

SURVEYORS

測量師時代
Times

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HKIS ANNUAL DINNER 2011



HKIS 2010-2011 General Council

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Time flies. It is getting close to the end of the year. The Institute and each of its divisions have been busy in organizing their annual general meetings. Details of some of these activities appear in this issue.

In the last 12 months, the editorial board held four meetings, respectively on 10 February, 12 May, 28 June and 27 September 2011. Given that the Surveyors Times is one of the key platforms of communication between the Institute and its members, the main topics of discussion revolve around the means of improving the newsletter. Some of the actions taken by the board are as follows:-

- A guideline for advertisement was set up;
- Advertising rates were reviewed;
- A guideline for CPD notices was set up;
- The layout and contents were revised. For instance, the section of the newsletter entitled "Surveying Practice" was replaced by the "Members Corner" as the nature of articles submitted by members is wider than that of the surveying practice.

I have enjoyed being the Hon Editor with the help of a staff member of the Institute Natalie Yu. She has done a wonderful job.

I am sure the next editorial board will continue trying its best to serve members of the Institute. On behalf of the editorial board, I wish to say thank you to all of you for your support of the board for the last 12 months.

Gilbert Kwok
Hon Editor
steditor@hkis.org.hk



Wong Bay

Annual Review

How time flies! It has been a great pleasure and honour for me to have the opportunity to serve the Hong Kong Institute of Surveyors, the only professional institute for Hong Kong surveyors, since its inauguration in 1984. About a year ago, I took up the Presidency of the Institute but it seems to me just like yesterday.

The past year was full of challenges and changes. Nevertheless, the three key objectives of the Institute are always in my mind. These are 1) Secure the advancement of knowledge and expertise of the surveying profession; 2) Promote, support and protect the status and image of surveyors in Hong Kong; and 3) Maintain and promote the usefulness of the profession for the public advantage.

Advancement of knowledge and expertise

In the past year, we continued to maintain vigorous assessment standards for entry in order to keep up high professional and ethical standards of member surveyors through various codes of professional practices, the codes of ethics and continuing professional development.

To cope with the expansion of the industry, to bring in a broader base of knowledge and capability into surveying professional and to build a stronger team of membership, the Institute passed the resolution on the proposed amendments to the HKIS Constitution and Bye-Laws for improving membership structure and qualifying mechanism

in the Extraordinary General Meeting held on 18 July 2011. The improvement aimed to encourage more passionate and competent candidates to enter into surveying profession and to allow more flexibility in acquiring membership.

To strengthen the knowledge base and elevate the expertise of our members, more than 110 CPD events were organized with a wide range of topics covering all divisions shared by a numerous experienced speakers and practitioners.

Likewise, the Institute also facilitated as a knowledge exchange platform by organizing conferences on the current topics related to the real estate and construction industry. In addition to the conferences organized by various divisions, this year, the Annual Conference gathered about 200 participants to share their views on the topic "Central Business Districts in Hong Kong: Today and To-morrow".

Promote, support and protect the status and image of surveyors

A number of media events were organized to increase the visibility of the Institute, and in turn, to reinforce the image of surveyors.

The ICON issue, unauthorized building works (UBW) and subdivided flats were widely discussed in the society during the year. Our spokespersons proactively spoke to the journalists and reporters through organizing media conferences, receiving interviews and answering media enquiries.

Considering our expertise in building examination, surveyors tried very hard to explain to public about visual inspection when the public started to lose their confidence on this set of professional skills after the coroner's verdict on the collapse of a building at 45J Ma Tau Wai Road in January 2010. The Institute's response was also sent to the Subcommittee on Building Safety and Related Issues under the Panel on Development of the Legislative Council to clarify the misunderstanding of visual inspection and to express our views on behalf of the surveyors.

Apart from increasing the exposure by talking to the public through media, the Institute also raised the profile of the Institute as well as the surveying profession by proactively reaching out and communicating with relevant organizations overseas and in the Mainland China.

Maintain and promote the usefulness of the profession for the public advantage

The Institute has played an important and responsive role of consultation to the Government in its policy making process, particularly to those involving the issues of land, property, housing and construction. Reporting to the Institute's General Council and Divisional Councils, a number of committees and working groups were established to provide professional views on a wide range of topics related to the real estate and construction industry.

Other than contributing our professional views and opinions to public affairs, we also cared about our community with our expertise. The Institute advised of ways to protect home buyers' interests in property transactions and how to examine their units by publishing a "Guide to Take-over Domestic Unit for Prospective Homebuyer". Besides, the Institute updated the booklet concerning Land (Compulsory Sale for Redevelopment) Ordinance (Cap. 545) to answer some frequently asked questions which may be posted by the prospective affected owners.

Together with the updated booklet, the Institute held regular public talks with external parties since July 2011, aiming to help the affected owners to comprehend the ordinance with our professional knowledge.

Strengthen internal communications

Maintaining effective communication with over 7,800 members has never been an easy task. The Institute has tried to explore more channels to reach out members and proactively seek their opinions on various issues.

Survey was conducted on the role of surveyors in project management. Besides, two open forums were organized to solicit members' opinions on the future accommodation of the Institute. The Institute has also revamped its website and launched it successfully in October.

Apart from the establishment of three Mainland forums in Guanzhou, Beijing and Shanghai respectively, the Institute is planning to set up more forums in the Mainland China to provide support for members working in the Mainland China and enhance their connection with the Institute.

The Sports and Recreation Committee led by Lesly Lam served an effective platform for communications among

members through sport activities. The activities did not only establish friendship among members, they also fostered the team spirit of the Institute and enhanced members' sense of belonging to the Institute.

Earlier this year, interactive forums with General Council members, ex-General Council members, past presidents, valued senior members and young members were held to gather members' views on how the profession should move forward. Members shared their visions and proposed many innovative ideas on how to enhance public image, professionalism and leadership of the Institute. These proposals, including the strengthening the role of the administration office, recruitment of a CEO and the establishment of a working group to review the corporate governance of the Institute, were put to the General Council last month. I am grateful that, after careful deliberation, these proposals were approved by the council. Considering this is a major review of the Institute's corporate structure, I take the opportunity to invite our dear fellow members' support on this review and submit any comments or proposals to me or the secretariat.

Financial Management

In view of the escalating cost of business operations, the Institute carried out a review of its financial situation. Based on the Institute's prudent practices on financial management, we also put forward the resolution on the proposed revisions to the Annual Subscriptions and Application Fees for admission into membership which had not been adjusted in the past 6 years. The resolution was passed at the Extraordinary General Meeting held on 25 March 2011.

Word of Appreciation

Despite a challenging 2011, I am proud to see the substantial achievements that the Institute has attained under our high morale and team spirit. I would like to express my heartfelt thanks to all the Office Bearers, Executive Committee and General Council Members, as well as the administration office for their dedicated and unfailing supports throughout the year. Working with such a united, dedicated and courageous team is a wonderful experience.

Wong Bay
President

年度回顧

時光飛逝！自 1984 年創會以來，我一直於香港測量師學會（唯一為香港測量師服務的專業學會）服務，非常樂意之餘，亦深感榮幸。約一年之前，我出任學會會長一職，此際仍感覺是昨天發生的事情。

過去一年充滿挑戰和轉變。然而，我常常緊記學會三個主要目標：一) 提升測量專業的知識及專長；二) 提升、支持及維護香港測量師的形象及地位；以及三) 維持及宣傳測量專業知識對公眾的益處。

提升專業知識

在過去一年，我們繼續透過嚴謹的專業評核試，甄選會員，並透過專業實務守則、操守規章和持續進修，維持測量師會員的高度專業及操守水平。

為配合行業擴充發展、為測量行業引入更闊更廣的知識及能力基礎，以及建立更強大的會員團隊，學會在 2011 年 7 月 18 日的特別會員大會上，通過對優化憲章及則例中會員架構及資格機制議決，旨在增強吸納會員制度的彈性，以鼓勵更多富熱誠及有能力的人士加入測量專業。

年內，學會舉辦了超過 110 個 CPD 活動，由眾多富經驗的講者及從業員主講，涵蓋所有組別的知識範疇，強化會員知識基礎，並提升其專業知識的水平。

同時，學會也舉辦研討會，提供知識交流的平台，探討與房地產及建築業相關的熱門議題。除了各組別舉辦的研討會外，香港測量師學會研討會 2011 今年匯集了約 200 名參加者，就「香港中心商業區：今日與明天」交換意見。

提升、支持及維護測量師的地位及形象

透過舉辦傳媒活動，增加學會的曝光率，並提升測量師的形象。

本年度，社會廣泛討論了天匯事件、僭建及劏房等議題。學會發言人透過主動舉辦記者會、接受訪問、解答傳媒查詢，以專業知識和觀點與傳媒及記者探討議題。

測量師是樓宇檢測的專家。因此，在 2010 年 1 月初發生的馬頭圍道 45J 場樓事件的死因庭裁決後，公眾開始對目視檢測失去信心之際，學會致力向傳媒解釋，以釋除公眾目視檢測這一套專業技術的疑慮。學會亦代表測量師去信立法會發展事務委員會下的樓宇安全及相關事宜小組委員會，釐清社會對目視檢測的誤解及表達測量師的意見。

除了透過傳媒增加學會知名度外，亦會透過主動聯繫海外及中國內地的專業組織，提高學會及測量專業的地位。

維持及宣傳測量專業知識對公眾的益處

學會在有關土地、物業、房屋及建造等議題的政策制定上，扮演著重要的諮詢角色。學會成立多個委員會及工作小組，

為一系列房地產及建造業議題提供專業意見，並向學會理事會及小組理事會匯報。

同時，我們也利用測量專業的知識關懷社群。學會印製「準業主收樓指南」，期望透過列出驗樓時需要注意的事項，並向準業主提供一些方法，讓他們在物業交易過程中懂得保障自己的利益。此外，學會亦更新了「『強制售賣』指南」，為一些可能受影響的業主解答常見提問。

