

SURVEYORS

測量師時代
Times

Vol.20 • No.9 • September 2011



HKIS Annual Conference 2011 - "Central Business Districts in Hong Kong: Today and To-morrow"

HKIS 2010-2011 General Council

香港測量師學會2010-2011年度理事會

Office Bearers 執行理事

President 會長	Wong Bay 黃比測量師
Senior Vice President 高級副會長	Serena Lau 劉詩韻測量師
Vice President 副會長	Stephen Lai 賴旭輝測量師
Honorary Secretary 義務秘書	Edwin Tang 鄧海坤測量師
Honorary Treasurer 義務司庫	Simon Kwok 郭志和測量師

Council Members 理事

Building Surveying Division 建築測量組

Chairman 主席	Vincent Ho 何鉅業測量師
Vice Chairman 副主席	Robin Leung 梁志添測量師
Vice Chairman 副主席	Andrew Kung 龔瑞麟測量師

General Practice Division 產業測量組

Chairman 主席	Francis Ng 吳恒廣測量師
Vice Chairman 副主席	Chiu Kam Kuen 趙錦權測量師
Immediate Past Chairman 上任主席	Dr Lawrence Poon 潘永祥博士測量師

Land Surveying Division 土地測量組

Chairman 主席	Koo Tak Ming 古德明測量師
Vice Chairman 副主席	Lesly Lam 林力山測量師
Council Member 理事	Chan Yue Chun 陳宇俊測量師

Planning & Development Division 規劃及發展組

Chairman 主席	Raymond Chan 陳旭明測量師
-------------	---------------------

Property & Facility Management Division 物業設施管理組

Chairman 主席	Gary Yeung 楊文佳測量師
Vice Chairman 副主席	Edmond Cheng 鄭錦華測量師
Honorary Treasurer 義務司庫	Alan Wong 黃盛測量師

Quantity Surveying Division 工料測量組

Chairman 主席	Antony Man 文志泉測量師
Vice Chairman 副主席	Thomas Ho 何國鈞測量師
Honorary Secretary 義務秘書	Keith Yim 嚴少忠測量師

Young Surveyors Group 青年組

Chairman 主席	Arthur Cheung 張文滔測量師
Vice Chairman 副主席	Kenny Chan 陳志雄測量師

Technical Grade 技術會員級

Representative 代表	Chan Kit Ying 陳傑英測量師
-------------------	----------------------

Ex-Officio Members 當然成員

Immediate Past President 上任會長	Professor Chau Kwong Wing 鄒廣榮教授測量師
Chairman, Board of Education 教育委員會主席	Thomas Tang 鄧超文測量師
Chairman, Board of Membership 會籍委員會主席	Evelyn Kwok 郭劍生測量師
Chairman, Board of Professional Development 專業發展委員會主席	James Pong 龐錦強測量師

SURVEYORS TIMES Editorial Board

測量師時代編輯委員會

Honorary Editor 義務編輯	Gilbert Kwok 郭靖華測量師
Building Surveying Division 建築測量組	Jessie Yue 虞偉珠測量師
General Practice Division 產業測量組	Edward Au 區成禧測量師
Land Surveying Division 土地測量組	Lesly Lam 林力山測量師
Planning & Development Division 規劃及發展組	Yu Kam Hung 余錦雄測量師
Property & Facility Management Division 物業設施管理組	Professor Eddie Hui 許智文教授測量師
Quantity Surveying Division 工料測量組	Rowson Lee 李健航測量師
Young Surveyors Group 青年組	Angela So 蘇穎筠測量師

The SURVEYORS TIMES Editorial Board welcomes views, opinion and editorial submissions. Editorial articles can be in either the English or the Chinese language and, if published, will appear only in the language submitted. The publication of materials will be at the discretion of the Editorial Board. Please email steditor@hkis.org.hk or fax (852) 2868 4612 or by post to: The SURVEYORS TIMES Editorial Board, Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong. SURVEYORS TIMES is the Institute's official monthly newsletter circulated free of charge to all members of the Hong Kong Institute of Surveyors. Circulation: 7,500 copies.

No part of this publication may be reproduced or transmitted in any form or by any means without the written permission of HKIS. The contents of this publication do not necessarily reflect the views or opinion of HKIS or its members and no liability is accepted in relation thereto. Advertisements appearing imply neither endorsement nor recommendation by HKIS. For enquiries, please call 2526 3679.

「測量師時代編輯委員會」歡迎各界以任何形式提供意見及稿件，來稿可用英文或中文，一旦選用，文章將以原文語言刊出。所有文章出版權由上述委員會決定。來函可電郵 steditor@hkis.org.hk 或傳真 (852) 2868 4612 或郵寄香港中環康樂廣場1號怡和大廈801室「測量師時代編輯委員會」收。「測量師時代」月刊免費送贈香港測量師學會會員，每期發行量7,500份。

除非已獲得香港測量師學會書面同意，本刊內容不得翻印或以任何形式複製。文章內容、立場及意見並不代表香港測量師學會。廣告純屬商業活動，一律不包含香港測量師學會任何認可。如有查詢，請電 2526 3679。

All rights reserved©2011
The Hong Kong Institute of Surveyors

版權所有，翻印必究
香港測量師學會

Designed and printed by Corporate Press (HK) Ltd.

2 From the Editor 編者話

3 President's Message 會長的話

6 HKIS News 學會簡訊

- Report from HKIS Committee
- HKIS Annual Conference 2011 - "Central Business Districts in Hong Kong: Today and To-morrow"
- Survey Result Report on Arrangements for Filling Vacancies in the Legislative Council
- Guangdong Province Association of Engineering Consultants Visit
- Council Members Reaching Out

14 Divisional News & Activities 組別簡訊

20 HKIS CPD / PQSL Events

42 Education 增值空間

- Hong Kong International Airport: MasterPlan 2030
- Contemporary Measures and Policy on the Calculation of Site Coverage and Greenery under PNAP APP152

43 Members Corner 會員分享

- Professional Organizations, an Important Role to Play
- Exempted building work
- Inflation in Hong Kong

46 Sports and Recreation 運動娛閒

50 Calendar of Events 活動日誌



In the last editor's note, I mentioned the editorial board would have a meeting in late September to discuss whether the newsletter should have a few new sections.

At the board meeting held on 27 September 2011, the board decided that:

1. we would not have two new sections entitled "professional move" and "surveying firm news" which usually appear in professional newsletters as these 2 new sections would need a lot of resources of the institute to prepare;
2. we are planning to have a cover story for each issue of the newsletter. On a trial basis, the editorial board would prepare one for the November/December issue of the newsletter; and
3. we are also planning to have a new section of the newsletter introducing some of the staff members of the institute to members. The obvious choice may well be Natalie Yu who has worked very hard to prepare each issue of this newsletter as well as organizing editorial board meetings. The difficulty of having her as the first one to be introduced to members is that she is a bit shy and may want to leave the privilege to other staff members.

There was also discussion at the meeting about reducing the cost of production of this newsletter. One possible option is to reduce the density or quality of the papers for the newsletter. At the moment, the papers we use is 105 gsm. The editorial board will investigate the feasibility of using lower density papers.

The board has also discussed the possibility of reducing the cost of posting the newsletter. Apart from exploring the possibility of using papers with lower density, we would encourage members to opt for receiving the electronic version of the newsletter instead of the hard copy version. We would suggest members should consider seriously whether or not they would need a hard copy of the newsletter if the other version is also suitable for them.

Gilbert Kwok
Hon Editor
steditor@hkis.org.hk



Wong Bay

HKIS submission of views to the Policy Address 2011-2012

September marks the beginning of a new academic year. Back-to-school students are busy in catching up with new and old friends after the long summer vacation, meeting new teachers and taking new subjects in the classroom while still lingering with a slight holiday mood. Yet, everyone is so excited about a new start.

Likewise in the HKIS's office just before the end of the summer holiday, General Council Members were working diligently to formulate views and advice to the Government on the Policy Address 2011/12. The Institute has taken this opportunity to express the surveyors' views on issues which are important to foster a healthy real estate and construction industry as well as a stable political and economical development of the HKSAR. Here are some of the key issues which have been specially drawn to the Government's attention.

Building Safety and Sanitation

In response to the recent social concerns on unauthorized building works (UBW), we have urged the Government to review its control mechanisms and staff resources to better supervise and monitor the situation so as to ensure building safety and sanitation are not impaired in Hong Kong. A compulsory flat sale and purchase report for all property transactions will be one of the proposed solutions for abating of UBW in the property market in the long run. The report should include the building safety and sanitation conditions, identification of unauthorized

building works, and alterations, as well as the surveyor's assessment on the severity and implications of the unauthorized works.

Land sale and land management

We consider that a long-term and sustainable housing policy is vital in keeping a stable land supply to meet with the constant housing need. The Administration may review and adjust the program of land sales by auction or tender from time to time to match with the change of the economic environment particularly in thin time, but the adjustment should not be too excessive so as to avoid the undesirable effect of too much or too less housing supply after about three years when development projects are finished. We are in support of regulating sale of first-hand residential properties by legislation, and using Saleable Area as the only area description for residential properties in both price list and sales brochure as there is no unified definition of Gross Floor Area.

On re-launching of the Home Ownership Scheme, we advocated that housing resources should be allocated based on the need and financial situation of the recipients rather than based on ballot which is purely a luck mechanism. We suggested that an advisory body with relevant professionals, academia and stakeholders be set up to provide advice to a cross-bureau unit on housing and land policy.

Project developments

We support the implementation of the 10 major infrastructure projects which offer a lot of opportunities to practitioners. However, we have noticed that some building works projects have been postponed until further notice and the involved construction professionals, including surveyors, were seriously affected. We proposed the Government to consider a more balanced development between the infrastructure projects and the building works projects.

With successful cost administration proven result in building works projects, we urged the Government to review the current system of cost administration in civil engineering projects, and consider adopting the system which has been used in building works projects. This will enhance cost-effectiveness in the long run.

Sustainable Development of Hong Kong

To uphold the standard of the industry, a sustainable development plan for our younger generation in an organized manner is highly recommended. We believe "Nurture the Youth, Create the Future", hence we have urged the Government to commit all-rounded support and care to the development of our young professionals. In order to let the young people to translate their academic knowledge into practice, it is definitely helpful if the Government could encourage private firms to organize internship programs or on-the-job training for surveying graduates by offering financial subsidies.

For the full submission of views, you are welcome to visit www.hkis.org.hk for more details.

We hope that these ideas and proposals will be further pursued with the relevant Policy Secretaries and look forward to setting up meetings with them for discussion on the above proposals.

Apart from the above, a number of activities recently organized by the Institute are reported below.

Youth Construction Discovery Challenge

The "Youth Construction Discovery Challenge"

Competition started its registration on 26 September 2011. It is a team competition opening to all students of local secondary schools to enhance their understanding of career development in the construction profession.

HKIS Annual Conference 2011

This year's HKIS Annual Conference themed "Central Business Districts in Hong Kong: Today and Tomorrow" with the presence of Mrs Carrie Lam, GBS, JP, the Secretary of Development in giving the stimulating opening speech was successfully held on 17 September 2011. There were more than 210 participants and they all enjoyed the inspiring ideas, creative proposals and wide-ranging experiences shared by various well known guest speakers from the private and public sectors. Many thanks to Stephen Lai, the Chairman of the organizing committee and its members for making such event most fruitful.

The 7th Survey, Drawing and Technology Conference

The HKIS co-organized with partners from Beijing and Macau for the 7th Survey, Drawing and Technology Conference was held on 22 and 23 September 2011 in Macau. This conference shared ample new technology in land survey such as the "3S" technique, laser technology, satellite survey and remote measuring. Thanks to Simon, TM and the Land Surveying Division for their unfailing efforts.

CPD talk on visual inspection

The recent Coroner's Court's judgment on the collapse of 45J Ma Tau Wai Road aroused serious controversy over the reliability of our building surveyors' "visual inspection" skill. A timely talk on the "Art and Science of Visual Inspection" was delivered by David Chan, Vincent Ho and me on 1 September 2011 to address the common misconceptions by the public. The talk was organized successfully with a full house record. My deep appreciation to David and Vincent.

Wong Bay
President

學會對2011-2012年度《施政報告》之建議提呈

9月份標誌著新一個學年的開始。在漫長暑假後，仍處於放假心情的莘莘學子忙於在學校與朋友聚頭、與新老師見面、面對新的課程。然而，所有人都為新開始而感到興奮無比。

相同地，在暑假結束前，香港測量師學會理事會成員向政府2011-2012年度《施政報告》提供意見。學會藉此機會代表測量師向政府發表對促進香港房地產及建築行業健康發展及政治和經濟發展穩定的意見。以下節錄了其中一些要點：

樓宇安全及衛生

鑑於最近公眾及社會對僭建物的關注，我們促請政府檢討現行監管機制及人力資源，務求更有效監管及監察樓宇狀況，確保香港樓宇安全及衛生。學會亦向政府建議採用「強制樓宇銷售及購買報告」作為其中一個長遠減少樓宇潛建物的解決方案。報告內容應該包括樓宇的安全及衛生狀況、僭建、改動，以及測量師對未經許可的工程的嚴重性及其可能後果的評估。

土地售賣及土地管理

我們認為，長遠及可持續的房屋政策對維持穩定土地供應以切合長遠房屋需求至為重要。每遇經濟環境轉變，尤其是在經濟前景不明朗的時候，政府可能需要檢討及調整拍賣土地或投地計劃，惟該等調整不應過度，避免因一時調整而於約三年後出現房屋供應過剩或短缺的情況。學會全力支持立法規管一手樓宇銷售。在總樓宇面積沒有統一定義的情況下，本會支持在樓宇銷售價單及售樓小冊子上，只列出實用面積。

至於復建居屋，房屋資助應該按照申請人的需要及財政狀況作出分配，而非以隨機抽籤形式進行。我們亦提議由專業人士、學者及相關人士成立諮詢組織，向一個跨局部門提供房屋及土地政策的建議。

項目發展

我們支持推行十大基建項目，為地產及建築業從業員提供大量機會。可是，除了該等基建項目外，我們注意到有些建築工程項目則延期至另行通知為止，因而一些主要從事樓宇建造項目的建築業的專才，包括測量師，受到嚴重影響。我們建議政府在基建項目及樓宇建造項目之間考慮更平衡的發展。

有見於在建築工程項目成本管理所取得的成果，我們促請政府考慮到工料測量師的獨立角色，檢視現行土木工程項目的成本管理制度，並考慮採用建築工程項目的制度，從而提升長遠的成本效益。

長遠發展

我們需要為年輕專才制定可持續發展計劃，維持行業的水平。

學會深信「扶育年輕一代，創造美好未來」，因此我們促請政府更全面支持我們一群年輕專才的發展。我們希望政府提供資助，鼓勵更多私營公司組織實習或在職培訓計劃，增加測量系畢業生學以致用的機會。

有關提呈內容全文，歡迎瀏覽 www.hkis.org.hk。

我們希望這些意見及提議能獲得政策部門考慮，並期望與他們會面進一步商討有關方案。

以下為學會活動簡報。

青年建造探索挑戰賽

青年建造探索挑戰賽已於2011年9月26日開始接受報名，歡迎所有本港中學生組隊參加，期望從活動中提升中學生對建造業中個人事業發展的理解。

香港測量師學會周年研討會2011

香港測量師學會周年研討會已於2011年9月17日舉行。今年，研討會主題為「香港商業中心區：今日與未來」。學會有幸邀請到發展局局長林鄭月娥女士，GBS, JP蒞臨，並為我們致開幕辭。當天，共有210名嘉賓參與研討會，一同分享由多名來自公營及私營界別的知名客席講員的啟發性的思維意念、具創意的方案，以及豐富的經驗。特別在此鳴謝這次研討會的籌委會主席賴旭輝測量師及其成員，使活動能成功舉行。

第7屆京港澳測繪技術交流會議

香港測量師學會與北京及澳門伙伴於2011年9月22及23日合作舉辦第七屆京港澳測繪技術交流會議。該會議分享了多項應用於土地測量的嶄新技術，如「3S」技術、鐳射科技、衛星測量及遙距量度等。感謝郭志和測量師、古德明測量師，以及土地測量組一直以來為是次會議所付出的努力。

「目視檢測」講座

死因裁判法庭就馬頭圍道45J的樓宇倒塌事件的判決，引起大眾對建築測量師以目視檢驗樓之可靠性的強烈爭論。有見及此，本人聯同陳華偉測量師及何鉅業測量師於2011年9月1日舉辦了一個名為「目視檢測的藝術與科學」的講座，講解公眾對目視檢測的誤解，當天講座十分成功，參與者座滿整個測量師研習中心。在此，特別衷心感謝陳華偉測量師及何鉅業測量師的協助。

會長 黃比測量師

Report from HKIS Committee



Project Management Committee

Chairman: Mr Samson Wong

The PM Committee was formed to enhance the project management skills of HKIS members and to promote the public acceptance on employing surveyors as Project Managers. The Committee met quarterly and held its last meeting on 21 July 2011.

