所有，由香港特別行政區政府負責管理、使用、開發、出租或批給個人、法人或團體使用或開發，其收入全歸香港特別行政區政府支配」

註二：也是補地價條件之一

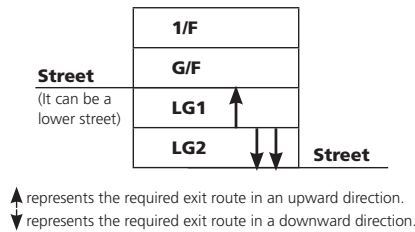
註三：A Fairer Way, Report by the Local Government Finance Review Committee, Edinburgh 2006: Section 11: Property Tax Options Considered. "34 Having considered both ratable value and land value as the basis for taxations, we concur with Layfield who recommended that any local property tax should be based on capital values"

註四：A Fairer Way, Report by the Local Government Finance Review Committee, Edinburgh 2006 Section 11 Property Tax Options Considered: "25 In the absence of sufficient direct evidence of the values of land-only transactions, valuation for the purposes of land value taxation would have to use house sales data (this was the basis for valuation for a recent pilot project in England). This process would require building values to be identified and disregarded, with values relating to the size and location of the land being included in the valuation. This process would be subjective to some extent. We are concerned that it could generate a large number of appeals, because of the likely levels of public uncertainty about both the definition of land value and the way the valuation had been calculated." ■

'Any' and basement

Terry K. Y. NG, MSc MRICS MHKIS MCIQB

I believe you readers are familiar with the MOE, FRC and MOA Codes and their relationship with the Buildings Ordinance and its allied legislation. This article concerns the definition of 'basement' in these Codes in the following situation:



The subject question is whether LG1 is a basement under the various Codes. Of course, it is always safe to consider LG1 as a basement. However for academic purpose and argument sake, it is worthwhile to study the matter.

For convenience sake, the various definitions in the three Codes are extracted here:

In MOE Code

'Basement' means any storey of a building which is below the lower or lowest ground storey and from which any required exit route is in an upward direction.

In FRC Code

'Basement' of a building means any storey which is below the lower or lowest ground storey and from which all required exit routes are in an upward direction.

In MOA Code

'Basement' means any storey of a building below the ground storey and from which any exit route required by or under the Building (Planning) Regulations is in an upward direction.

It should be noted that under the three Codes, there can be more than one ground storey in case when a building abuts on more than one street and due to difference in streets levels there are two or more entrances serving different streets. In this aspect, the three Codes are consistent.

Under the FRC Code, in order to qualify as a basement, it requires all the exit routes to be in an upward direction. As only one and not all the required exit routes are in an upward direction, LG1 is not a basement under the FRC Code.

The definitions of basement in the MOE and MOA Codes are very similar and the answer to the subject question lies with the word 'any'. While you are very familiar with the meaning of this simple word, what is your answer to the subject question? I believe you are

puzzling. In the two definitions, the sentence in which 'any' is used is not negative or implying doubt or negation. The noun referred to by 'any', i.e. exit route, is singular. Under these circumstances, by referring to a dictionary you will find that 'any' can mean one of a number or every. The difference between these two meanings is very subtle. I would like to illustrate the difference with an example as follows.

Suppose I am going to a meeting and I pass your desk.

Scenario 1

I say, 'I am going to a meeting. Could you lend me a pen?' You then say, 'I have a number of pens here. Which one do you want?' I reply, 'Any pen will do.'

Scenario 2

I say, 'I am going to a meeting. Could you lend me some pens? Any pen must write.'

In scenario 1, I do not have any particular choice. I would be satisfied if you simply pick one of the pens. In scenario 2, I have a particular requirement i.e., any pen must write. Do you think that I would be satisfied if only one of the pens you give me can write? What is in my mind? I believe you have to make sure that all the pens you give me can write. In other words, 'any' in scenario 2 means 'every'.

In the two definitions of basement under the MOE and MOA Codes, if 'any' means 'one out of a number', LG1 will be a basement. On the other hand, if 'any' means 'every', LG1 will not be basement under the two Codes. Which meaning should be chosen for the two Codes? As the three Codes serve different purposes, it is inappropriate to presume that the three Codes are consistent as far as the definition of basement is concerned.

The choice lies with the context as well as the structure of the sentence. I feel that when 'any' means 'one out of a number', the sentence and its context have something to do with choice, although the choice is unimportant. In the two definitions of basement in the MOE and MOA Codes, I cannot see anything to do with choice and so I would select 'every'. As such, LG1 is not a basement under the MOE and MOA Codes. When every required exit route is in an upward direction, it also means that all the required exit routes are in an upward direction. It can thus conclude that the three Codes are consistent as far as the definition of basement is concerned. What do you think?

I know that the three Codes are going to be replaced by a new Fire Safety Code. Apparently 'any' is still adopted in the definition of basement. This point should be clarified to reflect the true intention.