由 2011 年 7 月起，學會亦與其他機構定期舉辦公開講座，旨在透過測量師的專業知識，協助受影響業主理解有關條例。

強化內部溝通

與逾 7,800 名會員達致有效溝通並非易事。學會嘗試透過更多途徑接觸會員，主動在不同議題上尋求會員的意見。

首先，學會對測量師在項目管理上的角色進行了調查。另外，學會舉辦了兩場論壇，收集會員對學會辦事處選址之意見。十月份，學會完成網頁更新，並已正式投入使用。

繼廣州、北京、上海委員會後，學會計劃在中國內地成立更多委員會，支援在中國內地工作的會員，加強他們與學會的聯繫。

由林力山測量師領導的體育及康樂委員會透過舉辦各項體育及康樂活動，為會員提供有效溝通平台。這些活動不僅建立會員之間的友誼，更有助提升學會的團隊精神，增加會員對學會的歸屬感。

較早前，學會舉辦多場互動論壇，讓理事會成員與歷任理事會成員、前會長、資深會員及年輕會員交流意見，收集他們對未來測量專業發展的意見。論壇上，會員分享願景，提出多項提升學會公眾形象、專業性和領導地位的創新意念。其中，強化學會辦事處的角色、招聘行政總裁及成立探討學會管治的工作小組等建議已於上月提呈予理事會。經過深入討論後，理事會通過該等建議。由於建議涉及對學會架構的檢討，懇請各會員大力支持，如有任何意見，請向我或秘書處提出。

財務管理

鑑於營運成本上升，學會對其財政狀況作出評估。基於學會審慎理財的原則，我們對過去 6 年未有調整的年費及申請費提出修訂建議案。有關議案已於 2011 年 3 月 25 日在特別會員大會上通過。

鳴謝

縱然 2011 年充滿挑戰，惟學會在高昂士氣及良好的團隊精神下，得以完成多項主要工作。我衷心感謝各執行理事、執行委員會、理事會和學會辦事處職員在過去一年的鼎力支持。與這團結、專注、勇敢的團隊一起工作實在是一個美妙的經驗！

會長 黃比測量師

Report from HKIS Committee



Report from Community and Charity Services Committee

社區及公益事務委員會報告

Chairman: Mr Billy Wong 主席：黃健兒測量師

The Committee was formed in 2007, with the aim to encourage HKIS members to participate in volunteer services; and to organize charity and community programs.

With the nomination from the Agency for Volunteer Service, the HKIS has been awarded the 5 Consecutive Years Caring Organisation Logo in recognition of the community involvement and commitment of being a corporate citizen in the past years.



擦亮「南」天綠悠遊



The Committee also jointly implemented the Mentorship Program of Project SPARKLE with the T.W.G.Hs Jockey Club Tin Shui Wai Integrated Services Centre in 2011. First launched in 2010, the Project SPARKLE (Supporting Preteen Access to Resource, Knowledge, Love and Education) is a mentorship program aims to create a harmonious and healthy environment to facilitate the better development for the children in Tin Shui Wai. In 2011, we have successfully held 4 activities as listed below. We will also arrange a Christmas Party in December.

- 22 May 2011 樂水童遊赤柱之旅
- 24 July 2011 玩轉天城 Art Jamming
- 17 September 2011 消暑保齡童學會
- 19 November 2011 擦亮「南」天綠悠遊



消暑保齡童學會

2011 Give A Day, Get A Disney Day

The Institute is one of the major partners of the "2011 Give A Day, Get A Disney Day" Scheme. Initiated by the Agency for Volunteer Service and the Hong Kong Disneyland Resort, the Scheme aims to promote volunteer service. Volunteers who have completed 8 hours of service will have a chance to receive a one-day complimentary admission ticket (complimentary ticket) to Hong Kong Disneyland from the Major Partners. Over 40 HKIS members have already awarded with the complimentary tickets so far.

Professional Volunteer Accreditation Program

The HKIS Professional Volunteer Accreditation Program (PVAP) was launched since 2007. A Certificate of Appreciation issued by HKIS, AVS and HKCOV will be awarded to members meeting the required volunteer service hours during the accreditation period. The PVAP 2010 Silver Award goes to Mr Raymond Huang and Mr Ricky Chan who have completed over 50 hours of volunteer services in the year 2010.

Members of CCSC Committee

Chairman:	Mr Billy Wong	
Members:	Ms Grace Cheng, Mr Jason Law	BSD
	Mr Cliff Tse, Mr Slayman Chan	GPD
	Mr Eric Chan, Mr Tommy Au	LSD
	Dr Tony Leung, Mr Yu Kam Hung	PDD
	Ms Rebecca Mau, Ms Catherine Wong	PFMD
	Mr Raymond Leung, Mr Thomas Ho	QSD
	Mr Kenny Chan, Ms Hazel Tee, Ms Evangeline Chan	YSG

HKIS Annual Dinner 2011

The HKIS Annual Dinner was successfully held on 14 November 2011 at the Grand Hyatt Hong Kong. We were honored to have the Honourable Stephen Lam Sui Lung, GBS, JP, Acting Chief Executive of the Hong Kong Special Administrative Region to deliver an opening speech.

Following the welcome speech by the President Mr Wong Bay,

the current Executive Committee Members, Board Chairmen and Past Presidents had a toast to all the guests. Then the Guest of Honor delivered the opening speech. After that, the President Mr Wong Bay presented a tailor-made building skyline crystal to Mr Lam. Vice President and also Chairman of the Annual Dinner Organizing Committee Mr Stephen Lai, then gave a vote of thanks to the Guest of Honor.



Welcome speech by President Mr Wong Bay



Hon Stephen Lam Sui Lung, GBS, JP, Acting Chief Executive of HKSAR delivering an opening speech



Vice President and Chairman of the Annual Dinner Organizing Committee Mr Stephen Lai giving a vote of thanks



Executive Committee Members, Board Chairmen and Past Presidents initiating a toast to all guests

While enjoying the dinner, we arranged a series of different performances. There was a Cantonese Opera Show performed by a group of 7-to-12-year-old kids from the Tung Wah Group of Hospitals Jockey Club Tin Shui Wai Integrated Services Centre. In 2009, the Institute has joined hands with the Centre to develop a "PROJECT SPARKLE" mentorship scheme, and thus we have built close relationship with the Centre and the kids.



Cantonese Opera Show by kids from the Tung Wah Group of Hospitals Jockey Club Tin Shui Wai Integrated Services Centre

Following the performance by the kids, we had a live music show by our "Surveyors Band". Talented member-surveyors brought to the floor 4 famous songs.



"Surveyors Band" live music show

The construction industry is committed to raising the public's awareness of industrial safety. To show our concern and caring to those who suffered from fatal industrial accidents, the construction industry has joined hands to organize a compassionate charity fund named the "Construction Charity Fund" to provide immediate financial assistance and condolences to families of workers who died in construction related accidents. Since its operation in October 2009, the fund has provided financial assistance to families of more than 60 deceased workers, distributing relief money totaling over \$5 million. During the dinner, we appealed for donation. Having counted by independent auditor, we have helped raised HK\$13,083 and RMB100.

The dinner was well attended by member firms. Those prominent guests in the Head Tables included but not limited to Professor Patrick Lau, Legislative Councillor, Mr Barry Cheung, Chairman of Urban Renewal Authority, Mr Xiao Jia-hong, Deputy Inspector of the Education, Science and Technology Department of the Liaison Office of the Central People's Government in the HKSAR, Mr Lee Shing See, Chairman of Construction Industry Council, Mr C Y Leung, Chairman of the Hong Kong Coalition of Professional Services, etc. Other guests included directorates of government departments, presidents of relevant professional institutions, representatives from academia, etc.

For the newspaper supplement and dinner publication, please visit the HKIS website <http://www.hkis.org.hk>.

The Organizing Committee Chairman Mr Stephen Lai sincerely thanked those members of the Organizing Committee.

- | | |
|-----------------|---------------------------------|
| Ms Caskie Hung | BSD Representative |
| Mr Kason Cheung | GPD Representative |
| Mr Alvin Chan | LSD Representative |
| Ms Kelly Poon | LSD Representative |
| Ms Fanny Lam | PDD Representative |
| Ms Hannah Tse | PFMD Representative |
| Ms Tzena Wong | QSD Representative |
| Mr Lesly Lam | Sports and Recreation Committee |
| Ms Mandy Ko | Young Surveyors Group |
| Ms Sylvia Leung | Young Surveyors Group |

HKIS Annual



Dinner 2011



香港測量師學會CEPA代表團赴北京訪問

香港測量師學會代表團一行 12 人，由副會長兼 CEPA 委員會主席賴旭輝測量師率領，於 11 月 1 日至 4 日赴北京，分別拜訪住建部，與中國物業管理協會和中國建設工程造價管理協會的代表見面、國家財政部、中國資產評估協會、國家商務部、北京物業管理行業協會、國土資源部及國家測繪地理信息局。代表團此行目的主要瞭解相關行業的最新法規和政策、進行專業學術交流、以及探討尋求合作機會及為增進內地與香港測量業界的交流。

學會代表團除了副會長賴旭輝測量師外，也包括義務司庫郭志和測量師、前會長陳佐堅測量師、以及各組別代表。此外，中聯辦教育科技部副處長高春波亦協助了代表團悉心安排行程，並隨團參與會議。



香港測量師學會代表團

代表團於 11 月 1 日黃昏甫抵北京，晚飯後下榻酒店，準備翌日的拜訪行程。

11 月 2 日早上，代表團抵達國家住房和城鄉建設部，拜訪了中國物業管理協會及中國建設工程造價管理協會。會上，學會物業設施管理組的代表介紹了組別的概況和專業範疇，並希望日後能與中國物業管理協會作更多聯繫，就香港物業設施管理測量師於內地的發展作出專業交流；中物協秘書長柴勇表示，中國的物業管理行業正面臨一些反思，希望進一步了解學會物業設施管理組的專業範疇，即資產管理、設施管理和企業房地產；另外，學會副會長賴旭輝測量師亦感謝中國建設工程造價管理協會於 10 月訪問香港，與學會舉行了造價工程師資格證書頒授儀式，賴副會長亦特別感謝中國建設工程造價管理協會張允寬理事長的英明領導，讓香港測量師學會的工料測量師與中國造價工程師能夠達成了兩次的資格互認，期望兩會繼續為推動兩地工程諮詢造價行業的發展而努力。



拜訪中國物業管理協會及中國建設工程造價管理協會



中國物業管理協會秘書長柴勇(右三)及宣傳信息部主任王鵬(左一)