In the first quarter of this year, the Committee has conducted a survey for collecting information about the current situation of HKIS members practicing in the project management field, so as to enable the Institute to identify the needs of members and to formulate strategic direction for sustaining the PM specialism. Most respondents supported to organize more CPDs, conferences or other form of activities to strengthen surveyors' role and services in PM and also expected the Institute provide assistance to further develop and promote the PM expertise of the relevant members.

The committee discussed about the findings from the survey and considered the priority issues for both short and long term plans. The following recommendations are put forward in the Surveyors Times, July 2011 -

- Cohere the HKIS members who are working in project management and amplify the synergy in knowledge and experience sharing as well as to establish professional image and leading position in the market;
- Utilize the resources and funding allocated by the HKIS effectively and suitably to support and promote the PM services e.g. via mass media;

- Organize more CPDs, conferences, forums, training courses and joint events for members in order to strengthen the members' knowledge, skills and expertise on project management;
- Explore the potential, benefits and implication on formation of a PM forum or an independent division.

Current Members of Project Management Committee:

Chairman	Mr. Samson Wong	BSD & PFMD
Members	Mr Honby Chan, Mr Nelson Ho	PFMD
	Mr Anthony Lau, Mr Jesse Wong, Miss Tzena Wong	QSD
	Mr Penfield Lau	LSD
	Mr Nathan Lee, Mr Philip Tse, Mr Alex Wong	BSD
	Miss Bette Sinn, Mr Cyrus Siu	YSG

The committee is going to organize two seminars in coming months, namely, "Softwares for Good PM Practices" and "Latest Development of Kowloon East" respectively. Some special tasks to raise image of surveyor as PM Specialist such as yearly distinguished PM award, publication of standard appointment agreement and good practices guide are also under review.

HKIS Annual Conference 2011 "Central Business Districts in Hong Kong: Today and To-morrow"

The HKIS hosted its annual conference on 17 September 2011 at the Conrad Hong Kong. The theme for the conference was "Central Business Districts in Hong Kong: Today and To-morrow". We are honored to have Mrs Carrie Lam, Secretary for Development as our guest-of-honor. The Conference aimed to provide a unique opportunity for real estate and construction professionals as well as the academia to review and explore the challenges and opportunities arising from the current and future development of the CBDs in Hong Kong, and also serves as a platform for industry

stakeholders to exchange their experiences and views. Apart from knowing first-hand knowledge on the latest development of the CBD, the vision and experience from renowned speakers have also inspired our participants with new ideas and insights. The Conference attracted about 200 participants.

For more details of the conference, please visit the HKIS website <http://www.hkis.org.hk>.



香港測量師學會周年研討會 - 專家探討商業中心區的發展

香港測量師學會於 2011 年 9 月 17 日假座港麗酒店舉辦一年一度周年研討會。研討會特別以「香港商業中心區的展望」為主題，探索香港商業中心未來發展的路向。出席的嘉賓及參加者逾 200 人。

學會邀得香港特別行政區政府發展局局長林鄭月娥女士擔任主禮嘉賓並發表開幕演辭。

香港測量師會會長黃比測量師表示：「中環是香港傳統的商業中心區，是世界公認的金融服務中心。唯近年樓價及租金上升，連同中環區商業樓宇的租金亦急升。原本在區內設公司的專業人士開始遷離中環，到灣仔、上環、九龍灣等地區繼續業務，形成香港商業中心區已經不再局限在中環。所以長此下去，香港的商業中心區應該何去何從，今後如何發展及如何繼續發揮香港金融中心的影響力等問題，值得各界關注。」

學會副會長兼周年研討會籌備委員會主席賴旭輝測量師於閉幕致辭時表示：「學會對本年研討會抱很大期待，透過是

次盛大會議，希望了解政府將施行甚麼政策，從而讓各參與行業能計劃將來如何配合相關工作，使香港經濟得以持續發展。」

學會自 1984 年 4 月成立，創會 27 年，為各界提供專業服務，漸漸為市民認識。特別是近十年，各大專院校提供相關測量課程，為業界培育了生力軍，以及香港十大基建項目陸續展開，會員為各方面提供專業意見或技術，有更多機會接觸及服務社區。

研討會的其他嘉賓講者包括規劃署署長梁焯輝、港鐵物業總監何恒光、香港中文大學建築學系吳恩融教授、香港綠色建築議會綠建標籤委員會主席黃錦星教授、南豐發展有限公司董事總經理蔡宏興、世邦魏理仕環球研究及策略顧問執行總監 Andrew Ness、香港建築師學會會長林光祺建築師、恒昌（廣州）房地產顧問有限公司主席廖勝昌、香港理工大學建築及房地產學系鄧寶善教授、金門建築有限公司行政總裁何安誠、恒基兆業地產有限公司執行董事黃浩明等。



Survey Result Report on Arrangements for Filling Vacancies in the Legislative Council

In response to the issue of a Consultation Paper on Arrangements for Filling Vacancies in the Legislative Council (LegCo) by the Government in July 2011, a questionnaire was prepared by the HKIS Working Group on Constitutional Development to collect and reflect the views of members on the consultation paper to our LegCo representative the Hon Professor Patrick Lau, Legislative Council Member of Architectural, Surveying and Planning Functional Constituency.

The questionnaire survey, issued to 6,917 members by email, was conducted between 29 August and 9 September 2011. A total of 103 completed questionnaires were returned representing a response rate of 1.49%. An analysis of the members' response was compiled and the findings were conveyed to the office of the Hon Prof Patrick Lau before the close of consultation period on 24 September 2011.

The findings of the survey with the number of responses are summarized below for members' information.

Members' Views

1. Whether the phenomenon of Members resigning at will, triggering by-elections in which they seek to stand and involving a considerable amount of public funds, is a loophole that needs to be plugged?

- Yes: 58
- No: 39
- No comment: 4
- Others: 2
- *Depends on the intention of resigning.*
- *This question preset certain conditions (ie consist of bias) that may mislead the one in choosing the answer.*

2. In addressing the mischief arising from the resignations of five Legislative Council Members in January 2010, do you agree that it is necessary to amend the current by-election (補選) arrangement under LCO in order to avoid the occurrence of similar incident of resignation of January 2010?

- Agree: 56
- Not agree and maintain status quo: 42
- No comment: 3
- Others: 2
- Not agree.
- Not agree, should maintain status quo. Besides it is not a mischief.

3. Do you agree to the reasons given by the Government that the loophole needs to be plugged such that amendments on LCO are required?

- Yes: 50
- No: 46
- No comment: 6
- Others: 1
- *By-elections but resigning person would not participate in coming election for a period of one year.*

4. If it is considered that the loophole should be plugged, which of the following options as proposed by the Government would you prefer:

- Option 1: 47
(restricting resigning Members from participating in any by-election in the same term)
- Option 2: 4
(a replacement mechanism using the same candidate list followed by a precedence list system as proposed by the Administration)
- Option 3: 10
(a replacement mechanism which does not cover casual vacancies arising from death, serious illness or other involuntary circumstances)

Option 4: 7

(a replacement mechanism using the same candidate list, followed by leaving the seat vacant when the list is exhausted)

Others: 35

- *By-election.* (2)
- *Maintain status quo.* (6)
- *None of the above.* (8)
- *No loophole.* (7)
- *Nil.* (5)
- *The Government should not considered every of the similar incidents is a mischief. It is now considered as a loophole by the Government due to the fact that the HKSAR Government does not show any at all their effort in moving HK towards a more democratic society. It is all because of the Government's fault of not striving for democracy.* (1)
- *a) In each election, voters can indicate his/ her second choice in case the member voted by him/ her was elected and then resign/ or cannot perform his/ her duty. If this member resign/ cannot perform his duty, all votes to him/ her will go to the second choice elected by voters who voted him/ her initially. Votes to other candidates not elected initially shall remain the same; b) resigning members would be deprived of his/ her right to be re-elected under all circumstances in the same term.* (1)
- *Referendum.* (1)
- *This question is wrong and is a leading question.* (1)
- *It's not a loophole, but I choose option 1.* (1)
- *An option not to restrict the election right.* (1)
- *Don't consider the plugging of "loophole".* (1)

5. Do you think that the proposed replacement arrangement would affect your election right?

Yes: 56

No: 37

No comment: 9

Others: 1

- *Yes, but I would rather to give away part of my right to replace those irresponsible persons' irresponsible act.*

6. What other feasible options to plug the loophole or other relevant suggestions?: 103

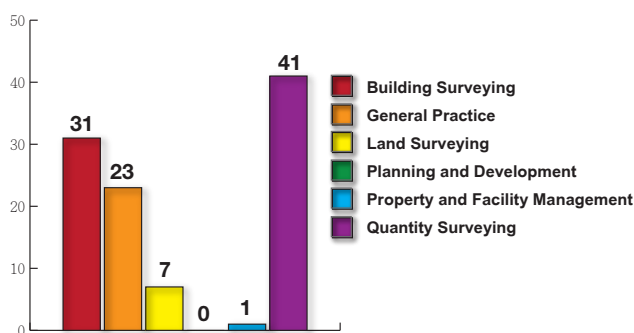
- *By-election.* (1)
- *Nil/ No comment or suggestion.* (69)
- *No loophole to be plugged.* (11)
- *Maintain status quo.* (9)
- *Referendum.* (2)
- *To really realize universal suffrage as soon as possible that every permanent resident in HKSAR will have the true right to directly vote for their Chief Executive and LegCo members. The functional constituencies must be abolished. Then these so-called loopholes will not happen.* (1)
- *The political party/ camp of that resigned member are not restricted from re-election.* (1)
- *The elected member(s) cannot resign during the term without acceptable reason and there should be further penalty to the member(s) making the mischief, e.g. restricting them from participating in the election in the following term.* (1)
- *During the first round (normal election), give one more option for electing the replacement member.* (1)
- *Only re-election for replacing vacancy can embrace universal suffrage.* (1)
- *Casual resignation without any good reason e.g. illness, acceptance of appointment with conflicting interest or become unable to perform the duty of a Legislator should be condemned and same Candidate List Mechanism will be used. Otherwise, a by-election is still the most equitable choice to resolve resignation due to natural cause e.g. death.* (1)
- *Hold the vacancies till next election.* (1)
- *Just let the resigning member to be member again automatically if he/ she decided to participate in the by-election. That said, there will be no need to go through the whole by-election process and that public funds will not be wasted.* (1)
- *Should consider the comments & declarations from the HK Bar Association on 31 Aug 2011.* (1)
- *Just leave the seat vacant and full stop. Rationale: only the resigning members hold accountable for the electing crowd.* (1)
- *Using the same election method of the constituency, where the resigning members sit, but restrict the resigning members from joining the by-election.* (1)

7. Other opinion(s): 44

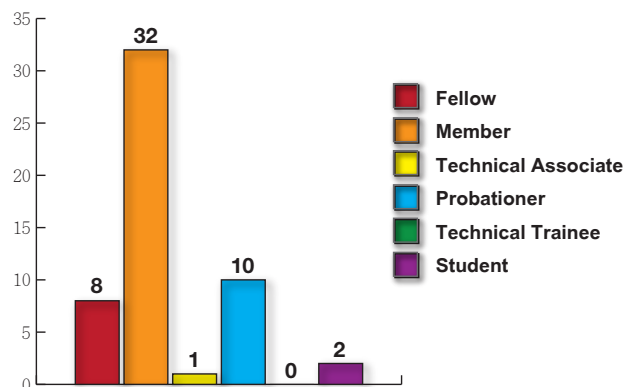
- Maintain status quo. (3)
- Nil/ No comment. (29)
- Loophole should be plugged. (1)
- Referendum should be adopted. (1)
- No loophole to be plugged. (1)
- To move forward to a real democracy is the panacea. (1)
- No more options. (1)
- 1) I don't agree with actions by resigning members; 2) Nevertheless, NONE of the Government's proposal is satisfactory. In particular, options 2 to 4 at question no. 4 above are NOT ACCEPTABLE. 3) A balance is required between plugging loophole and affecting election right. Amongst these two elements, election right should be given the FIRST PRIORITY. (1)
- Under Option 1, after the LegCo member resigns, the replacement election shall follow the same procedure as before. (1)
- I believe that the vote will speak for itself. If the legislators resigned in order to pursue an agenda, then the voters will express their opinions by their votes. In such a case there will be a chance that the said legislator(s) will not be re-elected. Fair game. When we have universal suffrage, this will not happen. The question is when we will have that. (1)
- The right of Hong Kong citizens must be safeguarded. Our representative in the Legislative Council must voice out that bottom-line. All the options in the consultative paper issued by Government are absurd because each of them curbs the existing right of Hong Kong citizens to some extent. It follows that our representative in the Legislative Council must also vote against any motion for these options or similar options as they arise. (1)
- The Government fails to give me cogent reasons to support a change of relevant legislation. (1)
- I think this questionnaire was not prepared to collect unbiased views. For example, the subjective word "mischief" is used in question 2. (1)
- A replacement mechanism which covers only casual vacancies arising from death, serious illness or other in other involuntary circumstances, otherwise leave the seat vacant. (1)

Information of responding members

By Division



By Membership Grade



Guangdong Province Association of Engineering Consultants Visit

On 19 September 2011, the delegation of Guangdong Province Association of Engineering Consultants visited HKIS office. The objective of the visit was to gather views and suggestions from HKIS representatives, who are also Consultants or Honorary Council Members of the Associations, so as to improve the current position of Engineering Consultants in Guangdong province. Besides, the delegates presented HKIS members the appointment certificates for a term of 4 years. The HKIS members appointed by the Association as Consultants are Mr Wong Bay, Mr Raymond Chan, Mr Barnabas Chung, Mr Lau Chi Keung and Mr Chan Man Wai while members appointed by the Association as Honorary Council Members are Mr Vincent Ho and Mr Nathan Lee.