Window for ventilation

Terry K. Y. NG, MSc MRICS MHKIS MCIQB

In this article I shall look at a debatable issue in the Building (Planning) Regulations. Readers may agree or disagree with my view, depending on their professional background and interpretation of the relevant Regulations. The debatable issue is about window for ventilation under Building (Planning) Regulation 30(2)(b).

Building (Planning) Regulation (B(P)R) 30(1) stipulates that every room used for habitation or for the purposes of an office or as a kitchen shall be provided with natural lighting and ventilation. This is a general requirement. B(P)R 30(2) (a) stipulates the window or windows area requirements for the function of lighting and ventilation under B(P)R 30(1). In this part, it clearly accepts that the required window area can be achieved by one or more windows. In B(P)R 30(2) (b), it requires that the window has to be constructed that not less than the area required by preceding sub-paragraph (a)(i) faces directly into the external air. Basically it requires the area of window for lighting purpose must face into the external air. Subsequently B(P)R 31 defines the various ways in which the window or windows can satisfy the facing-external-air requirements.

B(P)R 20(2)(b) specifically mentions (a)(i) but not(a)(ii). This leads to the subject issue as whether the area of window for ventilation purpose only is also required to face into the external air. People holding the negative view actually say that the adequate ventilation requirements under B(P)R 30(1) is satisfied as long as adequate openable window area required under B(P)R 30(2)(a)(ii) is provided, irrespective of whether or not the window is facing an unobstructed space.

B(P)Rs 30 and 31 concern lighting and ventilation for rooms for habitation, kitchen and office. One would expect the regulations specify clearly the quantity and quality requirements for both lighting and ventilation. While the requirements for lighting are specified fairly clearly and adequately, apart from 30(2)(b) which concerns area, there is no requirement for ventilation. Apparently it means that the window or part of the window for ventilation purpose only

can face into any space, no matter how bad the condition of the space is. Is it really the case? I believe reasonably not.

Comparison can be made with Regulation regarding ventilation for rooms containing soil fitments. B(P)R 36(2) (b) stipulates that the window has to open directly into the open air. It also makes clear that the ventilation part is part of the window for lighting purpose. 'Open air' is defined in B(P)R 2. Together with other provisions in the Regulation, the requirements for ventilation are thus made complete.

Now go back to issue on ventilation in B(P)Rs 30 and 31. Unlike B(P)R 36, there is no requirement for window to open into "open air". If one argues that 30(2)(b) does not apply to ventilation, there will be no requirement for ventilation in B(P)Rs 30 and 31. It does not sound reasonable. Undoubtedly this ventilation aspect is not clear in B(P)Rs 30 and 31. However I believe the application of 30(2)(b) to 30(2)(a)(ii) sounds much more reasonable than not from a logical point of view.

There is another point which I believe can reinforce my view. At the end of B(P)R 30(2)(a)(i), the conjunction 'and' is used. It means the requirements in both 30(2)(a)(i) and (ii) have to be complied with together and read together. As the word 'windows' appears in both 30(2)(a)(i) and 30(2)(a)(ii), it must refer to the same item. Since 30(2)(b) applies to the windows in 30(2)(a)(i), it naturally applies to 30(2)(a)(ii) as well.

In order to avoid ambiguity, it is always necessary to have a clear definition on all requirements of the law. However occasionally, we come across grey areas in the interpretation of some provisions of the law. My view is that the general principle used for its interpretation must be in line with the legislative intention of the law and it must have a logical and reasonable relationship with the meaning of the preceding or following paragraphs in the law. If the interpretation leads to the legislative intention not being able to be achieved or the proposed interpretation sounds absurd if taking into account of the other requirements under the law, that interpretation is very likely to be wrong. ■



The Hong Kong Institute of Surveyors Sports Team / Interest Group



Chairman: Lesly LAM, leslylam@hkis.org.hk

For those members who are interested in joining various Sports Teams and Interest Groups managed by the Sports and Recreation Committee, please contact Chairman or Donna Yu at cpd@hkis.org.hk / 2526 3679 for registration.



HKIS Golf Team – 7th Joint Professional Golf Tournament

Team Captain: Mr T T Cheung / HKIS Golf Society

The 7th Joint Professional Golf Tournament was held on 16 March 2011 in Kau Sai Chau. Over 120 golfers from the 6 professions participated in the annual event. Despite the weather forecast of rain and chilly cold, it turned out to be an exceptional one with sunshine. It was a perfect day for golf. Perhaps the property market was very good and therefore a number of good golfers were unable to play. This was the first year I found I had a hard time in forming the strongest team for HKIS. Nonetheless we managed at the end of the day a very decent team.

The HKIS 2011 golf team members were: Eric Au, Alnwick Chan, Henry Chan, Rocky Chan, Paul Cheung, T T Cheung, Leslie Ha, Daniel Ho, Freddy Hung, Andrew Kam, Simon Kwok, Gabriel Lam, James Law, Joseph Lee, Derek Leung, Jonathan Li, Sam Mak, Jesse Wong, Samson Wong, Simon So, Vickie Wong & Wong Chun Hun.