中國建設工程造價管理協會理事長張允寬(左三)



代表團於住房和城鄉建設部前合照

另外，學會規劃及發展組上任主席曾正麟測量師及副主席梁家棟博士測量師於同日(2日)上午到訪北京人民大學，約見了土地管理系葉劍平教授及系主任呂萍教授進行，探討於人民大學設立規劃發展碩士或補充課程的可行性，並研究學位承認問題。



北京人民大學葉劍平教授(中)及土地管理系主任呂萍教授(右二)

同日下午，代表團前往國家財政部，由企業司司長劉玉廷接見。其後，學會與中國資產評估協會副秘書長韓立英及其他協會代表會面，學會產業測量組副主席陳超國測量師介紹了香港的產業測量專業的發展，韓立英副秘書長則介紹了內地估價行業的概況，希望日後兩會加強合作，共同舉辦研討會，為兩地的專家提供一個知識交流的平臺；學會亦期望可按相關規定，研究探討雙方進行資格互認的可行性。



國家財政部企業司司長劉玉廷(中)



與財政部的代表合影



中國資產評估協會副秘書長韓立英(左)

於 11 月 3 日上午，代表團拜訪國家商務部，與副司長孫彤及調研員陳志團會面，雙方就香港與內地如何將專業推廣至國際市場進行意見交流。會上，學會副會長賴旭輝測量師表示，今年國家「十二五」規劃，為香港的服務業，特別是房地產的專業服務，包括工料測量、項目管理等等，帶來了新的機遇，相信學會可以把握這次的機遇，先瞭解各行業的政策，為將來的合作，做好前期的準備工作。學會規劃及發展組副主席梁家棟博士測量師於會上介紹了香港規劃及發展測量師的專業範疇，期望內地可考慮開拓相關專業。孫副司長亦向代表團講解了內地與香港之間的法規差異，期望本港的專業界能藉著所擁有的優勢，舉辦更多交流活動，並於法規可行的框架內研究推廣專業的合作空間。對於建議於內地成立規劃及發展的專業，孫副司長表示有關的行業於內地屬於跨界別的專業，需要長遠探討。



代表團合照

是日下午代表團前往國土資源部，由該部港澳台事務辦公室副主任陳勇主持接見，並與國土資源部土地利用管理司地價處處長劉彥及中國土地估價師學會秘書長王軍等進行專業交流。會上，劉處長介紹了地價處的架構及主要工作；王秘書長亦介紹了中國土地估價師學會的背景及於來年於北京舉辦的高峰論壇。學會的代表亦於會上介紹了各組別的專業範疇。



國家商務部副司長孫彤(左)及調研員陳志團(右).



學會副會長賴旭輝測量師(右)致送紀念品



代表團拜訪國土資源部



國土資源部港澳台事務辦公室副主任陳勇(左)致送紀念品



代表團與商務部代表合照

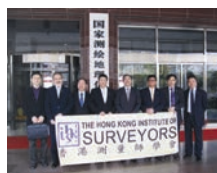
代表團隨後前往北京物業管理行業協會，與協會會長周星會面，雙方就兩地的物業管理行業發展交換意見。學會物業設施管理組主席楊文佳測量師亦於會上邀請北京物業管理行業協會於 12 月組團到香港，參與於 12 月 3 日舉行的物業設施管理周年研討會。



(左起)北京物業管理行業協會謝煒、會長周星、及秘書長李永倉



學會代表拜訪北京物業管理行業協會



代表團於國家測繪地理信息局門前合照



該局外事處處長范京生(右一)迎接



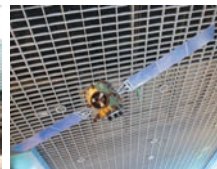
代表團受該局熱切歡迎



參觀中國測繪創新基地



陸上及空中測繪技術的專業儀器



細心聆聽導賞員的講解



學會義務司庫郭志和測量師於留言版題上「測繪為社會發展服務」，讚揚測繪技術的貢獻

及後，代表團與該局副局長李朋德、人事司副司長袁宏等會面。會上，袁副司長介紹了有關內地註冊測繪師的制度，而該局職業技能鑒定指導中心副主任牛黎亦介紹了測繪師的考試細則安排和培訓情況。學會義務司庫郭志和測量師表示，希望日後能有與有關部門作更多交流，以協助香港的土地測量師考取內地測繪師的資格。



代表團由國家測繪地理信息局副局長李朋德(左三)主持接見



代表團與該局領導合照

會後，國家測繪地理信息局特設午宴款接學會代表團。



致送念品予李朋德副局長



國家測繪地理信息局特設午宴款接學會代表團



互相祝賀



國家測繪地理信息局人事司副司長袁宏(右二)及職業技能鑒定指導中心副主任牛黎(左二)



互相交流



學會副會長賴旭輝測量師感謝李朋德副局長的熱情款待

午宴後，代表團隨即前往機場乘機回港，結束三天的訪問活動。

香港測量師學會CEPA代表團團員名單

賴旭輝測量師	副會長；CEPA委員會主席
郭志和測量師	義務司庫；土地測量組上任主席
陳超國測量師	產業測量組副主席
古德明測量師	土地測量組主席
林力山測量師	土地測量組副主席
梁家棟博士、測量師	規劃及發展組副主席
曾正麟測量師	規劃及發展組上任主席
楊文佳測量師	物業設施管理組主席
郭岳忠測量師	物業設施管理組副主席
陳佐堅測量師	物業設施管理組上任副主席；前會長
何國鈞測量師	工料測量組副主席
謝載豐測量師	工料測量組理事

隨團嘉賓

高春波	中央人民政府駐香港特別行政區 聯絡辦公室教育部副處長
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Executive Summary

HKIS CEPA Visit to Beijing

A 12-member delegation, led by Vice President and Chairman of CEPA Committee Mr Stephen Lai, paid a visit to Beijing from 1 to 4 November 2011. During the stay, the delegation met with representatives from the China Property Management Institute, the China Engineering Cost Association, the China Appraisal Society and visited the Ministry of Finance of the PRC, the Ministry of Commerce of the PRC, the Beijing Property Management Association, the Ministry of Land and Resource of the PRC, and the National Administration of Surveying, Mapping and Geoinformation. The purposes of the visits were to understand relevant regulations and mainland policies, to perform professional knowledge exchange, and to explore further cooperation opportunities so as to enhance the professional development of the surveying industry between Hong Kong and on the Mainland.

Council Members Reaching Out

1 November 2011	Hong Kong General Building Contractors Association 6 th Annual General Meeting cum 11 th Annual Dinner	Mr Wong Bay
1 November 2011	Guest Day Lunch organized by Prof Hon Patrick Lau	Mr Wong Bay
3 November 2011	Seminar on "Zero Carbon Building Design and Technologies" jointly organized by Construction Industry Council / Hong Kong Green Building Council	Mr Wong Bay, Mr Edwin Tang, Mr Antony Man
4 November 2011	Joint Annual Dinner of the Chartered Institute of Housing Asian Pacific Branch and the Hong Kong Institute of Housing	Mr Wong Bay
5 November 2011	The Hong Kong Institute of Architects 55 th Anniversary Ball	Mr Wong Bay
5 November 2011	MTR Society Link Gathering on Managing Change	Mr Gary Yeung, Mr Jeff Chan
5 November 2011	The Hong Kong Institute of Architects 55 th Anniversary Conference Megalopolis and Architecture	Mr Wong Bay, Mr Stephen Lai
7 November 2011	Annual Cocktail Reception of the Law Society of Hong Kong	Mr Wong Bay
10 November 2011	Monthly Thursday Luncheon organized by Executive Council Secretariat	Mr Wong Bay
10 November 2011	The Hong Kong Federation of Electrical and Mechanical Contractors Ltd 10 th Anniversary Dinner	Mr Wong Bay
15 November 2011	「中國科協領導與香港科技團體代表座談暨午餐會」 organized by China Association for Science and Technology (中國科學技術協會)	Mr Wong Bay
15-16 November 2011	2011年廣東省測繪高新技術研修班	Mr Simon Kwok
17 November 2011	The 32 nd Anniversary Dinner of the Hong Kong Institute of Planners	Mr Wong Bay
18 November 2011	The 23 rd Annual Dinner of the Hong Kong Institute of Landscape Architects	Mr Wong Bay
21 November 2011	The 10 th Anniversary Dinner of the Hong Kong Coalition of Professional Services	Mr Wong Bay, Ms Serena Lau, Mr Stephen Liu, Mr Stephen Lai, Mr Edwin Tang, Mr Simon Kwok, Mr Vincent Ho, Mr Francis Ng, Mr Koo Tak Ming, Mr Raymond Chan, Mr Dick Kwok, Mr Antony Man, Mr Arthur Cheung, Mr Tony Tse, Mr K K Chiu, Dr Lawrence Poon, Mr Lesly Lam, Mr Chan Yue Chun, Mr Thomas Ho, Mr Keith Yim, Mr Kenny Chan, Prof Chau Kwong Wing, Mr Thomas Tang, Mr Evelyn Kwok, Mr Francis Leung
21 November 2011	The Annual Dinner of the Hong Kong Association of Property Management Companies	Mr Charles Hung
22 November 2011	The 2 nd Anniversary Cocktail Reception and Dinner of Hong Kong Green Building Council	Mr Stephen Lai
23-26 November 2011	中國測繪學會2011學術年會及十屆三次理事會	Mr Simon Kwok
24 November 2011	Construction Industry Charity Concert	Mr Stephen Lai
25 November 2011	Seminar on "Carbon Cap-and-Trade Programme and Green Building" organized by Hong Kong Green Building Council	Mr Wong Bay
25 November 2011	VIP Dinner of Hong Kong Green Building Council Seminar on Carbon Cap-and-Trade Programme and Green Buildings	Mr Wong Bay
25 November 2011	深港會員聯誼會 organized by Shenzhen Cost Engineer Association (深圳市造價工程師協會)	Ms Serena Lau, Mr Stephen Lai, Mr Thomas Ho, Mr Antony Man

THE HONG KONG INSTITUTE OF SURVEYORS ANNUAL GENERAL MEETING 2011

Date: Friday, 9 December 2011

Time: 7.00 pm

Venue: Suite 811, Surveyors Learning Centre, 8th Floor, Jardine House,
One Connaught Place, Central, Hong Kong.