Council Members Reaching Out

8 September 2011	Monthly Thursday Luncheon organized by Executive Council Secretariat	Mr Wong Bay
9 September 2011	CIOB (Hong Kong) Annual Dinner 2011 cum Construction Manager of the Year Awards (CYMA) 2010 Presentation	Mr Wong Bay Mr Stephen Lai
10 September 2011	"Sharing Activity of Kowloon City District Quality Building Management 2011-12" organized by Kowloon City District Office	Mr Vincent Ho
11 September 2011	Ground-breaking Ceremony of the Hoi Yu Street Temporary Waterfront Promenade cum Prize Presentation Ceremony of "Exterior Design Competition of Central – Wan Chai Bypass East Vent Shaft" organized by Eastern District Office	Mr Vincent Ho
15 September 2011	Celebrating the 62 nd Anniversary of the Founding of the People's Republic of China Reception organized by the Chinese General Chamber of Commerce	Ms Serena Lau
15 September 2011	Briefings on Public Consultation on the Restriction of Sale of Energy-inefficient Incandescent Light Bulbs organized by Environment Bureau	Mr Charles Hung
16 September 2011	The 5 th Annual Dinner of Hong Kong Professionals and Senior Executives Association	Mr Wong Bay
16 September 2011	Lighthouse Club-CIC Contractor's Dinner & Safety Awards 2011	Mr Stephen Lai
17 September 2011	Seminar on A study of Ho Tung Gardens organized by Heritage Hong Kong Foundation Limited	Mr Nelson Ho
21 September 2011	National Day Celebration Dinner organized by Hong Kong Institute of Certified Public Accountants	Ms Serena Lau
22-23 September 2011	The 7 th Beijing-HK-Macau Geometric Conference	Mr Wong Bay Mr Simon Kwok Mr Koo Tak Ming Mr Lesly Lam Mr Yu Sau Chung Mr Henry Chan Mr Cheung Kwan Ming Mr Tang Wing Lun
27 September 2011	EMCA Annual Cocktail Reception 2011 organized by the Hong Kong E&M Contractors' Association	Mr Wong Bay
30 September 2011	The 62 nd Anniversary of the Founding of the People's Republic of China Celebration Dinner jointly organized by the Hong Kong Construction Association Limited, the Hong Kong Federation of Electrical & Mechanical Contractors Limited, Hong Kong Construction Industry Employees General Union, Construction Industry Council and Hong Kong Construction Sub-contractors Association	Mr Wong Bay

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

Building Surveyors Conference 2011 - "Built Environment: Health and Safety"

25 years ago, the then Chairman of Building Surveying Division (BSD) Mr C K Lau and a group of founding members initiated the first Building Surveyors Conference in January 1987. Since then, the conference has become one of the most important annual events for building surveyors in Hong Kong every year.

In view of increasing public concerns on health and safety of built environment, HKIS organizes the Conference with the theme "Built Environment: Health and Safety" this year. The Conference aims to provide a platform for industry professionals, academia and practitioners to share their valuable experiences and insights. It is our honour to have invited Mr Leung Chun Ying, GBM, GBS, JP, Convenor of Non-official Member of the Executive Council, Chairman of

the Hong Kong Coalition of Professional Services, to deliver a Keynote Speech at the Conference.

This year marks the 25th Anniversary of the Conference. To celebrate this memorable occasion, a Conference Dinner is also arranged in the evening of the conference day (22 October 2011). We are most pleased to have Mr C K Lau, MH, JP to be the Guest of Honour of the Conference Dinner to share with us the history of the Building Surveyors Conference. We have also invited our Distinguished Building Surveyors elected over the past years to join this function. We would also present the award of Distinguished Building Surveyors 2011 in the dinner. Act now and register the Conference and the Conference Dinner, the special occasions for we building surveyors!

Building Surveyors Conference 2011 - "Built Environment: Health and Safety"

Date: 22 October 2011 (Saturday)

Time: 9:00 a.m. – 4:35 p.m.

Venue: Hotel ICON, 17 Science Museum Road, Tsim Sha Tsui East, Kowloon

Conference Dinner

Reception: 6:30 p.m.

Dinner: 7:15 p.m.

Venue: Hotel ICON, 17 Science Museum Road, Tsim Sha Tsui East, Kowloon

Dress Code: Business Attire

Guide to Prepare an Expert Report for Application Under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545

Further to my message a couple of months ago regarding preparation of the Guide to assist our building surveyors to prepare a required expert report to Lands Tribunal for Compulsory Sales of existing buildings under Chapter 545,

the Guide is now completed and ready for BS members' collection. All members of BSD may come and collect the Guide at HKIS office with the redemption voucher at the end of this message.

APC Series – Mock Practical Task

As part of the APC revision series for the candidates of the coming practical task assessment, a training camp jointly organized by BSD and YSG was held on 24 and 25 September 2011 at Wu Kwai Sha Youth Village, Ma On Shan. 29 BS probationers joined the camp and participated in the Mock Assessment held the first day of the camp. 14 experienced BSs dedicated their valuable Saturday evening to serve as assessors on 24 September 2011. A sharing session was held after the presentation, probationers could have the chance to get comments from assessors. Through the sharing, the probationers were able to realise their presentation weaknesses and other inadequacies which would help them to have better preparation for the coming Practical Task. A theme talk - "The art of elevation design" was delivered on 25 September 2011 in the camp, during which a local practiced architect shared with us on the external façade treatment and design consideration for different types of development.

We are most grateful to have the volunteer assessors' assistance to conduct the mock interview.



Estate Agents Authority (EAA) – CPD talk

I was invited by the EAA to deliver a CPD talk to their members in September 2011 on Unauthorized Building Works with a view to assist their members to have a better and proper understanding of the subject.

The talk was held at Y-Theatre, Youth Plaza, Chai Wan with attendance of near 600 members of EAA. I took the opportunity to emphasize the potential threats and risks that may be caused by UBWs to the owners and public and reminded EAA's members to consult professional building surveyors for proper advices on any UBW cases associated with the potential transaction.



Guide to Prepare An Expert Report for Application Under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545

Redemption Voucher

A **qualified BS member** who holds this redemption voucher can redeem a hard copy of the publication - *Guide to Prepare An Expert Report for Application Under Land (Compulsory Sale for Redevelopment) Ordinance, Chapter 545* at the office of the HKIS at **Suite 801, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong**. Electronic copy is also available on HKIS website for free download.

Notes:

1. Each copy of redemption voucher can redeem ONE copy of the publication
2. Hard copies of the publication are available while stock lasts



25th Anniversary Building Surveyors Conference 2011

“Built Environment: Health and Safety”

Date: 22 October 2011 (Saturday)
Time: 0900-1635
Venue: Hotel ICON, 17 Science Museum Road,
 Tsim Sha Tsui East, Kowloon

About Conference

This year marks the 25th Anniversary of this Conference. In view of the emerging importance of health and safety of built environment, the Building Surveying Division of the Hong Kong Institute of Surveyors organizes the Conference with the theme “Built Environment: Health and Safety”. The Conference aims to provide a platform for industry professionals, academia and practitioners to share their valuable experiences and insights. It is our honour to have invited Mr. LEUNG Chun Ying, GBM, GBS, JP, Convenor, Non-official Members of the Executive Council Chairman, The Hong Kong Coalition of Professional Services, to deliver a Keynote Speech at the Conference.

Conference Registration Fee

Early Bird Rate (HK\$980)

– Registration on or before 23 September 2011

Standard Rate (HK\$1,080)

Student Rate (HK\$250)

*Lunch is not included

About Conference Dinner

To celebrate the 25th Anniversary of Building Surveyors Conference and mark this special occasion, a Conference Dinner will be held in the evening of 22 October 2011. We are much honoured to have invited Mr. C.K. LAU, MH, JP, Director of C.K. LAU & Associates Limited, to be the Guest of Honour of the Conference Dinner.

Reception: 6.30pm
Dinner: 7.15pm
Dress Code: Business Attire

Conference Dinner Registration Fee

Early Bird Rate

– Registration on or before 23 September 2011

- ◆ HK\$10,800 / full table (12 persons)
- ◆ HK\$5,670 / half table (6 persons)
- ◆ HK\$990 / head

Standard Rate

- ◆ HK\$12,000 / full table (12 persons)
- ◆ HK\$6,300 / half table (6 persons)
- ◆ HK\$1,100 / head

Special Rate for Conference Registrants

- ◆ HK\$9,000 / full table (12 persons)
- ◆ HK\$4,725 / half table (6 persons)
- ◆ HK\$550 / head

<Only applicable to those registered for the Conference, i.e. 1 Conference registrant can only purchase 1 Conference Dinner ticket.>

Time	Program / Topic
08:30 – 08:55	Registration
09:00 – 09:10	Welcome Speech Mr. WONG Bay President The Hong Kong Institute of Surveyors
09:10 – 09:40	Keynote Speech - The Supply Side Considerations Mr. LEUNG Chun Ying, GBM, GBS, JP Convenor, Non-official Members of the Executive Council Chairman, The Hong Kong Coalition of Professional Services
09:40 – 09:50	Souvenir Presentation to Guest-of-Honour
09:50 – 10:20	Harmonising New and Old Buildings in the Dense Built Environment Mr. AU Choi Kai, JP Director of Buildings Buildings Department
10:20 – 10:40	Coffee Break
10:40 – 11:10	Our Changing Environment Mr. Geoff MITCHELL Managing Director, GMA Certification Group Pty Ltd (Building Surveyors) Past National President, Australian Institute of Building Surveyors
11:10 – 11:40	Control, No Control, or Loss of Control Mr. Daniel C. LAM, BBS, JP Past President The Hong Kong Institute of Surveyors
11:40 – 12:10	Construction Site Safety Management in China Prof. LIU Yi Sheng Professor & Head of Construction Management Department Beijing Jiaotong University
12:10 – 12:30	Q & A Moderator Mr. Kenneth Y.K. YUN Immediate Past Chairman, Building Surveying Division The Hong Kong Institute of Surveyors Convener of BSD Green and Sustainability Panel
12:30 – 12:35	Souvenir Presentation to Speakers (Morning Session)
12:35 – 12:40	Souvenir Presentation to Sponsors
12:40 – 14:05	Lunch
14:05 – 14:35	Control, Change, Observe - The Art of Project Management Mr. C.K. LAU, MH, JP Director C. K. LAU & Associates Limited
14:35 – 15:05	A Study on the Crowd Flow Pattern in Mass Transit Rail Stations Dr. S. M. LO Associate Head Department of Civil and Architectural Engineering City University of Hong Kong
15:05 – 15:25	Coffee Break
15:25 – 15:55	Building Safety – Building Surveying Prof. Barnabas H. K. CHUNG
15:55 – 16:25	Q & A Moderator Mr. Edwin TANG Past BSD Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:25 – 16:30	Souvenir Presentation to Speakers (Afternoon Session)
16:30 – 16:35	Closing Remarks Mr. Vincent HO Chairman, Building Surveying Division The Hong Kong Institute of Surveyors
16:35	End of Conference

Enquiries:

Ms. Christine TAI / Ms. Kee YIP
 Tel: +852 2372 0090
 Fax: +852 2372 0490
 Email: christine@creativegp.com / kee@creativegp.com

HKIS Building Surveyors Conference 2011 –

“Built Environment: Health and Safety”

Date: 22 October 2011
Venue: Hotel ICON, 17 Science Museum Road, Tsim Sha Tsui East, Kowloon
To: **Conference Secretariat – Creative Consulting Group Inc. Limited**
Attn: Ms. Christine TAI / Ms. Kee YIP Fax no.: 2372 0490
Event Code: CPD/BS/2011080

REGISTRATION FORM

Registrant details

Surname: _____ Other names: _____

Company: _____

Position: _____

Postal address: _____

Tel no.: _____ Fax no.: _____

E-mail: _____ (For sending confirmation only)

Conference Registration Fee

- Early Bird Rate (HK\$980 / head)**
– Registration on or before 23 September 2011
- Standard Rate (HK\$1,080 / head)**
- Student Rate (HK\$250 / head)**
*Lunch is not included

Conference Dinner Registration Fee

- Early Bird Rate**
– Registration on or before 23 September 2011
- _____ no. of full tables (12 persons) (HK\$10,800 / full table)
- _____ no. of half tables (6 persons) (HK\$5,670 / half table)
- _____ no. of tickets (HK\$990 / head)
- Standard Rate**
- _____ no. of full tables (12 persons) (HK\$12,000 / full table)
- _____ no. of half tables (6 persons) (HK\$6,300 / half table)
- _____ no. of tickets (HK\$1,100 / head)
- Special Rate for Conference Registrants**
- _____ no. of full tables (12 persons) (HK\$9,000 / full table)
- _____ no. of half tables (6 persons) (HK\$4,725 / half table)
- _____ no. of tickets (HK\$550 / head)

<Only applicable to those registered for the Conference,
i.e. 1 Conference registrant can only purchase 1 Conference Dinner ticket.>

Payment Method

1. By Cheque

I enclose a cheque / bank draft payable to “Surveyors Services Ltd”.

Cheque no. _____ Amount _____

Addressed to: *Conference Secretariat – Creative Consulting Group Inc. Limited*
Room 1106 -08, C.C.Wu Building, 302-308 Hennessy Road, Wanchai, HK
Attention : Ms. Christine TAI

2. By Credit Card

- Please charge my HKIS Visa Platinum/Gold MasterCard (**Shanghai Commercial Bank Limited**) as follows:
- Please charge my American Express Credit Card as follows:

Payment Instruction for HKIS Event Ref. : [_____]

To: Credit Card Service Department

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

Cardholder Name: _____ HKIS No. _____

Card No.: | | | | | | | | | | | | | | | | | | | | | | | | | |

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Conference Secretariat
Ms. Christine TAI / Ms. Kee YIP
Tel: +852 2372 0090 Fax: +852 2372 0490
E-mail: christine@creativegp.com / kee@creativegp.com

Remarks

- Official languages are English and Mandarin.
- The organizer reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes 2 breaks and a lunch, **except student rate.**

General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

October 2011 Beijing - CIREA and HKIS Diploma Presentation Ceremony and Valuation Forum

After the CIREA membership reciprocity arrangement under the CIREA / HKIS Reciprocity held on 12 and 13 March 2011, a diploma presentation ceremony will be held on 21 October 2011 in Beijing (北京新大都飯店). A joint HKIS / CIREA Valuation Forum will also be arranged on the same day.