The dentists team captured the champion this year with a total score of 502 points, marginally beating HKIS who scored 499 points. The lawyers came third at 490 points, followed by the doctors, the accountants and the architects. Congratulation to the following winner members of HKIS for their individual trophies:

Best Gross Score (North Course) – Rocky Chan

Best Gross Score (South Course) – Joseph Y K Lee

Highest Point – Andrew Kam

Longest Drive (North Course Hole #8) – Rocky Chan

Nearest to Pin (North Course Hole #7) – Jonathan Li



1st Runner up – HKIS Golf Team



Best Gross winner
(North Course) –
Rocky Chan



Nearest to Pin –
Jonathan Li



Highest Point –
Andrew Kam

The event would not be successful and enjoyable one without the support of our dedicated golfers and the organizer, HKDA, as well as the generous sponsors from American Express, Lexis and Better Golf Ltd for the lucky draw.

We will soon organize our annual golf tournament. Watch out for your diary.



HKIS Dragonboat Team – Hong Kong Championships 2011

Team Captains: Mr William Lai / Mr Ryan Wong / Young Surveyors Group

HKIS Dragonboat Team started its training on 13 March at Stanley Beach, and will have tough competitions on 6 June 2011 (Tuen Ng Festival) at Stanley Beach. The team captains would like to appeal to all HKIS members to come to the competition to support their teammates. It is also a good opportunity to enjoy the festival atmosphere at Stanley area. You can recognize us by the HKIS banner at our booth.

“Teamwork makes the dream work.”



HKIS Dragonboat Team in practice

HKIS Photography Interesting Group – Official Photographers in Stanley International Dragon Boat Championships 2011

Group Leaders: Mr Arthur Cheung / Mr Kim Tsui

The group leaders of the photography interesting group would like to appeal more interested members to join the group. The first function will be photo-taking activities for the HKIS Dragonboat Team in Stanley International Dragon

Boat Championships 2011 on 6 June 2011 (Tuen Ng Festival). For those interested members, please kindly register with Donna Yu at cpd@hkis.org.hk / 2526 3679 for application of Official Photographer Pass from the organizer.

HKIS Table Tennis Team – Friendly Match with Hong Kong Cricket Club

Team Captain: Mr C Y Jim

The HKIS Table Tennis Team is delighted to have a friendly match with the team from the Hong Kong Cricket Club on 17 April 2011 (Sunday). That shows how popular the team from HKIS is.

To let everyone have a chance to play at least one game, a total of 15 matches were played - 6 male singles, 6 male doubles, 1 female singles, 1 female doubles and 1 mixed doubles. It shows our friendship between your team as well as lots of fun. Finally, the victory went to the HKIS team with luck. Sincere appreciation is given to Mr Anthony Lau and Mr K W Leung for their kindest arrangement. 🇺🇸



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

Date	Event	Organiser	Location	
2011				
Jun	3	HKIS Quantity Surveying Division Annual Dinner	HKIS QSD	Royal Plaza Hotel, Hong Kong SAR
	23	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Jul	12	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	23-27	The 15th Pacific Association of Quantity Surveyors Congress	PAQS	Colombo, Sri Lanka
	28	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	28	HKIS General Council meeting	HKIS	Board Room, HKIS
Aug	25	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Sep	14	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	17	HKIS Annual Conference	HKIS	Conrad Hong Kong, Hong Kong SAR
	22	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	22	HKIS General Council meeting	HKIS	Board Room, HKIS
	22-23	第七屆京港澳測繪技術交流	DSCC, Macau SAR	Macau
Oct	27	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
Nov	9	HKIS Board of Membership meeting	HKIS	Board Room, HKIS
	14	HKIS Annual Dinner	HKIS	Grand Hyatt Hong Kong, Hong Kong SAR
	17	HKIS Property & Facility Management Division Annual General Meeting	HKIS PFMD	SLC, HKIS
	24	HKIS Executive Committee meeting	HKIS	Board Room, HKIS
	25	HKIS Young Surveyors Group Annual General meeting	HKIS YSG	SLC, HKIS
	24	HKIS General Council meeting	HKIS	Board Room, HKIS
Dec	9	HKIS Annual General Meeting	HKIS	SLC, HKIS

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. SLC, HKIS = 811 Jardine House, 1 Connaught Place, Central, Hong Kong.

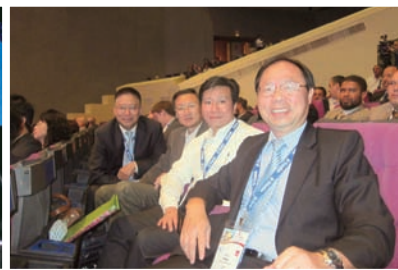


FIG Working Week 2011, Marrakech, Morocco