Notice of the AGM and Agenda have been posted to all Corporate Members and are also available from the HKIS website.

Improving the Competency of Local Project Managers in Construction Projects in Asia Pacific

A Series of PM Seminars & Courses by Experts in Asia Pacific Region

With a shortage of reliable construction experts capable of overseeing mega joint-venture projects, properly trained project managers from Hong Kong become the most important for expanding the business in Asia Pacific. Under the globalisation concept, vast opportunities have been opened up to companies and individuals from Hong Kong to set foot in different countries of Asia Pacific. Nonetheless, not too many project managers in Hong Kong are well prepared for this challenge, mainly because there is little channel for them to update their knowledge on the rather diverse construction systems and practices of other countries. This could inevitably hamper their opportunity to break into this boundless market sector. So, series of PM seminars and courses would be conducted by Experts in Asia Pacific to enhance the competitiveness of construction professionals in a regional context.

Events	Date	Time	Topic for each CPD event	CPD	Speaker	Fees	Please '✓'
Seminar 1	17/ 3/11 Thu	19:00 - 21:00	Innovative PM techniques in Japan	2 hrs	Dr. Takayoshi Sato, Japan	\$60	Completed
Course 1	18/ 3/11 Fri	9:00 - 17:00	Lean Manag't & PM Trends in Japan	8 hrs	Dr. Takayoshi Sato, Japan	\$350	Completed
Seminar 2	18/ 3/11 Fri	19:00 - 21:00	The Project Manager - His Credentials	2 hrs	Mr. Seah Choo Meng, Singapore	\$60	Completed
Course 2	19/ 3/11 Sat	9:00 -16:00	Outstanding PM in the Gardens by the Bay, Singapore	7 hrs	Mr. Choon-san Chung, Singapore Mr. Seah Choo Meng, Singapore	\$300	Completed
Seminar 3	19/ 3/11 Sat	16:00 -18:00	Project Risk Management in Australia	2 hrs	Mr. Brian Kooyman, Australia	\$60	Completed
Seminar 4 *	6/ 1/12 Fri	19:00 - 21:00	Challenges in Managing Projects	2 hrs	Mr. Adesh Jain, India	\$60	
Course 3 *	7/ 1/12 Sat	9:00 -16:00	Modern Project Management – Where are we and where do we go!	7 hrs	Mr. Adesh Jain, India	\$300	
Seminar 5 *	7/ 1/12 Sat	16:00 -18:00	The Status of CM in Korea	2 hrs	Mr. Yung-Hwi Bae, Korea	\$60	

Total Fees : _____

Note: All seminars & courses will be facilitated by Dr. Mei-yung Leung (BSc, BRS, PhD, MRICS, MHKIS, MCIQB, FHKIVM, CVS)


All courses fees cover both lunches and refreshments.

* Address : 8/F, Jardine House, 1 Connaught Place, Central, HK.

HKIPM members or ALL events together enjoy a 10% off discount !

Attendance Certificate will be given upon completion of each CPD event.

Reservation can be made by post with cheque payment. Attendance is limited to 50 for seminars & 30 for course.



Mr. Adesh Jain (M.Engg, CPD (IPMA), PMP, CePRM, CIPM, FCIQB, FCSI, FIPMA, FAIMA)
Mr. Jain a visionary leader shaping the project management profession globally. He worked in the field of complex project and program management for almost 35 years. He was the 1st non-European President of IPMA (comprising of 50 countries from all over the world) in 2005 and a former President of International Construction project Management Association, and is an Honorary Chairman of Construction Project Management Committee of China. Mr. Jain has trained over 75,000 executives world-wide.



Mr. Yung-Hwi Bae (Chairman of CMAK)
Mr. Bae, who has been working in the construction industry for over 40 years, is a chairman of the Construction Management Associate of Korea (CMAK). Mr. Bae is a founding member of the CMAK. He has initiated construction management (CM) trainings to 13,000 professionals since 1997. Due to the globalization concerns in CM, Mr. Bae proposed an 'International CM Day'. Liaising with CMAA, CIOB, CMAJ, IPMA and CMAK, the date of the 'International CM Day' was confirmed.

Please fill in your information for “PM Seminars and Courses in Asia Pacific Region” in January 2012:

o HKIPM No. _____ o HKIE No. _____ o HKIS No. _____ o HKIA No. _____ o Other: _____

Surname: _____ Other name(s): _____ Contact No.: _____

Name of Company: _____ Email Address: _____

Correspondence Address: _____

I enclose a crossed cheque no. for the total amount of payable to “Hong Kong Institute of Project Management Ltd.”.



Please POST / FAX this form to the **Dept. of Civil and Arch. Engineering, City University of Hong Kong, Kowloon Tong**,
attn. to **Dr. Mei-yung LEUNG**, Tel: (852) 2194-2641, Fax: (852) 3442-0427 on or before 20 December 2011.



"Any opinions, findings, conclusions or recommendations expressed in this material / any events organized under this Project do not reflect the views of the Government of the Hong Kong Special Administrative Region or the Vetting Committee for the Professional Services Development Assistance Scheme."

Building Surveying Division Chairman's Message



Vincent Ho BSD Council Chairman

Newly awardees of Distinguish Building Surveyors



On the Conference Dinner held on 22 October 2011, we have our three fellow members, Mr Daniel Ho Chi Wing, Mr Edwin Tang Hoi Kwan and Mr Kenneth Yun Ying Kit, newly elected as Distinguish Building Surveyors. Let me give a brief introduction on them.



Dr Daniel Ho is currently an Associate Professor at the Department of Real Estate and Construction in the University of Hong Kong. He contributes a lot in the academy and plays an important part in cultivating our young building surveyors. He developed his key research interest and achievements in the assessment of building quality and performance more than ten years ago. Besides,

he has served in various government committees, councils, and boards of professional institutions.



Edwin Tang currently serves as Senior Building Surveyor in Buildings Department. Edwin has devoted his invaluable time and contributed a lot to the volunteer works in HKIS for over 15 years. He has been our BSD Chairman during Years 2004-2006 and also the Honorable Secretary and Honorable Treasurer of the HKIS in Years 2009-2011 and 1999-2000 respectively. Moreover, he has been member of Board of Professional Development, Board of Membership, Public and Social Affairs Committee and General Council for years.



Kenneth Yun currently serves as Senior Property Services Manager at Architectural Services Department. He has been contributing in BSD for over 10 years. In Years 2008-2010, he was our BSD Chairman and led us going through a challenging and hard period. Apart from the volunteer works in BSD, he paid much on the professional training and development works of probationers.

Their continuous efforts and contributions towards our profession are indisputable and definitely they deserve to receive the honour.

BSD AGM 2011 and Annual Dinner

As per announcement last month, BSD AGM and Annual Dinner will be held on 2 December 2011. Every year, we have election of new office bearers and council members as well as election of members to represent BSD in HKIS General Council. I am delighted that every year, our council members endeavour to promote our profession's development and

the welfare of members. I am prepared to report our BSD's works done in Year 2010-2011 and brief our plan in the coming year. I look forward to meet old friends and newly qualified members on the AGM and for sure everybody would enjoy a nice dinner on that happy Friday.

Practical task 2011

The Practical Task this year has successfully completed and the presentation has been held on 5 November 2011. The question devised this year demands candidates not only to prepare plan for client's immediate use, but also to consider scheme for a future conversion proposal which is a

challenging task to our candidates. We had 95 candidates attending the Task this year, amongst which 68 are candidates who made the first attempt. The passing rates for first-attempt and re-attempt candidates are 47% and 44% respectively.

Technical Committee on Minor Works

Minor works control system under the Building (Minor Works) Regulations has been implemented for nearly a year. A Technical Committee on Minor Works set up by the Buildings

Department has been formed to monitor and review the implementation of the system. Andrew Kung has been nominated to represent BSD in the Technical Committee.

How much do you know about our BSD Council?

I hope our members agree with me that the existence of BSD not only serves to promote the professional development in the society, but also as a bridge amongst our members such that we could play, share and communicate during our leisure time. We have our Social Function and Communication Panel which endeavour to serve the purpose. This year, the Panel has set up a Facebook group for BSD, an interactive

platform which can help strengthening the professional network amongst our BS members and encourage them to exchange their views towards hot topics. Moreover, the Panel has successfully organized a dinner gathering on 31 March 2011 with over 30 participants. The Panel is now working hard on their next social function. Please keep an eye on the Surveyors Times. ■

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
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For reservation, please call the Secretariat on 2526 3679 or email: slcbooking@hkis.org.hk
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General Practice Division Chairman's Message



Francis Ng GPD Council Chairman

GPD AGM held on 10 November 2011

GPD held its 2011 AGM on 10 November 2011 at the HKIS Office. 214 members attended. In the meeting, I informed that 2011 is a fruitful year for GPD. We had successfully organized a series of important events including CIREA Reciprocity Arrangement, WAVO Meeting, and IVSC Conference. GPD also had revised a number of guidelines, fee scales and valuation standards. All these were done with the enthusiasm of council members. Please refer to my report annexed hereto for details.

The Hon Treasurer reported the financial situation GPD which had a balance of \$779,998.00. In the past year (for the period from November 2010 to October 2011), GPD had a total income of \$473,145.00 whereas, the total expense was \$391,673.34. The net income was \$81,471.00. The income mainly came from CPD and Social Events while expenses covered venue charges and expenses for Council's activities. We had a higher income and expenditure accounted than that of last year. This was mainly due to holding the second reciprocity arrangement with CIREA. Details breakdown of the account is as annexed.



Chairman Mr Francis Ng delivering his report at the GPD AGM 2011



Office Bearers holding the GPD AGM 2011



Hon Secretary Mr Tony Wan reporting at the AGM



Hon Treasurer Mr Edward Au delivering his report at the AGM

Election for the GPD Council 2011 - 2013

The present office of came to an end upon holding of the AGM on 10 November 2011. Election of Council Members was conducted immediately after the meeting. This year, twenty-three candidates competed for the 20 seats. 213 members casted their votes. The members in the table were elected as new GPD Council Member for a term of two years from November 2011 to the AGM in November 2013.