Invitation letters have been sent to those newly elected CIREA members. They are cordially invited to join this meaningful ceremony and the Valuation Forum. Four GPD Council Members will deliver talks and presentation at the Valuation Forum. This event is also open to all HKIS Members. For those who are interested, HKIS will be pleased to offer assistance and arrange the hotel and

logistics. Please contact Miss Kiny Hung at HKIS Membership Department (memdept@hkis.org.hk). The tentative schedule and arrangement of the programme are as follows (Detailed rundown will be released later):

- 20 October 2011 – Arrive at Beijing
- 21 October 2011 a.m. – Diploma Presentation Ceremony
- 21 October 2011 p.m. – Valuation Forum
- 22 October 2011 – Depart for Hong Kong

Should members have any queries on this event, please contact Miss Kiny Hung at 2526 3679.

International Valuation Standard Council (IVSC) Meeting in Hong Kong

This year, IVSC will hold its AGM and Board Meetings in Hong Kong. HKIS has agreed to be a supporting organization and provide logistic assistance to IVSC. The AGM of International Valuation Standards Council will be held on 5 November 2011 (Saturday). Meetings of the International Valuation Standards Board and International Valuation Professional Board will be held in the 2 days prior to the AGM.

To cope with the launch of new valuation standard by IVSC, a seminar on the new International Valuation Standards jointly

organized by HKIS and HKICPA will be held in the evening of 2 November 2011 (Wednesday). The seminar will provide an overview of the revised International Valuation Standards, with sessions on their applications to real intangibles and financial instruments. The presentations in the seminar will be given by members of the IVSB (International Valuation Standard Board) and there will be an opportunity for delegates to question Board Members about the new standards. Interested members are requested to keep an eye on the advertising broadcast from the HKIS Secretariat.

A visit to Line 4 in Shenzhen – From Futian Check Point to Qinghu

In the evening of 20 August 2011, I (and other colleagues/practitioners) was invited to watch a Volley Ball Match (Russia vs Japan) of the 26th Summer Universiade in Shenzhen. As the delegates arrived earlier than the planned schedule,

we had an opportunity to visit the MTR's headquarter in Shenzhen and study its involvement in the railway network/property development in Shenzhen. A briefing was made by the Deputy Chief Development Manager Mr Felix Leung.

We noted that there are 5 MTR lines in Shenzhen. MTR (HK) is operating the Shenzhen Line 4 (Longhua Line) which runs from south to north, starting from Futian Check Point (in the close proximity of Lok Ma Chau). The line provides excellent link for commuters between Hong Kong and Shenzhen, as after a minute's walk from the Hong Kong border, one can immediately take the train which connects to other lines at various stations.

The total length of Longhua Line is approximately 21 km, comprises 15 stations and 2 construction phases. The first phase is all built beneath the ground level, covering 4.55km with a total of 5 stations. This part of the line came into operation in December 2004. The second phase covers 16km and comprises 10 stations, of which 8 stations are above the ground level. The construction of the second phase is now completed and together with the first phase, the whole line has come into full operation on 16 June 2011.

The delegation learnt that there will be property development above respective railway stations/depots. It is intended that such development will serve as a landmark in the locality. These sites are planned with a "garden city" concept with

particular attention on ecology and townscape. Hopefully, it will create quality living environment for the residents.

It is understood that MTR(HK)'s involvement is as a result of the closer link arrangement under the CEPA Agreement signed between the Central People's Government and the HKSAR Government in 2009. MTR(HK) will operate this line under the BOT model for 30 years.



Visiting Members outside the Shenzhen North Railway Station

The 7th Cross-Strait Four-Places Land Conference (第七屆兩岸四地土地學術研討會)

The 6th Cross-Strait Four-Places Land Conference was successfully held by HKIS in 2010 Hong Kong. This Cross-Strait Land Conference was co-organized by rotation by the four concerned Institutes in Hong Kong, Macau, Taiwan and Mainland China. According to the planned arrangement, the coming 7th Cross-Strait Land Conference will be held in Macau in November 2012. For the purpose of preparing the 2012 Land Conference, the Macau organizing body – Macau

Survey and Mapping Bureau has started dialogues with related institutions. HKIS has nominated GPD Hon Treasurer Mr Edward Au and Immediate Past Chairman Dr Lawrence Poon as representatives for this event. Members will be kept informed on the progress and be invited to submit papers and attend the Conference in due course.

GPD AGM

Members are reminded that the GPD AGM 2011 will be held on 26 October 2011. This year, we will have council members election. Members may wish to note that

announcement on the detailed arrangement of the AGM will be made in the near future. 🇬🇧

Summary of HKIS CPD / PQSL Events

04 October 2011 - 19 January 2012

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
4, 11, 18, 25 Oct and 01 Nov	2011106	Training Course on Standard Form of Building Contract 2005 Edition	2 per lecture	Bernard Wu	QSD	
13 Oct	2011075	Expert - Role and Liability	1.5	Damon So	QSD	
20 Oct	2011094	Urban Renewal Strategy's New Initiatives - Facilitator Role and Demand-led Redevelopment Projects	1.5	Iris Tam	GPD	
22 Oct	2011080	BSD Annual Conference 2011 - Build Environment: Health and Safety	6	Refer to Page 16	BSD	
24 Oct	2011095	Win-win-win Resolution of Insurance Issue	1.5	Lawrence Chung	QSD	
26 Oct	2011109	What Building Professionals Should Know About "The Paths to a Sustainable Future"	2	Dr William Yu	YSG	
27 Oct	2011091	No Man is an Island - The Importance of Networking Skills	1.5	Justin Wong	QSD	
28 Oct	2011108	You Are What You Eat!	1.5	Chan Tze Man Heidi	YSG	
04 Nov	2011107	PFMD APC Seminar/Workshop	1.5	Kenny Chan	PFMD	
08 Nov	2011104	Investment in Stamp / Banknotes collection	1.5	Alan Cheung	QSD	
12 Nov	2011111	PDD Annual Conference 2011	4	Refer to Page 34	PDD	
21 Nov	2011112	Seminar on London Olympics 2012 – How to make the biggest European sport event sustainable : Land decontamination initiatives	1.5	Joanne Kwan	PDD	
22 Nov	2011096	Managing your Stress at Anytime, Anywhere: Mindful Sitting & Walking	1.5	Dr Mei-yung Leung, Dr Isabelle yee-shan Chan	QSD	
28 Nov	2011098	Corruption Prevention and Professional Ethics for Surveyors	1.5	Elis Leung	HKIS	
30 Nov	2011102	Applications of Automation Software for Measurement, Cost Control and Forensic Expert Witnessing	1.5	Ricky Chan, CH Wong, MK Leung	QSD	
03 Dec	2011110	PFMD Annual Conference 2011	6	Refer to Page 37	PFMD	
14 Dec	2011103	Prolongation and Loss and Expense Claims	1.5	Mike Allen	QSD	
19 Jan 2012	2012001	Considerations in Analysing Delay in Construction Contracts	1.5	Philip Allington	QSD	

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

STANDARD RESERVATION FORM

Event date(s) : _____ Event code : _____
Event name : _____

Member details

Surname : _____ Other names : _____

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

Division* : BS GP LS PD PFM QS

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

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

Payment method

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

Please charge my HKIS Titanium MasterCard/Visa Platinum Card (Shanghai Commercial Bank Limited)

Please charge my American Express card

Ref.: [____]

To: Credit Card Service Department

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

Cardholder name : _____ HKIS no. : _____

Card number :

--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

 Expiry date : _____ / _____

Cardholder's signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

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



CPD/QSD/2011106

Training course on Standard Form of Building Contract 2005 Edition

Speaker Mr Bernard Wu, BSc, LLB, FHKIS, FRICS, MCI Arb

Mr Wu is a practicing barrister specialized in construction law. He has given lectures on Standard Form of Building Contract 2005 Edition for several intakes at the HKU SPACE and lectures on Construction Law for Professional Diploma Course in 2008 and 2009. He is appointed to be Adjunct Lecturer of HKU SPACE from 1 January 2009 to 31 December 2010. Mr Wu was invited to be a Guest Speaker for M Sc course of Polytechnic University on construction law subjects from 2008 to 2010. Mr Wu completed his B.Sc. (Building Studies) and B. Building at the University of Hong Kong in 1982 and 1983 respectively, awarded with Hong Kong University Alumni Prize 1983 and obtained his LLB as external student of University of London in 1999. He was awarded Certificate of Mediation by the Accord Group in 2004.

Mr Wu started his career as a quantity surveyor and specialized in claims preparation and settlement of construction disputes. Mr Wu is conversant with drafting contract documents for both main contracts and subcontracts.

Mr Wu has started his legal practice since 2005 and has acted for various clients in resolving construction disputes by means of litigation and arbitration. He is nominated by the Hong Kong Institute of Surveyors to be a member of the Hong Kong International Arbitration Centre Appointment Advisory Board from 1 January 2008 to 31 December 2010. He was appointed to be the Voluntary Legal Consultant of the Hong Kong Construction Sub-Contractors Association for 2007-2009, and Honorary Legal Advisor of the Hong Kong Institute of Project Managers for 2009 and 2010.

Mr Wu serves as a member of the Panel of Experts under the Board of Education, HKIS, for accreditation of university courses in Hong Kong from 1 January 2006 to 31 December 2011. He is one of the members of the Disciplinary Panel of the HKIS and is an arbitrator listed in the HKIS/HKIA Joint Panel of Arbitrators. He is also included in the List of Dispute Resolution Advisers for Architectural Services Department and Housing Authority Projects. He acts as Dispute Resolution Adviser and Arbitrator, apart from acting as counsel in litigation.

Date & Venue 7:00 pm - 9:00 pm Tuesday 4, 11, 18, 25 October and 1 November 2011 SLC, HKIS

Details

Date	Topic	
1	4 October 2011	Overview of the Old and New Form – Comments on the Old Form with reference to the Grove's Report and the Tang Report – Loopholes of the Old Form – Brief introduction of the New Form
2	11 October 2011	Dispute Resolution – Clause 41 Settlement of Disputes – Mediation Procedures – Arbitration Ordinance – Appeals – Arbitration compared with litigation – Comparison of Alternative Dispute Resolution Techniques
3	18 October 2011	Certificates and Payments – Pay when paid/ Pay if paid – Temporary finality of interim certificate – Nominated Subcontractors – Conclusive Evidence of Final Certificate
4	25 October 2011	Extension of time – Acts of Prevention – Condition Precedent – Delay recovery measures – Delay caused by NSC – Penalty/LD – Concurrent Delay
5	1 November 2011	Direct Loss and/or Expenses – Constructive acceleration – Global claims – Notice of claim – Remoteness rule – Items of claim – Concurrent delay

Language English

Fee Members are free to join 1 / 2 / 3 / 4 / 5 lecture(s).
Members pay \$500 / \$900 / \$1300 / \$1700 / \$2000 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively.

Non HKIS Members pay \$630 / \$1130 / \$1630 / \$2130 / \$2500 for joining 1 / 2 / 3 / 4 / 5 lecture(s) respectively

Deadline 2 weeks prior to the event date

Priority First Priority to Corporate Members (MHKIS and FHKIS); Corporate Members from the other Professional Institutes are welcomed.

Remark: In case of less than 20 applicants, the particular lecture will be cancelled. We will notice the applicants 3 days prior to the event.

CPD/QSD/2011075

Expert – Role and Liability

Speaker	Mr Damon So		
Date & Venue	7:00 pm – 8:30 pm Thursday 13 October 2011 SLC, HKIS		
Details	<p>Damon is a Partner with the Projects (Engineering and Construction) Group of the international law firm Hogan Lovells. He initially qualified as a Chartered Civil and Structural Engineer and is a Member of the Hong Kong Institution of Engineers. Since he subsequently also qualified as a solicitor, Damon has undertaken a wide range of both contentious and non-contentious construction related legal work. In particular, he has handled a large number of construction related litigation and arbitration proceedings involving extensive expert input 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.</p> <p>The long-standing immunity from suit enjoyed by experts in legal proceedings has been abolished by the UK Supreme Court on 30 March 2011 in its recent decision in the case of Jones v Kaney. In light of this and other important recent legal authorities (UK) on conflict of interest and independence of experts, it is perhaps time to revisit the duties of an expert witness. The speaker will discuss the expert's role in relation to legal proceedings in light of the recent developments and authorities and look into the Supreme Court's reasoning for abolishing the expert's immunity from suit. This should be an area of major interest and concern to surveyors who act as or intend to become expert witnesses and/or have to deal with experts in or as a result of any legal proceedings.</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)
Priority	QSD Member; First-come-first-served		

CPD/GPD/2011094

Urban Renewal Strategy's New Initiatives - Facilitator Role and Demand-led Redevelopment Projects

Speaker	Ms Iris Tam, FHKIP		
Details	<p>Iris Tam is the Executive Director (Planning and Project Control) of the URA. She has some 28 years of experience in the Town Planning profession, firstly with the Government, then in a private consultant firm, and with the URA in the last 5 years. She is an ex-President of the HKIP and has served on many public advisory committees. Ms Tam was actively involved in the recent Review of the Urban Renewal Strategy.</p> <p>After a 2-year public engagement exercise on the Review of the Urban Renewal Strategy (URS), the New URS was promulgated by the Government in Feb 2011 and it stresses on "People First, District Based, and Public Participatory Approach". New initiatives have been formulated to allow new modes of redevelopment which could reflect these central principles. In addition to the existing URA self-initiated redevelopment projects, URA may act as a Facilitator to help private owners to assemble titles for public auction, or as an implementation agent in Demand-led redevelopment projects. The main objective is to help speed up urban renewal.</p>		
Date & Venue	7:00 pm – 8:30 pm Thursday 20 October 2011 SLC, HKIS		
Language	English supplemented by Cantonese	Fee	HK\$120 for member; HK\$150 for non-member HK\$30 walk-in surcharge for all pricings listed)
Priority	GPD Member; First-come-first-served		

CPD/QSD/2011095

Win-win-win Resolution of Insurance Issues

Speaker	Mr Lawrence Chung is the Chief Quantity Surveyor of Housing Department of the Hong Kong SAR Government. He has over 25 years of experience in cost management and contract administration for both new works and maintenance works.		
Date & Venue	7:00 pm – 8:30 pm Monday 24 October 2011 SLC, HKIS		
Details	<p>In this seminar, Lawrence will be pleased to share with us his recent experience in leading a task force comprising representatives from the Hong Kong Federation of Insurers (HKFI), the Hong Kong Construction Association (HKCA) and the Hong Kong Housing Authority (HA) in reviewing some of the additional endorsements usually imposed by insurers on HA's Contractors' All Risks (CAR) insurance policy. The task force was set up to resolve the gap among the various stakeholders which relates to industrial and trade practices, risk assessment and financial interests.</p> <p>This cross functional interface helps parties understand each other's sectoral interests, develop common objectives and enhance mutual trust. Apart from refining the endorsements with success, the HA's specification for site safety has also been enhanced. This win-win-win resolution is an invaluable experience for all parties concerned and has formed a solid foundation for continuous collaboration.</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)
Priority	QSD Member; First-come-first-served		

CPD/YSG/2011109

What Building Professionals Should Know About "The Paths to a Sustainable Future"