Members casting their votes for election of Council Members after the AGM 2011

	Council Members	Chinese Name
1	AU Sing Hei, Edward	區成禧
2	CHAN Chak Sum, Jason	陳澤森
3	CHAN Chak Wa, Jason	陳澤華
4	CHAN Chiu Kwok, Charles	陳超國
5	CHAN Hon Kwong, Louie	陳漢光
6	CHAU King Man	周敬文
7	CHIU Kam Kuen	趙錦權
8	Eugina FOK	霍麗嫻
9	FUNG Kin Shing	馮建成
10	HO Chin Choi	何展才
11	LAM Chun Chiu, Ringo	林晉超
12	LAM Yam On, Jim	林蔭安
13	LAU Chun Kong	劉振江
14	LEE Tat King, Patrick	李達敬
15	NG Hang Kwong	吳恒廣
16	PANG Ho Chuen, Lawrence	彭浩泉
17	TANG Chiu Man, Thomas	鄧超文
18	TSE Wai Hung, Cliff	謝偉鴻
19	WAN Wai Ming, Tony	溫偉明
20	POON Wing Cheung, Lawrence	潘永祥

Annex 1 - Chairman's Report

The Hong Kong Institute of Surveyors General Practice Division (GPD) Chairman's Report for the AGM held on 10 November 2011

2011 - A Fruitful Year

This year, the GPD Council had good achievement. It was a busy yet productive year. I like to summarize the works done during the year as follows:

A. External Affairs

1. Closer Collaboration with Singapore Institute of Surveyors and Valuers (SISV)

A GPD Delegation comprising 6 Council Members visited the Head Office of the Singapore Institute of Surveyors and Valuers (SISV) from 13 to 16 January 2011. We were warmly welcome by the President and GPD Council of SISV. HKIS Delegation exchanged and shared views with SISV on the current professional development in the Region and common interest of both Institutes. Members agreed to have a closer relationship. The two Institutes' cooperation and communication should be further enhanced with a view to up keep professional standards and development. The two Institutes agreed to conduct regular meetings and meet annually in order to maintain the link and catch up with each other.

2. Memorandum of Understanding (MOU) with Singapore Institute of Surveyors and Valuers

A Memorandum of Understanding (MOU) was signed after obtaining endorsement from the respective Councils. The document was agreed by HKIS ExCom on 27 January 2011. A signing ceremony was arranged during the WAVO Meeting in Hong Kong at end of April 2011.

3. WAVO Meeting in Hong Kong

The World Association of Valuation Organizations

(WAVO) held its Meeting and Annual General Meeting in Hong Kong on 30 April 2011. HKIS being a member of the WAVO gave full support and helped to organize this sophisticated event. The WAVO Meeting was a whole day event, with its Annual Meeting and Annual General Meeting held in the morning and then followed with a technical visit to the Kowloon Station complex development.



WAVO Meeting members and HKIS Representatives

In facing the ever changing and challenging environment, the Annual General Meeting explored possible reorganization of WAVO and proposed amendments to its constitution. Members noted the need for a stronger presence of the valuation profession. WAVO had to reinvent itself and expand its network of valuation organizations. The Meeting achieved furtherance and cooperation between members and the next target would be expanding WAVO membership toward other regions.

4. WAVO Valuation Week

To commemorate the significance of valuation and appraisal practice in the global marketplace, WAVO

has designated the first week of November as the “International Valuation and Appraisal Week”. All valuation bodies are invited to participate in this global initiative. WAVO believes such annual recognition will serve to benefit members of the valuation fraternity worldwide. HKIS being a member of WAVO echoed this call.

In the first week of November 2011, a series of activities and events will be organized by members of WAVO around the world to profile and promote the valuation and appraisal profession. This project was initiated by WAVO aiming at promoting the service provided by valuers and appraisers, and to emphasize contributions of the valuation profession to society and the global economy. HKIS being one of the key members of WAVO participated in this meaningful event.

5. International Valuation Standard Committee (IVSC) Conference in HK

On the other hand, IVSC held its annual conference, board meetings and AGM in HK in the first week of November 2011. HKIS GPD participated and assisted in the arrangement of this international event. A Joint Seminar on Valuation Standards to introduce the new IVSC valuation standard was organized on 2 November 2011 for members.

6. FIG Working Week 2011 in Marrakech, Morocco

GPD represented by Mr. Edward AU joined the HKIS Delegation (led by Mr. Simon Kwok) to attend the FIG Working Week 2011 from 18 May to 22 May 2011 in Marrakech, Morocco. Mr. Edward AU attended the meeting of Commission 9 which concerned with Valuation and the Management of Real Estate. Mr. AU was nominated as the member of the “Working Group in FIG Voting Right” by FIG.

7. Discussion Forum with Japan Real Estate Institute

HKIS representatives (led by President Mr WONG Bay with GPD Chairman Mr Francis NG and Council members Ms Eugina FOK, Mr Tony WAN, Mr Edward AU and Mr Jason CHAN) met the Director General of the Research Department of the Japan Real Estate

Institute (JREI) Mr Yutaka Nakano during his visited to Hong Kong. A discussion forum to exchange views on the real estate market and the impact of earthquake in Japan was held with JREI on 9 May 2011 together with representatives from Vocational Training Council (VTC) and Hong Kong Institute of Real Estate Administrators (HKIREA).

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

8. CIREA Annual Conference 2011 and Valuation Forum

After the reciprocity arrangement (training session and assessment) with CIREA in March 2011, a Diploma Presentation Ceremony (see below) and Valuation Forum” was held on 21 October 2011 in Beijing. A team of GPD Delegation together with HKIS President attended the event. Besides, three GPD Council members attended the Valuation Forum as speakers.

B. Reciprocity Arrangement with CIREA

1. Second HKIS and CIREA reciprocity arrangement – Assessment for Entry Qualification

The second HKIS and CIREA reciprocity arrangement was successful held in Shenzhen on 12 and 13 March 2011. A two-day training session followed by written assessment leading to CIREA and HKIS qualification was held in the Sunshine Hotel (陽光酒店) with 198 candidates (99 members from each side) attended. Candidates from both Institutes enthusiastically participated in the tightly scheduled training sessions and final assessment. 99 HKIS members passed the CIREA assessment and obtained the CIREA entry qualification.

A CIREA Reciprocity Working Group including Messrs Edward AU, Tony WAN, Simon POOM and Ms Karen CHAN and the HKIS administrative staff assisted in organizing this meaningful event. Besides, a whole-day CPD seminar (namely 中國估價概要及內地房地產估價師資格互認考核研討會) was held

earlier on 8 January 2011 to top up China experience for those applicants under the CIREA Reciprocity (and Supplementary) Agreement who were short of the required mainland practical experience such that members would be able to attend the two-day training session. The CPD event was well received and about 80 members attended.

2. CIREA and HKIS Diploma Presentation Ceremony and Valuation Forum

On 20 October 2011, some key personnel of GPD Council together with HKIS representatives, including the President Mr Wong Bay and Senior Vice President Ms Serena Lau arrived at Beijing and attended the China Institute of Real Estate Appraisers and Agents (CIREA) Annual Conference and diploma presentation. Ninety-nine members of each institute were awarded with the institutes' diplomas. Nine out of the ninety-nine HKIS Members attended the event in Beijing. Our representative of newly elected CIREA members, Ms Elsa NG, gave a thank you speech on behalf of all the newly qualified members in the ceremony.

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

The 6th Cross Strait Land Conference was successfully held by HKIS in 2010 Hong Kong. This Cross Strait Land Conference was co-organized by four related Institutes in Hong Kong, Macau, Taiwan and Mainland China. According to the planned arrangement, the 7th Cross Strait Land Conference will be held by Macau in 2012. To prepare for the 2012 Land Conference, the Macau organizing body – Macau Survey and Mapping Bureau is seeking views from the four institutions. HKIS GPD has nominated Hon Treasurer Mr. Edward AU and Immediate Past Chairman Dr. Lawrence POON as representatives for this event. Members will be kept informed of the progress and be invited to submit papers and attend the Conference in due course.

D. Appointment Process of Independent Valuer

A Practical Guide providing guidance to users who wish to make use of the services of the HKIS for

the appointment of independent valuation experts ("IVE") has recently been finalized by the Working Group formed under GPD ("GPD WG" which is chaired by Mr. C K Lau). A "PRACTICAL GUIDE for the Application to the President of the Hong Kong Institute of Surveyors for the Appointment of an Independent Valuation Expert" was published soon. Services could relate to rental determinations (for rent review and lease renewal) or for capital value determinations. HKIS had already published separately a set of Guidance Notes for Surveyors Acting as Independent Experts for Commercial Property Rent Review in 2000. This Practical Guide is not a legal document. Parties making use of the appointment service must agree their terms of engagement with the IVE.

Meanwhile, the GPD WG is working with the Admin Office to fine-tune the formatting and the Chinese version. Thereafter, the working group will launch appropriate marketing activities.

E. HKIS APC Reform and the GPD New APC

The new Assessment of Professional Competence (APC) becomes operative following the amendments of the HKIS Constitution and Bye-Laws on 18 July 2011. The new APC system is applicable to Probationers or Student members who registered for APC after 18 July 2011. In coping with the APC reform, GPD Education Committee (Convened by Louie CHAN and Thomas Tang together with other members- Edward AU, Joseph HO, and Lawrence PANG) formed a sub-committee to work on the New APC Scheme in order to follow the line of the HKIS's APC Reform. The sub-committee has now reported on the new GPD's APC Scheme.

The GPD APC structure is undergoing reforms in line with the recent amendments of the HKIS Constitution. APC leading to professional membership consists of two parts. Part One takes the form of written tests whereas Part Two remains an interview assessment. Candidates may take Part One after one year's training and if they pass Part One, they may proceed to Part Two upon the completion of two years' training.

In Part Two, candidates, before the interview, are required to submit a critical analysis of two cases only, one of which must be a valuation case. Candidates may choose one case for presentation (not necessarily the valuation case).

Cognate degree holders and Non-cognate degree holders take a different path at the early stage. Non-cognate degree holders will have to attend a mandatory structured learning programme ("the Programme"), upon the completion of which the non-cognate degree holders take the same path as the cognate degree holders. Cognate degree holders are encouraged to but need not attend the Programme. Details of the new APC will be announced in due course. It is expected that Part One of the new APC will come into being in 2013.

F. Review on Guidance Note ("GN") on rent review.

GPD has set up a WG in collaboration with RICS(HK), revamping the GN on rent review. The GPD WG is currently revamping the GN on rent review and has obtained funding approval for the project at the GPD Council level while the RICS HK is seeking funding for legal input.

G. Scale of Professional Charges for Services in HK – General Practice

The current scale was first published jointly by the HKIS and the RICS (HK Branch) in 1995. HKIS had reviewed and re-printed the same in 2005. A GPD WG had prepared an updated edition. The Scale is advisory in nature and is published for the guidance of Professional GP Surveyors. The document has served useful purposes in the following areas of work by Professional Surveyors:

- Compensation claims. Consultation has been made with the Lands Department from time to time.
- Certain types of work from the URA
- Courts/Tribunal–reference points for determination of the reasonableness of "costs" for expert surveyors' fees

- Independent expert–reference points for the determination of reasonableness of experts' fees by the President of the HKIS or by the courts/tribunal.

H. Review of Scale of Charge for Professional Service of General Practice Division

The new Scale of Charges for Professional Services of General Practice Division, HKIS ("the New Fee Scale") has become effective in July 2011.

I. URA's new Role as Facilitator in Redevelopment

On 23 March 2011, representatives of GPD attended a presentation by the Urban Renewal Authority (URA) concerning their new role, as a facilitator, in property redevelopment. Following the new Urban Renewal Strategy (URS) promulgated by the Government in February this year, framework of the "facilitator" in redevelopment was introduced by URA.

The URS proposed several new initiatives in dealing with urban renewal. In accordance with the URS, redevelopment will take more diverse forms with URA as the "implementer" or "facilitator" to help tackling urban decay problems in Hong Kong. This new initiative would provide an alternative channel for owner-participating in redevelopment. URA would act as an independent party to assist property owners to go through the technical and complicated process of joint sale. URA will also assist the owners to select and appoint external professional consultants in the process of seeking independent advice on valuation and joint sale matters.

We would envisage that GP surveyors would play an active role in this "facilitating" process. Under this initiative, owners of old premises might join together in the sale of their combined interests to investors or developers. We would anticipate more job opportunities in valuation and joint sale.

At the meeting with URA, GPD representatives expressed views on the proposal. GPD welcomed this new initiative.

J. Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) Compulsory Purchase

1. Public Talks on Cap 545 and Revision of Cap 545 Booklet

Dr. Lawrence Poon, Immediate Past Chairman of the General Practice Division, delivered a public talk on Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) on 8 July 2011 and 7 October 2011 on behalf of our Institute. The talk was well received by more than 200 audiences. The target audiences were minority owners with concern on how their right might be affected by the Ordinance including the application threshold and apportionment of sales proceeds. At the talk, there were also representatives from the Joint Mediation Helpline Office Limited (JMHO) and Senior Citizens Home Safety Association (SCHSA) to introduce the Pilot Mediation Scheme for Compulsory Sale and Outreach Support Service for Elderly Owners respectively.

2. Forum on Land (Compulsory Sale for Redevelopment) Ordinance (Cap 545) Compulsory Purchase

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

Meanwhile the Working Group on Revision of Cap 545 Booklet (comprising Mr. Lawrence Pang as the convener, Mr. Peter Tsang, Mr. Vincent Ho and Dr. Lawrence Poon) had finalized the revision of the booklet of "A Brief of Compulsory Purchase" (「強制售賣概覽」). A press conference was held in mid June to announce the publication of the revised booklet.

K. Business and Property Standards Panel

At present, the HKIS has two mandatory valuation standards, namely 'The HKIS Valuation Standards on Trade-related Business Assets and Business Enterprises' (2004) and (the "HKIS BVS") and 'The HKIS Valuation Standards on Properties' 2005). There also exists a separate Guidance Notes on Valuations of Properties for Mortgage Purpose (2005). The Business and Property Valuation Standards Panel noted that there have been drastic changes over the recent years in the capital market and the financial reporting standards in Hong Kong, this leads to a greater demand for various types of valuation services on different types of properties. In the light of such development, Joseph Ho, the Convener of the Panel, has decided to conduct a comprehensive review of both standards with the view to continuing to maintain the best professional standard in preparing valuation reports. After review, the Panel believes that a unified and concise set of valuation standards, which is mandatory in nature, shall be issued to cope with the changes. In addition, since the first edition of both standards, there have been significant developments in International Valuation Standards (IVS) published by the International Valuation Standards Committee (IVSC), of which the HKIS is a Valuation Organization Member. As the HKIS is committed to achieving the objective of securing a set of common valuation standards which is acceptable worldwide, the HKIS would, wherever possible, adopt the standards set by the IVSC. With this in mind, Joseph has completed the first draft of the standards and will submit case to the Panel and the GPD Council for second readers review. It is expected that a public consultation will be organized in the first quarter of 2012 and the effective date of the new standards is scheduled on 1 July 2012.

L. CPD Events

Our CPD Event Convener, Mr. Simon Poon has been actively organizing important events for our GPD members. During the office of the current GPD Council (2010-2011), we have organized over 30 CPD and seminars. The following CPD topics have covered:

Date	Topics	Speaker(s)
25/02/2010	Light Pollution - What It Is, Why We Care, How We Know and What to Do	Dr Chun Shing Jason Pun
18/03/2010	How surveyors can apply finance and stock market knowledge in daily works to become a better professional?	Mr Phemey Pon
25/03/2010	Building Operation and Maintenance in the 21st Century	Ir Professor Daniel W.T. Chan & Ir. Philip K.S. Pih
15/04/2010	Wine Knowledge for Business Occasions and Wine Investment	Mr Karl Lung
06/05/2010	Land (Compulsory Sale For Redevelopment) Ordinance (CAP 545) - Review of Latest Practice	Mr Charles C K Chan
03/06/2010	Housing Bubbles in Hong Kong and China: A Macro Perspective	Mr. Chi Lo
24/06/2010	Purchase Price Allocation for Account Reporting Purpose	Mr Joseph C. Ho
07/07/2010	Comparative Practices: Compulsory Purchase in Europe	Mr Lawrence Pang
17/07/2010	GPD APC Revision Course on Valuation (Part One)	Mr. Thomas Tang
24/07/2010	GPD APC Revision Course on Valuation (Part Two)	Mr. Thomas Tang
31/07/2010	GPD APC Revision Course on Resumption & Property Management	Mr. Lawrence Pang & Mr. Louie Chan
14/08/2010	GPD APC Revision Course on Business Valuation, and Agency Practice	Mr. Lawrence Pang, Mr. Joseph Ho & Mr. Louie Chan
26/08/2010	Wo Shang Wai Residential cum Wetland Restoration Project - a Win-Win Case	Mr Augustine Wong Ho Ming
01/09/2010	The Implementation and Impact of New Measures for Sale of Uncompleted Residential Units in Hong Kong	Mr Andrew Yu
18/09/2010	GPD APC Revision Course on Valuation (Part 3) and Rating Valuation	Mr. Thomas Tang
27/10/2010	The Role of a Professional Land Surveyor in Development Projects	Mr Joseph Y.C. Wong
11/11/2010	Workshop of Property Valuation Report Writing for Public Circular Purpose in Hong Kong	Mr CK Lau
30/11/2010	The Role of Surveyor as Expert	Mr. F.Y. Kan
9/12/2010	New Railway Development in Hong Kong	Mr. Steve Yiu & Mr. Jason Wong
8/1/2011	中國估價概要及內地房地產估價師資格互認考核研討會	Dr. Liao, K.K.Chiu & Charles Chan
13/1/2011	Hong Kong Property Bubbles Up under Quantitative Easing II	Mr. Chi Lo
23/2/2011	Latest Shopping Mall Developments in Hong Kong and China and Prospects for Growth	Ms. Maureen Fung
17/3/2011	How can surveyors use simple financial models in asset valuation and analyze the property and stock markets like an investment bank analyst ?	Mr. Phemey Pon
14/4/2011	Valuation Practice in PRC	Mr. Gary Man
19/5/2011	The Appointment Process of Independent Valuation Expert	Mr. C.K. LAU
26/5/2011	Surveying Practice from the Eyes of a Business Entrepreneur in Business World	Mr. Thomas Chan
16/6/2011	房地產市場的特質及投資分析	Mr. Micro Chow
6/6/2011	The Meaning of "House" and the Ownership of "Partition Wall"	Mr. Louie Chan
22/9/2011	Forest Resources Valuation : Principles and Application	Mr. Joseph Ho
20/10/2011	Urban Renewal Strategy's New Initiatives - Facilitator Role and Demand-led Redevelopment Projects	Ms. Iris Tam

A Vote of Thanks

M. A Vote of Thanks to All Council Members

I wish to take this opportunity to thank those who support and assist the Council in performing various functions and activities during the past two years. The existing office of the GPD Council consists of the following members:



- | Name | Post |
|---------------------------------|---|
| Chairman: | NG Hang-kwong, Francis |
| Vice Chairman: | CHAN Chiu-kwok, Charles
CHIU Kam-kuen
FOK Eugina
PANG Ho-chuen, Lawrence |
| Honorary Secretary: | WAN Wai-ming, Tony |
| Honorary Treasurer: | AU Sing-hei, Edward |
| Council Members: | CHAN Chak-sum, Jason
CHAN Hon-kwong, Louie
CHAN Kam-ping, Karen
CHAN Kwok-kin, Slayman
CHOY Man-wai, Leo
HO Chin-choi, Joseph
LAM Yam-on, Jim
LAU Chun-kong
NG Ho-kei, Roy
POON Kai-man, Simon
TANG Chiu-man, Thomas
TSE Wai-hung, Cliff |
| Co-opted member | WONG Chit-kwong, Brian
Connie Hung |
| Immediate Past Chairman: | POON Wing-cheung, Lawrence |

My thanks are also extended to all panel and committee members. To cope with heavy divisional works, we adopted the working panel structure of the last Council. The following panels as well as the respective Conveners are endorsed: -