Speaker	Dr. William Yu, Head of Climate Program, WWF Hong Kong		
Date & Venue	7:00 pm – 9:00 pm Wednesday 26 October 2011 SLC, HKIS		
Details	<p>Dr. William Yu is Head of Climate Programme of WWF-Hong Kong. He is responsible for leading both public and business engagement programmes on Climate Change, including the Climateers Carbon Calculator, Low Carbon Manufacturing Programme and the Low-carbon Office Operation Programme. He also devises the policy advocacy work ranging from renewable energy, energy efficiency, green building to low carbon city. William wrote policy articles for different newspapers. He completed his PhD at the University of Cambridge, where he had opportunities to work with IPCC authors. He also lectured at the City University and as part of the EMBA courses for Chinese University in Hong Kong and acts as a referee for energy journals on climate and renewable energy articles. He is currently a member of the environmental campaign committee under the Environmental Bureau. William is on the sustainability panel of several key business corporations, a committee member of the Eco-village scheme proposed by the Professional Green Building Council and a member of The Chartered Institute of Marketing and Hong Kong Institute of Directors.</p> <p>In this seminar, Dr. Yu would share with us</p> <ol style="list-style-type: none"> 1. Updated impacts and consequences about global Climate Change; 2. Hong Kong's resources consumption in terms of Ecological Footprint and Carbon Footprint; 3. Environment Impact brought by building and constructions activities; 4. Paradigm shift in development concept – Social Return on Investment and Ideal building design / trend of green development; 5. Green and Low-carbon lifestyle for sustainability 		
Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	19 October 2011	Priority	YSG Member; First-come-first-served

CPD/QSD/2011091

No Man is an Island – The Importance of Networking Skills

Speaker	Mr Justin Wong BEng(Civil), MSc, LLB, MICE, CEng, MCI Arb, HKIAC Accredited Mediator		
Date & Venue	7:00 pm – 8:30 pm Thursday 27 October 2011 SLC, HKIS		
Details	<p>Justin is a Senior Consultant with the Contract Solutions team of EC Harris (Hong Kong) Ltd., with experience in construction projects, including project management, contract administration, claims management and dispute resolution. During his early career as a civil engineer, Justin was involved in the engineering design for a number of civil and geotechnical engineering projects in Hong Kong, before becoming the Resident Geotechnical Engineer for both the Victoria Road Improvement and the Deep Bay Link (Northern Section) projects. Justin is currently Chairman of the Young Members Group, Chartered Institute of Arbitrators (CIArb), East Asia Branch and the Treasurer of the Society of Construction Law Hong Kong (SCLHK). Justin is also an accredited general mediator of the Hong Kong International Arbitration Centre (HKIAC).</p> <p>About the Presentation</p> <ol style="list-style-type: none"> 1. The basic concept of networking 2. What you need to prepare for networking 3. Some 'Dos and Don'ts' during networking 4. Market intelligence 5. Follow-up techniques 		
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		

CPD/YSG/2011108

You Are What You Eat!



Speaker	Ms Chan Tze Man Heidi, Registered Dietitian from the United States and Accredited Dietitian of HKDA		
Date & Venue	7:00 pm – 8:30 pm Friday 28 October 2011 SLC, HKIS		
Details	<p>You Are What You Eat, a dietitian sharing session, includes introduction to nutrition labeling on prepackaged foods, dietary tips for healthy weight achievement and maintenance, discussion on common food related myths, and suggestions on healthy eating at workplace. By the end of the session, you should know:</p> <ul style="list-style-type: none"> - how to identify sugar sources and content of pre packaged beverages - how to identify fat/fiber sources and content of pre packages foods (crackers/bakery products) - how to calculate desirable body weight - how to set goal for healthy weight achievement - how to change your dietary habit towards a healthy lifestyle <p>Ms. Heidi Chan is a registered dietitian from the United States and also an accredited dietitian of Hong Kong Dietitians Association. Serving as a community dietitian in the past years, Ms. Chan has provided professional dietetic services from individual dietary counseling to public nutrition education. In addition to the provision of medical nutrition therapies at community clinical setting, Ms. Chan conducts small group workshops on nutrition labeling, cooking class, disease preventive nutrition class, and weight management class as well. Via different channels such as funded community projects conduction, multimedia interviews performance, and newspaper columns writing, Ms. Chan has been continuously promoting healthy eating and active living, towards a better health and life.</p> <p>The Hong Kong Dietitians Association (HKDA) is a professional body of dietitians in Hong Kong incorporated in 2001. Their mission is to associate and unite its members in the promotion of high standard professional dietetic practice and optimal nutrition health for people of Hong Kong.</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)
Deadline	21 October 2011	Priority	YSG Member; First-come-first-served

CPD/PFMD/2011107

PFMD APC Seminar/Workshop



Speaker	Kenny Chan, Chairman, Divisional Education Committee, PFMD and Assessors from PFMD		
Date & Venue	7:00 pm – 8:30 pm Friday 4 November 2011 SLC, HKIS		
Details	<p>This APC Seminar/Workshop will focus on explaining the requirements of the APC in PFMD, and the expectations by Assessors during the assessment process. In particular, the assessment strategies for Critical Analysis and Practical Task will be addressed.</p> <p>All students, trainees and probationer members of all relevant Divisions are welcomed.</p>		
Language	English/Cantonese, where applicable	Fee	HK\$120 for member; (HK\$30 walk in surcharged for all pricings listed)
Deadline	21 October 2011	Priority	PFMD Probationer and Student; First-come-first-served

CPD/QSD/2011104

Investment in Stamp / Banknotes collection

Speaker	Mr Alan Cheung - Council member of QSD, HKIS; VC and Moderator (CM) of Chartered ICES; Vice-President of Hong Kong Collectors Society		
Date & Venue	7:00 pm – 8:30 pm Tuesday 8 November 2011 SLC, HKIS		
Details	<p>Alan is well known of his tram Collection of Hong Kong as well as historic Collector of old HK stuffs. He has been invited by publishers to publish 3 books in relation of HK historical postcards and HK trams that these books all awarded with many prizes.</p> <p>Alan always popular with media about his Collection - TVs, magazines, radios and newspaper. Parts of his Collection are used in Website of HKTL and Star Ferry. Materials from his Collections are always been requested from Museums, Universities, Colleges, Government Authority and Private sectors. "</p> <p>A recent cool topic depicted on most newspaper. A trend of investment from China since the last few years. This is due to hot money growing from China market with the following major reasons :</p> <ol style="list-style-type: none">1. China becomes very rich2. RMB earns the exchange rate at higher side against Hong Kong currency3. Peoples from China wish to gain big profit by introducing a mechanism of generating cash from financial commodities such as stamps collecting, banknotes collecting and coin collecting other than traditional investments such as properties, gold, stock market, antique paintings and oil paintings. <p>The topic I am going to share my observation with our members is pinpointing on stamp collecting and banknote collecting which I was involved.</p>		
Language	Cantonese	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	24 October 2011	Priority	QSD Member; First-come-first-served

CPD/PDD/2011112

Seminar on London Olympics 2012 – How to make the biggest European sport event sustainable : Land decontamination initiatives



Organizations: Planning and Development Division, HKIS and Environmental Engineering Division, HKIE

Supporting Organization: RICS

Speaker Miss Joanne Kwan, Project Manager, CIRIA, UK

Moderator Prof. James Kenneth Pong, FHKIS, Vice-Chairman of PDD, HKIS

Date & Venue 7:00 pm – 8:30 pm Monday 21 November 2011 SLC, HKIS

Details The speaker will give an overview of the initiatives that the project has embarked for remediating contaminated sites to creating the biggest European urban park for the Olympic Concourse. The seminar will also explore how the whole project will meet the challenge of climatic change, resource management, biodiversity, inclusion, and healthy living targets and how lessons learnt from this Olympic Project can be used in construction projects of Hong Kong

Language English/Cantonese, where applicable **Fee** HK\$120 per person for member of HKIS and RICS; HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)

Deadline 7 November 2011 **Priority** First-come-first-served

CPD/QSD/2011096

Managing your Stress at Anytime, Anywhere: Mindful Sitting & Walking

Speakers Dr. Mei-yung Leung BSc (Hons), BRS, PhD, MHKIS, MRICS, MCIQB, MHKICM, CVS (SAVE), FHKIVM

Dr. Isabelle yee-shan Chan BSc(Hons), Mph, PhD, MISHP

Date & Venue 7:00 pm – 8:30 pm Tuesday 22 November 2011 SLC, HKIS

Details Dr. Leung is an Assistant Professor in Dept. of Civil and Architectural Engineering, City University of Hong Kong, Hong Kong. She has been leading over 30 research and professional projects, on which stress and health of construction professionals is one of her major research area. She has also been successfully trained with the Mindfulness-based Stress Reduction (MBSR) program in HK, the Australia and the US. She has over 150 publications in international journals and conferences.

Dr. Chan is Research Fellow in Dept. of Civil and Architectural Engineering, City University of Hong Kong, Hong Kong. She has been researching on the stress and health management of construction professionals, including quantity surveyors, project managers, general professionals, and workers, in Hong Kong and Mainland China for over six years. The fruitful results of her studies have resulted in more than 20 publications in international construction management and engineering journals and conferences.

In our construction industry nowadays, nearly 70% of construction professionals are suffering from work-related stress, anxiety, and depression. Responsible to handle the demanding estimating tasks within the often tight project schedule, Quantity Surveyors (QS) are believed to be more vulnerable to stress. Stress may not only affect their work performance, but also influence their health. The demand of stress management on QS is significant in the construction industry. Mindfulness-based stress reduction (MBSR) has proven to be effective in alleviating an individual's sufferance to psychological and physical health via various mindfulness skills that can be conducted at anytime and anywhere, like mindful sitting and walking. Hence, the current seminar aims to manage the stress of QS through the promotion of sustainable MBSR skills.

Remark Participants are suggested to wear causal, loose outer clothing, preferably with a pair of socks.

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 8 November 2011 **Priority** QSD Member; First-come-first-served

CPD/HKIS/2011098

Corruption Prevention and Professional Ethics for Surveyors

Speaker Ms Elis Leung, Community Relations Officer, ICAC

Date & Venue 7:00 pm – 8:30 pm Monday 28 November 2011 SLC, HKIS

Details This aims to:

- enhance surveyors' awareness of the risk of corruption and ethical challenges surveying professionals may face with illustrative cases;
- equip participants with knowledge on anti-corruption legislation in Hong Kong;
- encourage participants to uphold professional ethics in their work.

In this 1.5-hour seminar, representative from the ICAC will introduce the corruption-prone areas of construction industry in Hong Kong, illustrate the common problems surveyors would face through a video/case study, explain the anti-corruption legislation in Hong Kong and introduce the skills to handle ethical challenges encountered at work.

With the question-and-answer session at the end of the seminar, participants could well interact and share with the speakers and other participants on practical matters encountered in their daily work.

Language Cantonese
Deadline 14 November 2011

Fee HK\$50 per member
Priority First-come-first-served

CPD/QSD/2011102

Applications of Automation Software for Measurement, Cost Control and Forensic Expert Witnessing

Speakers Mr Ricky Chan, Mr CH Wong and Mr MK Leung

Mr Chan has over 23 years on professional surveying experiences, acts as a forensic expert witness in connection with litigation and arbitration proceedings. Mr. Chan is a fellow member of Hong Kong Institute of Surveyors, full members of Royal Institution of Chartered Surveyors, Chartered Institute of Building, Chartered Institute of Arbitrator and Associate member of Hong Kong Institute of Arbitrator, as well as a Registered Professional Surveyor (QS) in Hong Kong.

Mr CH Wong, Consultant, is a Chartered Engineer and Qualified Quantity Surveyor with 10 years of IT experience in the Silicon Valley and 15 years of infrastructure experience in Hong Kong, Taiwan and China.

Mr MK Leung, is a Quantity Surveyor with more than 8 years working experience on a full range of Quantity Surveying services including pre-and post-contract in Quantity Surveying Firms and International Main Contractors.

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

Details Program rundown as listed below:-

1. QS productivity improvement opportunities – Ricky Chan, Rick's Management Consulting Limited
2. QS automation tools – CH Wong and Ken Leung from the Exactal Asia Limited
3. Sample QS automation software tool – A Construction Estimating Software with an On-screen Take off System (CostX)
4. Q&A

A Construction Estimating Software with an On-screen Take off System will be available for live testing after the talk (2 computers).

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)
Priority QSD Member; First-come-first-served

Deadline 15 November 2011

CPD/QSD/2011103

Prolongation and Loss and Expense Claims

Speaker Mr Mike Allen BSc FRICS MHKIS MCI Arb FA CostE FAE CEDR Accredited Mediator

Date & Venue 7:00 pm – 8:30 pm Wednesday 14 December 2011 SLC, HKIS

Details Mr Allen is a partner of EC Harris LLP, Built Asset Consultancy. He is the Group head of Contract Solutions, which is a service that includes the assessment and valuation of construction disputes. He was a Council member for many years of the Society of Construction Law and is a member of the British Chamber of Commerce, procurement sub-committee. He works and advises on many EC Harris projects, as well as acts as an Expert Witness in Litigation, Arbitration and Mediation both in Asia and other parts of the world.

As a follow-up to a previous talk on the valuation of delay and disruption costs. This talk will focus upon some of the key elements that contribute to the successful identification and subsequent valuation of such Prolongation/Loss and expense claims.

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 November 2011	Priority	QSD Member; First-come-first-served

CPD/QSD/2012001

Considerations in Analysing Delay in Construction Contracts



Speaker Mr Philip Allington

Date & Venue 7:00 pm – 8:30 pm Thursday 19 January 2012 SLC, HKIS

Details Philip Allington is a partner with EC Harris based in Hong Kong and a Head of Service for Contract Solutions locations in Asia. He leads project programming in the Asia region and EC Harris' global forensic delay analysis community. He practices as programming expert to facilitate resolution of construction and engineering disputes.

There has been talk for a decade or more on standardisation of a delay analysis technique but over the same period there have been complaints about the inappropriate use of standardised techniques which have not been helpful to those who must negotiate or make decisions. The reality is that there are several key but disparate factors that influence how delay analysis should be approached whilst keeping it relevant and proportionate to the issue. Mr Allington will introduce the subject simply and set out a framework for choosing workable and useful methods.

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	15 January 2012	Priority	QSD Member; First-come-first-served

YSG老饕團(第二彈)-大閘蟹宴 (包括2隻至少6兩靚蟹, 老火燉湯及其他精選菜式)

老饕團之大閘蟹宴

主辦：青年組 活動編號：YSG/S/201119

日期：2011年10月29日

(星期六, 農曆十月初三)

時間：晚上7時半至10時

地點：海霸海鮮酒家

旺角上海街674號1-2樓

豐富菜單：

原隻時令大閘蟹(至少六兩, 雌雄各一),
蟹粉小籠包, 螺頭燉雞湯, 清蒸斑魚,
賽螃蟹, 幾款香口小炒及酒水甜品*

價錢：\$499/位

截止報名日期：2011年10月21日

參加者請將已填妥之CPD Standard Reservation Form
連同劃線支票一併交回, 如有查詢請致電2526 3679或
電郵至cpd@hkis.org.hk與余小姐聯絡。

* 菜式將以活動當天最終之公佈為準



時令靚蟹, 足本菜單, 機會難得, 欲報從速!