Name of Committees / Working Groups	GPD's representatives
Annual Conference Organizing Committee	Eugina FOK/ Karen CHAN
Annual Dinner Organizing Committee	Kason CHEUNG
CEPA Committee	Charles CHAN, KK CHIU
Community and Charity Services Committee	Cliff TSE/ Eric HO/ Slayman CHAN
Dispute Resolution Committee	Lawrence PANG/ Louie CHAN
Editorial Board	Edward AU
Heritage Working Group	Eric HO/ Roy NG
IT Committee	Cliff TSE
Mainland Affairs Committee	Lawrence POON/ K K CHIU
Finance Committee	Edward AU
Members Welfare Committee	Kason CHEUNG
Project Management Committee	Joseph HO
Public and Social Affairs Committee	Thomas TANG/ Roy NG
Strategic Planning Committee	Francis NG/ Jason CHAN
Housing Policy Panel	Lawrence POON
Research Committee	Jim LAM/ S K PANG
Tree Management Working Group	Roy NG
HKIS/ RICS Liaison Committee	Joseph HO
Administration Committee	Eugina FOK

Other Working Panels:

Name of Working Panels	GPD's representatives
Business and Property Valuation Standards	Joseph HO (Convener)
CPD Panel	Simon POON (Convener)
Disciplinary and Professional Ethics Panel	Jim LAM (Convener)
Education Committee	Thomas TANG / Louie CHAN (Co-conveners)
External Affairs Panel	K K CHIU (Convener)
Public Relations Panel	Karen CHAN (Convener)
Professional Practice Panel	Tony WAN (Convener)
Sales and Letting Panel	Kason CHEUNG (Convener)

In addition to the above, we have nominated the following members to act as GPD Representatives in various HKIS Boards: -

Name of Board	GPD's representatives
Board of Education	Lawrence POON / Thomas TANG
Board of Membership	Eugina FOK / Augustine WONG
Board of Professional Development	Slayman CHAN / Charles CHAN
Surveyors Registration Board	Lawrence POON / Joseph HO / Thomas TANG

During the year of 2011, there are 143 members, 4 fellows and one multiple division members were admitted to GPD.

Annex II – Treasurer' Report

The Hong Kong Institute of Surveyors - GPD	
Income & Expenditure Statement	
For the period Nov 2010 to Oct 2011	
(Unaudited)	
Nov 10 to Oct 11	
Revenues	
CPD Income (Include CIREA Events) - GPD	473,145.00
Social Event Income - GPD	0.00
Total Revenues	473,145.00
Expenses	
Insurance - GPD	0.00
Postage - GPD	0.00
Bulk mailing services - GPD	0.00
Advertising expenses - GPD	0.00
Venue charges - GPD	21,225.00
Travelling expenses-GPD	0.00
Transportation expenses - GPD	1,600.00
Sundry expenses - GPD	45,020.00
Office stationery - GPD	84.00
Printing expenses - GPD	2,111.50
Souvenir expenses - GPD	5,849.50
Meal expenses - GPD	7,441.65
PR reception expenses - GPD	10,058.00
Entertainment expenses - GPD	0.00
HKIS AGM - GPD	11,757.50
Annual Dinner - GPD	5,980.00
FIG WW 2011 - GPD	1,054.42
Signing Ceremony with SISV - GPD	652.20
CIREA/HKIS Cert. Presentat-GPD	36,753.83
SISV Singapore - GPD	47,782.87
Reciprocal PQualTraining-CIREA - GPD	186,152.38
Overseas Visits - GPD	8,150.49
Total Expenses	391,673.34
Net Income	81,471.66
Accumulative Balance as at 1 Nov 2010	698,526.37
Balance for the period 1 Nov to 31 Oct 2011	81,471.66
Accumulative Balance as at 31 October 2011	779,998.03

International Valuation and Appraisal Week

IVSC held its annual conference, Trustees Board Meetings and AGM in HK in the first week of November 2011. HKIS GPD participated and assisted in the arrangement of this international event. To promote and introduce the new IVSC valuation standards, a Joint Seminar on Valuation Standards was organized jointly by HKIS & CPA on 2 November 2011. Meanwhile, GPD is working on

the revision of the HKIS Valuation Standards with a view to incorporate the new IVSC standards for local practice. Members will be kept informed on progress from time to time.



Mr. KK Chiu in IVSC Gala Dinner



IVSC Trustee Members and HKIS Representatives

The International Valuation Standards Council Annual General Meeting

K K Chiu, GPD Vice Chairman, IVSC Convenor

The International Valuation Standards Council (IVSC) held its Annual General Meeting on 5 November 2011 where about 100 representatives from different countries joined the Meeting. Before the AGM, Board of Trustees, Standards Board, Professional Board and Professional Organization Advisory Forum of IVSC held their meetings between 3 -5 November 2011. As a member of the IVSC, HKIS has given full support to and organized the event. Mr Wong Bay, President of HKIS, Mr Francis Ng, Chairman of GPD Division, Mr K K Chiu, representatives of HKIS on IVSC together with the Council members invited the Board of Trustees of IVSC for lunch on 4 November. The Standards Board has approved to commence 6 new projects after the publication of 12 new International Valuation Standards in July 2011. The Professional Board also approved the Code of Ethical Principles for Professional Valuers which has been updated to reflect the comments received on the second Exposure Draft. It also approved a revised paper on "The Professional Valuer" for release as an Exposure Draft. Three technical Information Papers on Discounted Cash Flow, The Cost Approach for Tangible Assets and Intangible Assets are near completion and should be published in early 2012. Publication of Exposure Drafts on Guidelines for Fairness Opinions and a Technical Information Paper on Contributory Asset Charges is also expected within the next few weeks.

Professional Organization Advisory Forum has agreed with the Board of Trustees in the meeting in Hong Kong and the Forum will aim at improving the effectiveness of the Forum and communications with the Board of Trustees and the two operational Boards. The Forum has also agreed to form an Executive Group to help focus its efforts and enable better communication with the different world regions.

Before the meetings of IVSC, Steven J Sherman, Chariman of Standards Board of IVSC together with other members of Standards Board and Professional Boards have kindly given us a talk on the new development of International Valuation Standards on 2 November 2011. This CPD was jointly sponsored by HKICPA and us.





Summary of HKIS CPD / PQSL Events 15 December 2011 - 23 February 2012

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
15 Dec 2011	2011114	"Residual Development Potential": What counts?	1	Lawrence Pang	YSG	
15 Dec 2011	2011119	Standing on the ground, Viewing from the Sky - Unmanned Aerial System (UAS) Jointly organized by HKIS LSD, RICS Geomatics Professional Group and HK PolyU LSGI	1.5	Ip Yiu Ting, Aryan	LSD	
16 Dec 2011	2011117	Dialogue on Tendering from Invitation to Award (not a one way talk)	1.5	K C Tang	YSG	
19 Dec 2011	2011118	Real Estate Number Crunching for the Quantity Surveyor	1.5	Stephen Chung	QSD	
11 Jan 2012	2012004	Claims for Finance Charges, Contractual and Statutory Interest	1.5	Martin Downey	QSD	
19 Jan 2012	2012001	Considerations in Analysing Delay in Construction Contracts	1.5	Philip Allington	QSD	
31 Jan 2012	2012002	Dogs no Allowed	1.5	Lawrence Pang	YSG	
08 Feb 2012	2012003	Construction Insurance - The Fundamentals	1.5	Nicholas Longley	QSD	
09 Feb 2012	2012005	China-HK Property Backdrop under the European Debt Crisis	1.5	Chi Lo	GPD	
23 Feb 2012	2011103	Prolongation and Loss and Expense Claims (originally Scheduled on 14 Dec 11)	1.5	Mike Allen	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 :

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 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/YSG/2011114

“Residual Development Potential”: What counts?

Speaker	Mr Lawrence Pang, FHKIS FRICS AACI MBA MSc(Finance) CFA		
Date & Venue	7:00 pm – 8:00 pm Thursday 15 December 2011 SLC, HKIS		
Details	<p>Recently, there has been confusion in town over the right to develop the “residual development potential”. The notorious one may be what culminated in the saga at Mei Foo Sun Chuen. Now with the judgment of Re: Ho Mei Ling, HCAL 51 of 2011 delivered on 29 August 2011 and the dispute on the development at Ying Wa Terrace, i.e. Building Authority v. Dobrown Investment Limited & Appeal Tribunal (Buildings), HCAL 20 of 2011 in the pipeline, it is time to review the arguments on what is a “site” for the purpose of the Building (Planning) Regulations.</p> <p>Mr Lawrence Pang is going to share his experience and analyse the background of the cases so as to give an overview on the issues. Right to light, a topic which has before not been applied in Hong Kong, may have implication on the further development of these cases.</p>		
Language	Cantonese supplemented by English	Fee	HK\$100 for member; HK\$150 for non-member; (HK\$20 walk-in surcharge for all pricings listed)
Priority	YSG Member; First-come-first-served		

CPD/LSD/2011119

Standing on the ground, Viewing from the Sky - Unmanned Aerial System (UAS)



Jointly organized by HKIS LSD, RICS Geomatics Professional Group and HK PolyU LSGI

Speaker	Mr Ip Yiu Ting, Aryan MHKIS, Land Surveyor of the Civil Engineering and Development Department, HKSAR Government		
Details	<p>Mr Aryan Ip obtained his Bachelor of Science in Land Surveying and Geo-Informatics from the Hong Kong Polytechnic University. After joining the Civil Engineering and Development Department (CEDD) in 2008, he conducted many researches on the latest surveying technologies and their applications in engineering projects. His areas of research included animation, GIS and laser scanners from handheld, terrestrial to airborne. Recently, his study on the application of unmanned aerial system (UAS) in surveying and mapping attracted much attention from the industry and the study result would become an emblematic reference in the future applications of such system in Hong Kong.</p>		
Date & Venue	6:30 pm - 8:00 pm Thursday 15 December 2011 Room CF305, The Hong Kong Polytechnic University		
Details	<p>UAS is widely used for various purposes in many parts of the world. There are a growing number of applications of UAS, e.g. aerial surveillance, land control, development and planning, search and rescue, photography and documentary, and surveying.</p> <p>In early 2011, Survey Division of CEDD carried out a feasibility study of UAS. The real experience of operating UAS in Hong Kong helped us to understand the difficulties in running UAS in HK as well as the quality of the UAS's products. After the completion of deliverables evaluation, the speaker would share with us.</p> <ol style="list-style-type: none">1. UAS technologies2. Concerns and procedures of running UAS in Hong Kong3. Feasibility study of UAS in 20114. UAS products overview5. UAS applications6. The way forward and privilege of LiDAR survey for UAS operation		
Language	English	Fee	HK\$100
Priority	13 December 2011	Priority	First-come-first-served

CPD/YSG/2011117

Dialogue on Tendering from Invitation to Award (not a one way talk)

Speaker Mr K C Tang, FHKIS, RPS(QS), AVS, FSZCEA, MHKIVM

Date & Venue 7:00 pm – 8:30 pm Friday 16 December 2011 SLC, HKIS

Details Mr K C Tang is the Director of K C Tang Consultants Ltd. (Quantity Surveyors Construction Cost and Contract Consultants) with over 35 years' professional experience in quantity surveying. K C has also been an APC assessor for many years and a frequent speaker at PQSL events.