YSG ANNUAL DINNER 2011 Party @ Hawaii

YSG/S/201121

Date : 2011.11.12 (Saturday)

Time : 19:30 - 22:00

Fee : HK\$150

Quota : 100

Venue : Cafe Roma @ Ma Wan (nearby Noah's Ark)

Application Deadline : 2011.11.4

Enquiries : Please email to cpd@hkis.org.hk or contact Ms. Donna Yu at 2526 3679

For registration, please use the Standard CPD Reservation Form and send back to the HKIS office together with the cross cheque

Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

The Hong Kong Polytechnic University (HKPU) Education Information Day 2011

The Education Information Day 2011 was held on 17 and 18 September 2011 at HKPU. The event provides for secondary school students and their parents to explore a wide range of programmes offered by HKPU in a single occasion.

LSD was invited to participate in this event and introduce HKIS to the visitors. We took the opportunity to introduce the visitors about the courses of BSc in Geomatics and the prospective career paths of land surveying profession by sharing with them our personal experience as well as first-hand information.



An estimation of more than 20,000 visitors this year attend the event. Through providing relevant information, we sincerely hope that our presence would help to generate students' interests in the land surveying, which in turn, more students will consider joining the programme and serve the industry in long run.

The 7th Beijing Hong Kong Macau Geomatic Conference (第七屆京港澳測繪技術交流會) - 測繪科技創新與城市發展

The 7th Beijing Hong Kong Macau Geomatic Conference (第七屆京港澳測繪技術交流會) was held successfully between 22 and 23 September 2011 in Macau (澳門科學館會議中心). The Conference was organized by the Department of Cartography and Cadastral Survey Services of the Government of the Macau SAR (澳門特別行政區政府地圖繪製暨地籍局) and coorganized by 北京測繪學會, The Hong Kong Institute of Surveyors, The Hong Kong Institution of Engineering Surveyors and The Hong Kong Polytechnic University. The theme of the conference was "測繪科技創新與城市發展", focusing on the latest surveying and mapping technologies applied to the development of urban city. The Conference had received over 80 reports on the latest developments in the areas of photogrammetry, satellite imagery or remote sensing, navigation systems, establishment of data sharing GIS platform, development of 3D spatial data for digital cities and others areas. The conference recorded the attendance of over

120 delegates from Beijing, Hong Kong and Macau. Hong Kong will be the organizer of the 8th Beijing Hong Kong Macau Geomatic Conference in Hong Kong in 2013.



第七屆京港澳測繪技術交流會組織委員會
22-23.9.2011 澳門

The Organizing Committee of the Conference



第七屆京港澳測繪技術交流會

22-23.9.2011 澳門

Delegates of the Conference



Mr WONG Bay presenting souvenir to the officiating guests of the Conference



Mr Simon KWOK giving the opening speech to the delegates



Delegates from Hong Kong



Technical Session on Development of 3D Spatial Data by Mr Simon Kwok



Theme talk on 測繪科技創新與城市發展



Welcome Dinner

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.

Correction

Please note the following correction to paragraph under Introducing HKIS to potential land surveyors contained in the LSD Chairman's message on page 37 as published in the August Surveyors Times: The title of an Ordinance was incorrectly displayed. It should be read as the Land Survey Ordinance (Cap 473), instead of the Land Surveyors Ordinance (Cap 473).

We apologize for any inconvenience this may have caused.

Planning & Development Division Chairman's Message



Raymond Chan PDD Council Chairman

Town Planning Board Visit to Spain

I took part in an overseas visit of the Town Planning Board to Barcelona, Bilbao and Madrid in Spain from 9 -18 September 2011.

Apart from the Roman old town called Ciutat Vella, Barcelona is famous for its grid square city extension pattern in the planning context. It is very amazing to note that the grid square pattern of the city area was developed 150 years ago and is now still well-maintained. I visited a number of stunning architecture designed by the famous designer Antoni Gaudi including Sagrada Familia and Park Guell. During my visit to the Picasso Museum, I discovered that Picasso actually spent his early years in Barcelona before he moved to Paris.

My second stop is Bilbao which is situated in the north-central part of Spain. The most symbolic building in Bilbao is the Bilbao Guggenheim Museum, which is really a masterpiece. The museum is situated at a former old dock and warehouse area which has been transformed into a modern waterfront area.

My last stop is Madrid. The Madrid Town Planning Department organized tours on a project which was recently completed to improve some old built-up area along the Madrid River (Manzanares River) and some of their public housing projects. Madrid is also very famous for its art museums. I personally like the most famous Prado Museum that features one of the finest collections of European paintings.

The group had met the planning and conservation government officials in the three cities and had gained a lot of valuable experience on town planning and urban development through the exchange.



Visit to Park Guell



Boat Tour to Barcelona Port

Planning and Development Conference November 2011

The Planning and Development Conference will be held on 12 November 2011 at the Surveyors Learning Centre. The theme of conference is Housing Strategies for People in Limited Development Space. We are delighted that the following distinguished speakers will deliver topics in relation to the housing strategies in Hong Kong:-

Hon. C.Y. Leung	Convenor, Non-official Members of the Executive Council
Mr Marco Wu	Former Deputy Director of Housing, Former Director of Building
Ms Melissa Pang	Chief Development Manager, MTRC
Mr Barry Cheung	Chairman, Urban Renewal Authority

Mr Jimmy Leung	Director of Planning, Planning Department of HKSAR Government
Mr Augustine Wong	Representative of The Real Estate Developers Association of Hong Kong (REDA)
Mr Duncan Warren Pescod	Director of Housing, Housing Department of HKSAR Government
Mr Wong Bay	President, HKIS

All members are welcome. Please don't miss the chance to join this important event and enroll as soon as possible.

CPD Events

The planning and development activities encompass a lot of expertise and skills. Its scope covers not only those of the traditional surveying skills and know-how, but also the purview of other professionals like architects, planners, engineers, landscape architects and lawyers. Thorough the years, the Planning and Development Division ("PDD") strives to conduct cross-professional functions and CPD events to enrich and sustain the skills of our members. The recent collaborations with other professional disciplines like architects, planners and landscape architects have demonstrated our determination to achieve such goal.

We are going to organize a CPD event with the HKIE (Environmental Stream) in November this year on how to clean up a brown field site before carrying out development. Besides, further to our visit to Guangdong (廣東發展訪問團與及廣東論壇) in May this year, we are going to hold our PDD Conference 2011 on 12 November 2011. In order to secure a seat, I would advise you promptly book your ticket now. Do pay attention to our news at the Surveyors Times, as more interesting functions and CPD functions will come along the pipeline! 🇺🇸



THE HONG KONG INSTITUTE OF
SURVEYORS

香港測量師學會



Planning and Development Conference 2011

(Event Code.CPD/PDD/2011111)

Theme : Housing Strategies for People in Limited
Development Space

Date : 12th November 2011 (Saturday)

Time : 9:00am – 1:00pm

Venue : Surveyors Learning Centre
Suite 811-812, Jardine House,
1 Connaught Place, Central, Hong Kong

About Conference :

Provision of housing and rising housing prices is an important issue in Hong Kong. Affordability for the general public and new generation is a critical issue. In the face of shortage of land and rising population, the Conference is to examine past and current problems, how we could tackle the issue and aims to provide possible solutions.

Registration Fee :

HK\$300 per person

All institute members, students and other professional institute members are welcome.

For registration, please download the standard reservation form from HKIS website.

Enquiries :

Ms Donna Yu

Tel: 2526 3679

Fax: 2868 4612

Email: cpd@hkis.org.hk

Website: www.hkis.org.hk

Remarks :

- Official language is English.
- The organizer reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.



Time	Topic	Speakers
9:00 – 9:05	Welcoming Remarks	Mr. Raymond Chan <i>Chairman, Planning and Development Division, HKIS</i>
9:05 – 9:30	Keynote Address	Hon. C.Y. Leung <i>Convenor, Non-official Members of the Executive Council</i>
9:30 – 9:50	Review of Public Housing Policies, Pre & Post 1997	Mr. Marco Wu <i>Former Deputy Director of Housing, Former Director of Building</i>
9:50 – 10:15	The Role of MTRC in Housing Supply	Ms Melissa Pang <i>Chief Development Manager, MTRC</i>
10:15 – 10:30	Tea	
10:30 – 10:50	Tackling the Problem of Urban Decay – the new Urban Renewal Strategy and URA's role	Mr. Barry Cheung <i>Chairman, Urban Renewal Authority</i>
10:50 – 11:20	Planning for Sustainability- the Nexus of Land and Density	Mr. Jimmy Leung <i>Director of Planning, Planning Department of HKSAR Government</i>
11:20 – 11:40	The View on Private Housing Policies, from Reda's perspective	Mr. Augustine Wong <i>Representative of The Real Estate Developers Association of Hong Kong (REDA)</i>
11:40 – 12:10	Role of Housing Authority in Public Housing Supply	Mr. Duncan Warren Pescod <i>Director of Housing, Housing Department of HKSAR Government</i>
12:10 – 12:45	Way Forward : Proposed Strategies for Private & Public Housing, with social & economic objectives	Panel Discussion
12:45 – 1:00	Closing Remarks	Mr Wong Bay <i>President, HKIS</i>

Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

The Devil of Common Parts



Members may recall that I conducted a CPD event on 5 September 2011 jointly with the Chairman of the Board of Professional Development, Mr James Pong. It was indeed the third occasion of the same named CPD, owing to overwhelming response. I was deeply ashamed as I had only taken very little effort on preparing the presentation materials, relying entirely on James. The September event focused on whether the whole or part of the inter-partition wall between two adjoining flats is considered as common part and can be removed by the owner who had acquired ownership of both units. As there remains ambiguity of this issue, I would like to summarize some key decisions of the court in order to catalyze discussion.

It appears little doubt if the inter-partition wall is a load bearing structure. Conventionally, DMC prohibits owners to carry out structural alteration, hence, providing sufficient ground for the DMC manager to enforce non-compliance action.

In **Chi Fu Fa Yuen Ltd. v. Cho Wai Man Raymond (LDBM 108/2007)**, the Lands Tribunal granted an injunction requiring the owner of two adjoining flats to reinstate a load bearing partition wall. Clause 5 of the DMC provides that: "The owner or owners shall at all times hereafter be bound by and shall observe and perform the covenants provisions and restrictions contained herein and in the Second Schedule hereto." and paragraph 4 of the Second Schedule further provides that: "Save as provided in Clause 16(d) hereof, not to make any structural alteration to any flat or shop of which he is the owner which may damage, or affect or interfere with the use and enjoyment of any other part of any building on the Estate whether in separate or common occupation or use" Although the Tribunal agreed that the building was still structurally safe after removal of the inter-partition wall as approval and consent were granted by the Building Authority, it considered that the real question should be whether the opening

has damaged, affected or interfered with the use and enjoyment of the Building. The Tribunal also ruled that the partition wall is a common part pursuant to Section 2 and Schedule 1 of the BMO in addition to the DMC. Under Section 34I of the BMO, owner is restricted from converting any common part to his own use.

Similar outcome was noted in **Central Management Ltd. v. Light Field Investment Ltd. and Another (CACV30/2010)**. In the plan annex with the assignment, there are three legends describing the inter-partition wall. The first part is coloured pink describing the elements of construction between different occupancies at odd number floors only and can be removed/ altered unless the two adjoining units are in same occupancy. The second part is coloured yellow and the same as the first part but for even numbers floors only. The third part is marked by thick black lines and described as "Structural or other elements of construction shall not be removed/altered unless and until it is approved by the Building Authority."

Hon Cheung JA considered that the areas marked pink and yellow are the areas known as the permitted area in the inter-partition wall of respectively odd and even numbers floors which can be opened up by a common owner of two adjoining flats. Although Building Authority had given approval and consent to demolish the part of partition marked black so as to create a larger opening, Hon Cheung JA did not regard the third legend as an indication by the developer that it had intended to assign the partition wall to the owner. The areas indicated by the thick black lines are the structural parts, and under the DMC, defines as "Common Areas and Facilities" which includes ".....load bearing walls, foundations, columns, beams and other structural supports of the Development" and he also considered that ".....such areas within the meaning of 'common parts' as defined by Section 2 and Schedule 1 of the BMO". Clause 1 of the Fourth Schedule of the DMC provides that: "No Owner or the Manager shall make any structural alteration to any part of the Development, which may damage or affect or interfere with the use and enjoyment of any other part or parts of the Development whether in separate or common occupation" . Section 34I (1) of BMO was similarly quoted.

Hon Cheung JA also emphasized the importance of construction of a document. He considered that "It would be most odd if something as important as the rights and obligations of the owners is found on a legend in the plan and not in the body of the assignment and clearly expressed in words".

What if the inter-partition wall in question is not a load bearing wall? The outcome may be different by making reference to the two cases discussed below.

In ***Tam Sze Man and Another v. The I.O. of Shan Tsui Court (HCA989/2010)***, the inter-partition wall in question was coloured pink in both assignment plans of the two adjoining units. And if the Housing Authority (as developer) had already assigned the wall to the first owner, how could it also assign the same wall to the subsequent adjoining owner? The court commented that a clear descriptive text instead of a coloured plan is required to define the exclusive rights of an owner. Something as important as the exclusive rights of an owner should be clearly expressed in words and not just in the legend of a plan. The court considered that, "On a true construction of the First Assignments and the DMC, I find that neither plaintiff was severally or jointly the owner of the Partition Wall." Deputy High Court Judge Au-Yeung further explained that Clause 3 and paragraph 4 to the Second Schedule of the DMC prohibits alteration to the structure of a flat as: "Not to make any structural alteration to any flat of which he is the owner (1st limb) nor cut injure damage alter or interfere which any part or parts of the Estate in common use (2nd limb) or any of the sewers" The first limb of this clause applies where the plaintiffs have ownership of The Partition Wall. The 2nd limb applies where the Partition Wall falls within common parts.

The court rejected the argument that the removal of a non-loadbearing partition wall is not structural alteration: "The notion that structural alteration must involve the load-bearing fabric of the building is rejected." and further explains: "In the context of the DMC in question, structural alteration must include permanent physical alteration to the fabric of the building, affecting the common interests of the owners." It was concluded that "..... the demolition of the Partition Wall undoubtedly pertains to the framework and structure" It removes one boundary wall of each Flat and thus alters the structure. The plaintiffs are in breach of the 1st limb."

By operation of Section 2 and Schedule 1 of BMO, the Partition Wall is a common part because it is a "boundary wall" that sets apart the two units. On the other hand if the Partition Wall falls within the common parts, its demolition is clearly damage, alteration or interference within the Estate in common use in breach of the 2nd limb.

The "boundary wall" principle was however overruled within a month by a higher court in ***"The Incorporated Owners of Westlands Garden v. Oey Chiou Ling and Another (CACV155/2010)."***

Clause 4 of Schedule 2 of the DMC restricts an owner: "Not to make any structural alteration to any shop, roof, flat or carparking space of which he is the owner which may damage, or affect or interfere with the use and enjoyment of any other part of any building on

the said land whether in separate or common occupation or use, nor cut, injure, damage, alter or interfere with any part or part of any building in common use" The Applicant also submitted that the partition wall has been specified in the BMO Schedule 1 including making reference to "boundary walls". However, in paragraph 26 of the judgment, the court does not believe that the expression "boundary wall" covers an internal partition wall. Rather the court believes it refers to a wall at a boundary of a relevant site or development. The Chinese version of "boundary wall" in BMO Schedule 1 is "邊界牆" which supports this view.

It is noted that in the present case, there was no specific reference to the wall, in the assignment or in the DMC, that it was a common area. In the assignment plan, the actual wall itself had not been coloured over in pink. The court also does not believe the case "Elite Garden", concerning the view of an external wall was part of the fabric of a first floor unit of a building, has any relevance to an internal partition wall, and therefore there involved no structural alteration.

In paragraph 55 of the judgment: "Now if the partition wall was not common parts and had been reserved by the Developer, who are the owners of the partition wall now? Since the Applicant does not claim to have obtained title to the partition wall from the Developer, it probably does not matter who owns the partition wall." The court went on to agree that the partition wall is owned by the owner of the two adjoining units by operation of Section 17 of the Conveyancing and Property Ordinance (Cap 219) which provides: "Unless the contrary intention is expressed in the assignment, an assignment shall operate to assign all the estate, right and interest in the land assigned which the assignor has in that land and which he has the power to assign."

Personally I have doubt having arrived to such a decision. If the owner of the two adjoining unit was assigned with the ownership of the inter-partition wall, and assume he disposes the two units to two separate owners in the future, can he assign the inter-partition wall to either one of the subsequent owners? If the answer is affirmative, can the other owner, who does not possess the ownership of the inter-partition wall, claims to use the said wall as an enclosure of his unit? Nevertheless, the "Westlands Garden" case result a significant impact to a DMC manager. There may be unpredictable resistance from owner of combined unit who intended to remove non-loadbearing inter-partition wall. Needless to say, whether a non-loadbearing partition wall is a common part still depends on the proper construction of the assignment and the DMC, and each case should be judged on its own merits.

The above discussion only reflects the personal opinion of the writer by reference to the judgment of those named cases. Readers should not construe it as any form of legal opinion particularly when taking action against owners. It is advised that legal advice should always be sought whenever in doubt. ■

Property & Facility Management Division Conference 2011

Date: 3 December 2011 (Saturday)
Time: 09:00-16:30
Venue: Harbour Grand Kowloon
20 Tak Fung Street, Whampoa Garden,
Hung Hom, Kowloon

About Conference

The Conference aims to provide a unique opportunity for real estate and construction professionals to review and explore the insights arising from the value orientation of the corporate real estate industry now and future, and also serves as a platform for industry stakeholders to exchange their experience and perspectives.

Organizing Committee

Chairman - Mr. Daniel HUI
Members - Mr. Gary YEUNG Mr. Alan WONG
 Ms. Elaine CHOW Ms. Hannah TSE
 Mr. Raymond CHAN Ms. Rebecca MAU

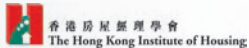
SUPPORTING ORGANIZATION



Chartered Institute of Housing
Asian Pacific Branch
英國特許房屋經理學會亞太分會



THE HONG KONG ASSOCIATION OF
PROPERTY MANAGEMENT COMPANIES
香港物業管理公司協會



香港房屋經理學會
The Hong Kong Institute of Housing



香港建造商會
Hong Kong Construction Association



the mark of
property
professionalism
worldwide

CONFERENCE REGISTRATION FEE

Early Bird Registration – Registration on or before
4 November 2011

- Member of HKIS and SOs (HK\$880/head)
- Non-member (HK\$1,000/head)

Member of HKIS and SOs Registration (HK\$1,000 / head)

Non-member Registration (HK\$1,200 / head)

Student Registration (HK\$300 / head)

*Lunch is not included

Enquiries:

Mr. Cyrus CHAN / Ms. Sonki SHEUNG

Tel: +852 2372 0090

Fax: +852 2372 0490

Email: cyrus@creativegp.com /
sonki@creativegp.com

“Corporate Real Estate - Value Enhancement or Business Support?”

Time	Program / Topic
08:30 – 09:00	Registration
09:00 – 09:05	Welcome Speech Mr. WONG Bay President The Hong Kong Institute of Surveyors
09:05 – 09:35	Opening Keynote Speech The Honourable Mrs. LAM CHENG Yuet Ngor, Carrie, GBS, JP Secretary for Development HKSAR Government
09:35 – 09:40	Souvenir Presentation to Guest-of-Honor
09:40 – 10:10	Value Creation Through Revitalization in City Centre Redevelopment Project Mr. Freddy C. K. LEE Managing Director & Chief Executive Officer Shui On Land
10:10 – 10:40	Urban Renewal: The Way Forward Mr. Barry CHEUNG Chun-yuen, GBS, JP Chairman, Urban Renewal Authority Chairman, Hong Kong Mercantile Exchange
10:40 – 11:00	Coffee Break
11:00 – 11:30	How Corporate Can Possibly Enhance Their Branding Through Sustainable Initiatives Mr. Randy YU General Manager Sino Land Company Limited
11:30 – 12:00	Value Enhancement Strategy - The Perspective of Listed REITs in Hong Kong Mr. Keith S. K. WU Chief Executive Officer Henderson Sunlight Asset Management Limited
12:00 – 12:10	Q & A
12:10 – 12:15	Souvenir Presentation to Speakers of Morning Session
12:15 – 13:15	Lunch
13:15 – 13:45	Effective Property Asset Management - The Value Add Proposition Mr. Gerry KIPLING Executive Director, Asset Services CB Richard Ellis
13:45 – 14:15	Performance of Shopping Centres - Do Management's Beliefs and Perceptions Matter? Prof. K. W. CHAU Chair of Real Estate and Construction The University of Hong Kong
14:15 – 14:45	Hot or Not? Developing CRE Solutions for Increased Business Value Ms. Susan LIM Regional Managing Director DEGW Asia Pacific
14:45 – 15:05	Coffee Break
15:05 – 15:35	The Enhancement on Value of Heritage Building - from a Magistracy to an Art and Design College Ir Edmund K. H. LEUNG Managing Director Hsin Chong Construction Group Limited
15:35 – 16:05	Facilities Management Transformation Mr. Graham TIER Executive Manager, Property Facilities Management The Hong Kong Jockey Club
16:05 – 16:15	Q & A
16:15 – 16:20	Souvenir Presentation to Speakers of Afternoon Session
16:20 – 16:30	Closing Remarks Mr. Daniel HUI Chairman, Organizing Committee HKIS Property & Facility Management Division Conference 2011
16:30	End of Conference

HKIS Property & Facility Management Division Conference 2011

“Corporate Real Estate - Value Enhancement or Business Support?”

To: Conference Secretariat – Creative Consulting Group Inc. Limited
Attn: Mr. Cyrus CHAN / Ms. Sonki SHEUNG
Fax no.: 2372 0490
E-mail: cyrus@creativegp.com / sonki@creativegp.com
Event Code: CPD/PFMD/2011110

Date: 3 December 2011 (Saturday)
Time: 0900-1630
Venue: Harbour Grand Kowloon
20 Tak Fung Street, Whampoa Garden,
Hungghom, Kowloon

REGISTRATION FORM

Registrant Details

Surname: _____ Other names: _____

Company: _____

Position: _____

Postal address: _____

Tel no.: _____ Fax no.: _____

E-mail: _____ (For sending confirmation only)

Conference Registration Fee

- Early Bird Registration: Member of HKIS and SOs (HK\$880/head) - Registration before 4 November 2011
- Early Bird Registration: Non-member (HK\$1,000/head) - Registration before 4 November 2011
- Member of HKIS and SOs Registration (HK\$1,000/head)
- Non-member Registration (HK\$1,200/head)
- Student Registration (HK\$300/head) *Lunch is not included

Payment Method

1. By Cheque

- I enclose a cheque / bank draft payable to “Surveyors Services Ltd”.

Cheque no. _____ Amount _____

Addressed to: Conference Secretariat – Creative Consulting Group Inc. Limited
Room 1106 - 08, C.C.Wu Building, 302-308 Hennessy Road, Wanchai, HK
Attention : Mr. Cyrus CHAN

2. By Credit Card

- Please charge my HKIS Visa Platinum/Gold MasterCard (**Shanghai Commercial Bank Limited**) as follows:
- Please charge my American Express Credit Card as follows:

Payment Instruction for HKIS Event Ref.: [_____]

To: Credit Card Service Department

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

Cardholder Name: _____ HKIS No. _____

Card No.: | | | | - | | | | - | | | | - | | | |

Expiry Date: _____ / _____

Cardholder's Signature: _____ Date: _____

For Bank Use Only

Approved by: _____ Date: _____

Enquiries

Conference Secretariat
Mr. Cyrus CHAN / Ms. Sonki SHEUNG
Tel: (852) 2372 0090 Fax: (852) 2372 0490
E-mail: cyrus@creativegp.com / sonki@creativegp.com

Remarks

- Official language is English.
- The organizer reserves the right to cancel or reschedule the conference at their discretion.
- No refund can be made for cancellation but a substitute delegate is normally permitted.
- Registration fee includes 2 breaks and a lunch, **except student rate.**

Young Surveyors Group Chairman's Message



Arthur Cheung YSG Committee Chairman

Through the hard working of the committee in the 1st half year, most of the major activities, which were on our plan of this year, have been rolling out since August 2011. Activities include CPD events, the Surveyor League 2011, YSG Study Tour 2011 as well as the YSG Annual Dinner.

YSG prepared a lot of activities for you every weekend in September. I hope you would enjoy the Eco Tour, Site Visit and the Surveyors League that we organized for you this month. In the coming month, we have another key event of the year. Please keep an eye on our report about the study tour to Chongqing in the next issue of Surveyors Times.

Site Visit to TaiKoo Hui

There are 46 members attended the site visit to TaiKoo Hui, a major mixed development project in Guangzhou under Swire, on 3 September 2011. It is our pleasure to have Mr Peter Kok, the general manager of TaiKoo Hui, to give us an introduction before he guided us to the newly completed shopping arcade in the complex. Mr Kok did not only share with us the background, planning, design, delivery, leasing

and management of this project but also the difficulties they have encountered in the development process. It was definitely one of our CPDs of the year that you should not miss if you are interested in retail development or China properties development. I would like to take this opportunity to express my sincere thanks to Mr Peter Kok and Mr Gary Leung from Swire and our Jeff Chan and Hazel Tee.



The Surveyors League 2011

After 12 exciting 1st round and 4 playoff games, the Surveyors League, which nearly a hundred HKIS basketball players have been participated into, came to an end on 25 September 2011. TBC finally won the championship title while Mr Leung Siu Chung was crowned as the top scorer of the league by scoring a total of 56 points in 5 matches. A presentation ceremony was held subsequent to the League's

Final. It is our honor to have the Institute's President, Mr Wong Bay, to award the players of championship team, 1st runner up team and 2nd runner up team in the ceremony.

Below are the results summary and highlights of the 1st round and playoff games as well as the top scorers.

Playoff Game



Top 5 Scorers:

Rank	Name	Team	Total Points
1	Leung Siu Chung Anson	RLB	56
2	Cheung Chun Long	TBC	46
3	Lam Yun Tim	USA	45
4	Wong Wing Kueng	RLB	41
5	Wong Chi Ho	USA	37

1st Round Games

Group	Team	Win	Lose	Points
A	RLB	3	0	6
	USA	2	1	5
	Uni-All Stars	1	2	4
	Bloody Fighter	0	3	3

Group	Team	Win	Lose	Points
B	TBC	3	0	6
	Avenger	2	1	5
	Buzzer Beaters	1	2	4
	Buildings Department	0	3	3



Top Scorer
Leung Siu Chung Anson



Please check out the highlights of these exciting games on the back cover of the Surveyors Times!

Thanks a lot for the support from all basketball lovers! Jerry, Hazel, Iris, Jeff, Mandy, Rex, Sylvia, Angela & Simon, thanks a lot for all of your great effort to make this amazing and memorable event happens!



新界東北地質公園及海岸公園生態導賞團

The eco tour was successfully held on 10 September 2011. A total of 50 members from different divisions joined us and visited the HK National Geopark in Wong Chuk Kok Tsui (黃竹角咀), Lai Chi Wo (荔枝窩), Kat O (吉澳) and Ap Chau (鴨洲) to explore the natural environment.

Led by professional eco-guides, we visited the mangroves in Lai Chi Wo and got to know how important these muddy wetlands are to the ecosystems. They explained to us in detail how different kinds of rocks, including volcanic rocks and sedimentary rocks, were formed. We have also learnt the formation of the coastal landforms, like wave-cut platforms, sea arch (the duck's eye of Ap Chau) and headlands.



Throughout the whole journey, the eco-guides demonstrated their passion and enthusiasm towards the nature by sharing with us a lot of interesting information and knowledge about trees and insects species.

7 days after this tour, the UNESCO announced its acceptance of Hong Kong Geopark's application for membership of the Global Geopark Network (GGN). Since then, Hong Kong Geopark is officially named "Hong Kong Global Geopark of China". Let us contribute to the conversation of our beautiful natural environment together! MK, thanks a lot for your great effort!

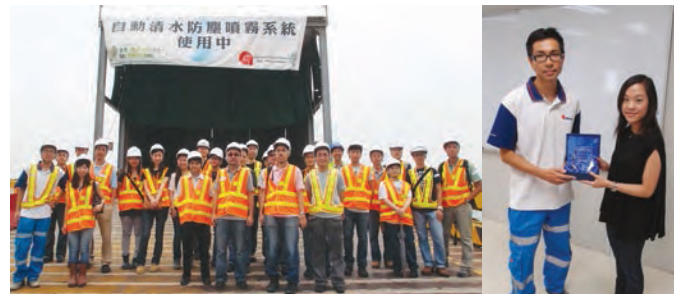
Site Visit to MTR West Island Line Contract 704

On 10 September 2011, over 25 members joined the site visit to MTR West Island Line Contract 704.

West Island Line is an extension of the existing MTR Island Line from Sheung Wan to Kennedy Town and the 3km alignment runs beneath the densely populated areas of Western District. Contract 704, which was awarded to Gammon Nishimatsu WIL Joint Venture in Year 2010, is the largest project of the West Island Line Extension. It comprises the construction of Sai Ying Pun and Hong Kong University Stations, an associated network of pedestrian paths with a total length of 3km, a twin running tunnel with a total length of 1.1km and a bridge connection from the shaft entrances to the University of Hong Kong.

Mr Stephen Lee, Senior Construction Manager of Gammon Nishimatsu WIL Joint Venture, was invited to give us a

briefing on this complex project including introduction of a large number of sustainable construction methods and engineering solutions that are employed to build this underground railway under such a densely populated area to minimize the impact to the neighbourhood, the traffic and the environment. Thank you, Mr Lee from Gammon Nishimatsu WIL JV and Rex!



Reverse Mortgage Programme in Hong Kong by Mr Patrick Wong

On 14 September 2011, over 60 members joined this CPD event. Reverse Mortgage is a loan arrangement which enables the elderly to use their self-occupied residential property in Hong Kong as security to borrow from a participating bank under the HKMC's programme. In Hong Kong, it is an innovative measure for the senior citizen to obtain some financial assistance in the rest of their lives. During the CPD, Mr Patrick Wong from The Hong Kong Mortgage Corporation Limited shared with us the background, procedure, requirements, cost and many useful details of this newly launched Reverse Mortgage Programme

by the HKMC. The content of the CPD also helped us to understand more about the role of the Surveyors under this new programme. Again, thank Mr Patrick Wong and Ms Kathy Yip from the HKMC for delivering this informative talk to us and thank Kason and Phyllis for the great effort!



Upcoming Events

We will organize the following CPD and social events in the coming October and November:-

CPD

1. YSG Study Tour 2011
2. You are what you eat!
3. What building professional should know toward "the path to sustainable future"

Social Event

1. Bread Making Class
2. 螢火蟲生態夜遊嚙有機晚餐
3. 老饕團PART2大開蟹
4. YSG Annual Dinner

Don't miss the chance to learn and have fun together!
We look forward to seeing you in our events!

WE NEED YOU!

For the success of YSG, we need your support advice and participation in our upcoming events and our committee.

If you are interested in becoming part of us or you have

any enquiry about YSG, please email us at hkis.ysg@gmail.com. In addition, you may consider to attend our next YSG meetings in October in November on 10 October 2011 and 14 November 2011 respectively, 7:00pm at HKIS.



Hong Kong International Airport: MasterPlan 2030

Raymond Chan, PDD Chairman

On 29 July 2011, Mr Wilson Fung, the Executive Director of the Hong Kong Airport Authority, unfolded his future masterplan 2030 for the sustainable development of our Hong Kong International Airport to members of HKIS, HKIA, HKIP and HKILA at our Surveyors Learning Centre. It was a very informative seminar and it was well received.



Contemporary Measures and Policy on the Calculation of Site Coverage and Greenery under PNAP APP152

Raymond Chan, PDD Chairman

On 6 September 2011, Mr. Yeung Kar-kui, who is a Chief Building Surveyor of the Buildings Department, led his team to deliver a seminar on the contemporary measures and policy on the calculation of site coverage and greenery

under PNAP APP152. The seminar was over-subscribed with a full house of more than 240 participants, which included more than 50 landscape architects and quite a number of planners.



Professional Organizations, an Important Role to Play

Tony Tse Wai Chuen, *General Practice Surveyor Past President of the HKIS*



Numerous factors could affect the performance of real estate market, but government policy is the one which would have the greatest impact. If government has to keep pace with changes in the market, the most effective way is to have close contact and direct communication with business and trades sectors. Prior to 1997, the British Hong Kong government appointed representatives from enterprises and organizations to various government advisory boards and committees, including the Executive Council and the Legislative Council, aiming at gathering views and updates from the commercial and industrial sectors through the advice given by these representatives. Based on such, government's understanding towards the latest development of the market could be enhanced, which then ensured the policies could meet the needs of the market and the society.

However, as most of these appointed people were senior executives of large enterprises, it was almost inevitable for the public to form biased views concerning conflicts of interest and collusions between the government and the enterprises.

Sound policies should not be out of touch with the market, therefore, gathering and understanding of the most updated information is very important. The major hurdle is how can the government strike a balance in catching up with the pace of the market, obtaining independent sound advice, yet continuing to pursue a free market economy?

In recent years, the government invites professional institutes, trade associations and organizations from respective sectors (hereinafter referred to as "professional entities") as members of various government advisory boards and panels. However, it is not uncommon for the professional entities to recommend individual members to join these advisory boards and panels on their behalf. Very often these individual representatives may not have maintained frequent communications with the professional entities to gather views and advice from the profession or trade concerned. As such, views and comments given in some occasions may tend to be more the representatives own observations. Thus in order for the government to achieve the best result and to collect more update, objective and wider spectrum views, the establishment of a more direct and frequent communication channel with the professional entities is indispensable. Moreover, professional

entities need to form task force groups with appropriate members respectively to generate constructive and updated advice to the government.

To achieve the best result, the professional entities need to play a much more active role. Unlike at the present moment, little initiative has been taken in advising the government in formulating policies. There are hesitations in taking the leads to analyze economic and social issues and thus failed to give an independent, constructive and balanced advice with foresight. The professional entities could serve as a bridge among the government, business sectors and the general public, a vital role to enhance mutual understanding of the parties concerned.

Sound policies should meet society needs and gain public recognition. One of the roles that the professional entities can be is to make public understand more about government policies and their merits and weakness. The distribution of pamphlets, guidelines, the holding consultation forums to interpret the policies in simplified versions would be some of the effective means. To this end, it is noted that the surveying profession has prepared guidelines to home-buyers on issues to be attended in taking over new premises purchased, and matters to be observed on the forced sales of old buildings. Moreover, the accounting and legal professions would give free consulting services in matters relating to their profession to the public. All these assist much the public to understand more.

Apart from the government, the business sector and the public, legislators should also strengthen their communications with the professional entities. Although many legislative members are experts in their respective field, it is difficult for one to focus on every aspect. As such the legislative members should communicate and consult more with various professional entities for views and advice which, in turn, could make their views submitted more constructive.

The playing a more active role will not only enhance the image of the profession, but also provide solid grounds to demonstrate their areas of expertise. It is definitely worth the "investment." With the active involvement of the professional organizations, government policies can be perfected in a way that not only will it benefit the general public, the "odds" in real estate investment may also be enhanced. ■

Exempted building work

Terry K. Y. NG *MSc MRICS MHKIS MCIQB*

Introduction

Unauthorized building work has been a very hot topic recently. It comprises a wide range of building works, from a small piece of canopy to a building block. There are also different arguments regarding whether a piece of work should be exempted from the provisions of the Buildings Ordinance (BO). In this article I shall look at a couple of issues regarding the legislation related to exemption.

Whether compliance with BO a condition precedent for exemption

Unauthorized building work is not defined in the Buildings Ordinance (BO) and its allied legislation. As such it has to be construed in the general sense. In BO s. 14(1), it says that save as otherwise provided, no person shall carry out any building work without prior approval and consent from the Building Authority (BA). As such, building work with prior approval and consent from the BA is authorized building work. On the other hand building work carried out without such prior approval nor consent may not be unauthorized building work. It is because the work may be exempted from the provisions of the BO. In other words, the work may not require prior approval or consent from BA. The exemption comes from BO section 14AA or 41, depending on the circumstances of the case.

Some people have a perception that in order to be exempted from BO, the work has to comply with the BO and its allied legislation. They believe that compliance with BO and its allied legislation is a condition for the work to be exempted. This conception stems a paragraph in the previous edition of BO s. 41(3) which says:

“Provided that nothing in this subsection shall permit any building works to be carried out in contravention of any regulation.”

I shall look at this conception from 2 points of view, namely sentence construction and logical sequence.

From sentence construction point of view, I do not think this paragraph is set as a condition. To illustrate my belief, let us look at this sentence:

“I buy you a meal provided you pass the examination.”

This is a sentence with the condition written as part of the sentence using the conjunction “provided”. In this sentence there are two actions, buying you a meal and passing the examination. I do not have to buy you a meal before you pass the exam. The former action does not have to take place before the latter action does. Passing the exam is set as a condition precedent which refers to an event or state of affairs that is required before something else will occur.

In the previous edition of BO s, 41(3), the “Provided” sentence is not written as part of the sentence regarding exemption but as a separate paragraph. I reckon this “Provided” sentence as a rider which serves as an additional remark following the upper paragraph. Virtually it says that although the work does not require prior approval or consent for it to be carried out, it has to comply with other part of the legislation.

Now I look at the previous edition of BO s 41(3) from a logical sequence point of view. “Prior” means “before”. Prior approval means that the approval before the work is carried out. If compliance with BO is set as a condition precedent to exemption from obtaining approval and consent from BA, the work has to be carried out first. If so, the approval or consent is no longer prior. Before the work is carried out, there is no contravention of the BO and its allied legislation and it is impossible to have one. To demonstrate that the work complies with BO beforehand is analogous to put the cart before the horse.

To illustrate these 2 points of view, I would like to share with you a simple hypothetical case - Installation of a basin in a toilet. The work is so simple that it does not require prior approval or consent from BA. Before the work is carried out, there is no contravention. However, if the pipe is connected to the stack without a trap, it contravenes the drainage regulation. The contravention is the drainage regulation and not BO s. 14(1). Theoretically BA can serve a BO s. 24 order upon the owner to rectify the situation.

The “Provided” paragraph has been revised in the latest edition of BO s 41(3) particularly with the word “Provided” deleted. It is also written as another subsection. In my

opinion, there is nothing wrong with this "Provided" paragraph in the previous edition but this paragraph and its preceding context have to be read and interpreted prudently. Conclusively compliance with BO is not a condition prior to the necessity to obtain approval or consent from BA.

Involving the structure of a building

BO s. 41(3) stipulates that in to qualify for exemption, the work has not to be involving the structure of the building. The ensuing question is what it means by not involving the structure of the building. To answer this query, one has to make reference to the intgrent of the Mariner Hotels case by the Court of Final Appeal of the HKSAR (Ref : FACV No. 3 of 2006). The idea of involving the structure of the building is not limited to holding the building up and building works

added to a building which serve a structural function or are capable for some reason of affecting the integrity of the structure. Undoubtedly this case provides useful guidelines to facilitate decision. Nevertheless in reality, very often it still entails certain subjective but not measurable professional judgment.

Conclusion

The legislation on exempted building work has been in existence for a long time. Nevertheless there are controversial issues arising from time to time. With the introduction of minor works control system, it should significantly curtail the uncertainty and consequently reduce the amount of unauthorized building works. ■

Inflation in Hong Kong

Ronald Chan, FHKIS, FRICS, FRSPSoc



When I was a child my father always told me that inflation was terrible because he only spent 1 cent for a bowl of rice with chicken in a restaurant in Hong Kong during the forties, say about 1935.

Now we may order a similar bowl of rice at Maxim about \$30, which is 3000 times the price in 1935.

Let the annual inflation rate be x% for the bowl of rice, we have $1(1+x\%)^{2011-1935}=3000$ $x=11.1$

My friend bought an eight hundred square feet new flat at North Point in 1970 which cost \$80,000. Now a similar size flat at the vicinity costs \$10,000,000.

Let the annual inflation rate be y% for the flat, we have $80000(1+y\%)^{2011-1970}=10000000$ $y=12.5$

The following are calculated based on the above inflation rates. ■

	2011 (HK\$)	2021 (HK\$)	2031 (HK\$)	2041 (HK\$)
A bowl of rice with chicken	30	86	246	705
An eight hundred square feet flat at North Point	10 million	32.5 million	105.5 million	342.4 million



The Hong Kong Institute of Surveyors Sports Team / Interest Group



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

For members who are interested in participating in various sports, please contact Chairman or Donna Yu at cpd@hkis.org.hk / 2526 3679 for registration.



HKIS Table-tennis Team – Joint Professional Table-tennis Tournament 2011

Team Captain: Mr CY Jim / Mr Ping Wong

It is pleased to inform that the HKIS Table Tennis Team won the 1st runner-up in the Joint Professional Table-tennis Tournament 2011 which was held on 4 September 2011 (Sunday) at Cornwall Street Squash and Table Tennis Center. It was a wonderful opportunity for the HKIS Table Tennis team to compete with 6 professional bodies including accountants, architects, barristers, dentists, doctors and lawyers. The team won some strong teams and just marginally lost to the champion team – the Hong Kong Medical Association. Let's congratulate the HKIS Table-tennis Team together!

Practices and friendly matches have been arranged on a regular basis. Interested members are welcome to join.



HKIS Swimming Team – New World Cross Harbour Race 2011 (新世界維港渡海泳)

Team Captain: Mr William Lai / Mr CY Wan

The HKIS Swimming Teammates will join the Cross Harbour Race 2011 on 16 October 2011 at Lei Yue Mun, Quarry Bay. The Race is so special that it was halted since 1978 and is now resumed. In the first year of the return of the Race, it

limits the number of maximum participants at 1,000. The course stretches approximately 1.8km. Please come to support our teammates.



HKIS Volleyball Team – Joint Professional Volleyball Tournament 2011

Team Captain: Mr Nathan Lee / Miss San Kwok / Miss Evangeline Chan

HKIS Volleyball Team formed a Men's team and a Ladies' team respectively to participate the Joint Professional Volleyball Tournament which was held on 7 (Wednesday) and 8 (Thursday) September 2011 at the Southorn Indoor Stadium. The teams competed with 3 other teams formed by professional bodies including architects, doctors and lawyers. It is our pleasure to let you know that the Men's team won the 1st runner-up while the Ladies' team awarded

2nd runner-up in the tournament, after tough practices throughout the whole year. Let's congratulate the HKIS Volleyball Team together.

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



HKIS Running Team – Appeal for participations on behalf of the HKIS Standard Chartered Hong Kong Marathon 2012 (香港渣打馬拉松)

Team Captain: Mr Lesly Lam / Miss Kathy Cheung

Standard Chartered Hong Kong Marathon 2012 (香港渣打馬拉松) will open for registrations soon. Please stay tune. If you are interested, please register and let us know, so

that the HKIS Running Team is able to gather strong and competitive runners together to participate in the Joint Professional Marathon Tournament 2012.



HKIS Sailing Team – Hebe Haven Yacht Club 24 Hours Charity Race (1-2 October 2011)

Team Captain and Coach: Mr Christopher Wong / Mr Alain Choi

The sailing team formed a team to join Hebe Haven Yacht Club International 24 Hours Charity Aquathon again which will be held on 1 and 2 October 2011. The organizer aims to raise funds for the Children's Cancer Foundation and some other charity organizations through the event. For more details, please visit http://www.hhyc.org.hk/page.php?page=page5_6.php&limit=1.

Members are welcome to come to the Hebe Haven, Sai Kung (西貢白沙灣) on 1 and 2 October, 2011 to support our teammates.



HKIS Band in Construction Industry Council Charity Concert for the Construction Industry

Band Soul: George Chan /

Band Manager: Mandy Ko /

Band Adviser: Denys Kwan

Bandmates: Jeffrey Wong / John Lau / Philip Tse / Alison Lo / Jerry Chau / Michelle Chung / Chris Mook / William Lai / Lesly Lam / Peter Dy

Construction Industry Council (CIC) will hold a charity concert on 24 November 2011 at the Concert Hall of the City Hall. It is HKIS Band's honour to be invited to perform in this meaningful concert. Please stay tune for more details of this concert and our performance in the HKIS Annual Dinner on 14 November 2011.



Joint Professional Tennis Tournament 2011 – Teammates in Full Gear

Team Captain: Mr Harry JAN

The Joint Professional Tennis Tournament will be held in November/December 2011. Regular and tough practices have been being conducted frequently. All teammates

are confident in obtaining a more promising result in the tournament this year.

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				
Oct	22	Building Surveying Division Annual Conference and Conference Dinner	HKIS BSD	Hotel ICON, Hong Kong SAR
	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.

測量精英 不斷提升 Surveying Professionals in Search of Excellence

持續專業發展 Continuing Professional Development

Surveyors Learning Centre, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong
香港中環康樂廣場1號怡和大廈8樓測量師研習中心

For reservation, please call the Secretariat on 2526 3679 or email: slcbooking@hkis.org.hk
歡迎預定設施，請電 2526 3679 或 電郵 slcbooking@hkis.org.hk



USG SURVEYORS LEAGUE 2011

★ CHAMPION ★



TOP SCORER



1ST RUNNER UP



2ND RUNNER UP