Instead of delivering a talk on what the speaker wants to say which may be boring to the attendees, this event is intended to deal with what the attendees want to know by way of an open floor interactive dialogue on common issues arising from tender documentation, tender invitation, tender submission, tender analysis and contract award. Instead of knowing "what" and "how", the objectives are to critically examine "why". Attendees are expected to put forward questions and actively participate in the discussions.

Language Cantonese / English

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

Priority YSG Member; First-come-first-served

CPD/QSD/2011118

Real Estate Number Crunching for the Quantity Surveyor



Speaker Mr Stephen Chung

Date & Venue 7:00 pm – 8:30 pm Monday 19 December 2011 SLC, HKIS

Details Stephen Chung is an independent real estate number cruncher based in Hong Kong and has been analyzing real estate markets for more than 10 years. Stephen likes writing as a hobby and thus is also a real estate columnist for the Hong Kong Economic Journal, Apple Daily, and Quamnet, and occasionally contributes to the South China Morning Post as well. He also enjoys guest-speaking at times via being an honorary adjunct faculty member of both the University of Hong Kong and the City University of Hong Kong. Stephen is Managing Director of Zeppelin Real Estate Analysis Limited and has been involved in real estate development, investment, and management since Lotus 123, the forerunner of Excel, was created. He is a Chartered QS by background.

Quantity surveyors are experts in analyzing construction costs yet many may find real estate economics a fuzziier subject. Here we seek to lift up that mask of fuzz and buzz...

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/QSD/2012004

Claims for Finance Charges, Contractual and Statutory Interest



Speaker Mr Martin Downey – Partner, Stephenson Harwood

Date & Venue 7:00 pm – 8:30 pm Wednesday 11 January 2012 SLC, HKIS

Details Martin is a partner of Stephenson Harwood Solicitors and has practised in Hong Kong for 25 years. He specialises in commercial litigation, arbitration, mediation, and alternative dispute resolution (ADR) proceedings in Hong Kong, Asia, and internationally with a particular emphasis on disputes arising in the Construction industry. These include claims for delay and disruption, loss and expense, defective work, insurance claims, alleged corruption, health and safety and environmental issues.

He has represented clients in dispute proceedings in England and Wales, France, the United States, Hong Kong, China, Philippines, Singapore, Thailand, Vietnam, Malaysia, Indonesia, Dubai, Saudi Arabia, India, Pakistan, and Bangladesh. Mr. Downey has considerable experience of arbitrations conducted under the auspices of the ICC, LCIA, AAA, CIETAC, the Hong Kong International Arbitration Centre (HKIAC) and the Singapore International Arbitration Centre (SIAC) as well as ad hoc arbitrations.

He has also represented clients in various Courts including the Privy Council and the Hong Kong Court of Final Appeal.

Mr. Downey is an arbitrator and mediator and has also received appointments as legal assessor to arbitral tribunals. He sits on the Executive Committee of the CPR Institute.

An overview of claims for finance charges and interest covering:-

1. Finance charges as a head of damages
 - When may such claims arise
 - The criteria required to establish a claim
2. Contractual Interest
 - Examples of contractual provisions
 - HKIAC Domestic Rules
3. Statutory Interest
 - Rules of High Court
 - Arbitration Ordinance
 - Discretions to be exercised by Court/Arbitrator
 - Simple or Compound Interest
 - Rate of Interest
 - Date for Calculation of Interest

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 3 January 2012

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 5 January 2012

Priority QSD Member; First-come-first-served

CPD/YSG/2012002

Dogs no Allowed



Speaker	Mr Lawrence Pang, FHKIS FRICS AACI MBA MSc (Finance) CFA		
Date & Venue	7:00 pm – 8:30 pm Tuesday 31 January 2012 SLC, HKIS		
Details	It was a surprise when District Court decided a case in Mei Foo in 2008 that dogs may be kept despite the prohibition by the house rules. The building managements were at a loss whether they could enforce similar provisions. Fortunately, this Mei Foo decision appears not to be followed in subsequent cases, giving a sign of relief to the many Managers. Mr. Pang is going to share with us what has happened and what were indeed said in the various DMC on whether dogs or pets can be kept.		
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	17 January 2012	Priority	YSG Member; First-come-first-served

CPD/QSD/2012003

Construction Insurance - The Fundamentals



Speaker	Nicholas Longley, partner in the construction team at the Hong Kong office of Holman Fenwick Willan		
Date & Venue	7:00 pm – 8:30 pm Wednesday 8 February 2012 SLC, HKIS		
Details	Nicholas Longley has been in Hong Kong for 13 years. Nick specializes in construction and construction insurance law. He advises governments, employers, main contractors, specialist subcontractors, construction professionals and insurers on all aspects of construction law including procurement, contract production and negotiation and claims preparation and dispute resolution. He is a member of the Chartered Institute of Arbitrators, the Law Society of Hong Kong's Insurance Law Committee as well as being on Hong Kong General Panel of Mediators. This seminar will focus on the practical application of insurance law to the construction industry. It will cover the following topics: <ol style="list-style-type: none">1. An introduction to the different types of Insurance2. The scope of the Insurance cover under a CAR Policy and how Insuring Clauses and exclusions operate3. Who is covered under the Insurance policy; principles of subrogation and indemnity4. Claims and notification provisions.		
Language	English	Fee	HK\$120 per member; HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed); Free of charge for full time university student (subject to availability)
Deadline	21 January 2012	Priority	QSD Member; First-come-first-served

CPD/GPD/2012005

China-HK Property Backdrop under the European Debt Crisis



Speaker Mr Chi Lo, CEO, HFT Investment Management (HK) Limited

Date & Venue 7:00 pm – 8:30 pm Thursday 9 February 2012 SLC, HKIS

Details Mr Lo is currently a CEO of HFT Investment Management (HK) Limited. Before joining HFT, Chi Lo is Head of Overseas Investment and Chief Economist at Ping An of China Asset Management (Hong Kong) Company Limited.

He is the author of seven books and has published research work in international periodicals and newspapers, and appeared as commentator on international media and speaker at international seminars by the Asian Development Bank, International Monetary Fund and the World Economic Forum.

Before working in Asia, Mr. Lo was an economic advisor to the Canadian Treasury in Canada. His other experience includes international research firms in North America, regulatory bodies for securities trading in Toronto and London, and blue-chip international investment banks in America, England and Asia.

This seminar will cover the following topics:

- Europe's financial contagion to Asia
- Impact on China and HK's liquidity environment and economy
- Relevance to the Greater Property Market - Risks and Outlook

Language Cantonese supplemented by English

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

Deadline 27 January 2012

Priority GPD Member: First-come-first-served

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 Thursday 23 February 2012 (originally scheduled on 14 Dec 11) 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)

Priority QSD Member; First-come-first-served

Land Surveying Division Chairman's Message



Koo Tak Ming LSD Council Chairman

Visit to the National Administration of Surveying, Mapping and Geoinformation

The visit is part of the CEPA Beijing Visit from 1 to 4 November 2011. We have the honor to meet Mr Li Pengde, the Deputy Director General of the National Administration of Surveying, Mapping and Geoinformation and discuss the steps for our professional land surveyors in Hong Kong to be qualified as the Registered Surveyor in Mainland.



2011年11月4日早上，副會長兼CEPA委員會主席賴旭輝和代表團到達國家測繪地理信息局與副局長李朋德、人事司副司長袁宏、科技與國際合作司副司長王倩、外事處處長范京生、鑒定指導中心副主任牛黎女士及法規與行業管理司李媛女士等會面。



袁副司長介紹了有關內地註冊測繪師制度的背景及《註冊測繪師制度暫行規定》的具體內容。袁副司長表明《暫行規定》的第三十九條中，訂明**符合考試報名條件的香港和澳門居民，可申請參加註冊測繪師資格考試**。申請人在報名時應提交本人身份證明、國務院教育行政部門認可的相應專業學歷或者學位證書、從事測繪相關專業實踐年限證明。



牛黎副主任亦介紹了今年4月份的2011年度的註冊測繪師資格考試狀況和考試結果的總體分析。郭志和表達我們希望日後能與有關部門作交流，以協助香港的土地測量師考取內地測繪師的資格。

我亦在會上提出(1)為香港專業土地測量師提供有關取得內地註冊測繪師資格的培訓(2)安排香港專業土地測量師參加註冊測繪師資格考試及(3)探討使香港測量公司取得內地測繪單位資質證書的方法等要求。

李朋德局長最後總結會議的成果，他表示歡迎香港專業土地測量師參與內地註冊測繪師資格考試。他更希望我們多些參加內地舉辦的學術交流會，介紹香港專業土地測量師在測繪及地理信息事務的國際經驗，與國內註冊測繪師一同參與國際大型測繪項目。會後，國家測繪地理信息局特設午宴款待我們。



我們今次的訪問，得到空前的成功，為我們日後的交流，提供了良好的基礎。我們希望抓緊時機，在往後的日子內，加強大家的溝通，將事情辦好。

HKIS Annual Dinner 2011

LSD has the great pleasure to invite honorable guests from Department of Land and Resources of Guangdong Province, Hong Kong Polytechnic University, MTRC, ICES and leading local practitioners to join the LSD Council in the HKIS Annual Dinner 2011 on 14 November 2011. It was an enjoyable great evening with counterparts and friends.



Office Bearers and Members of the 2011-2012 Land Surveying Divisional Council

The HKIS LSD Annual General Meeting was held on 15 November 2011. Election of office bearers and members of the Land Surveying Divisional Council was conducted.



The 2011-2012 LSD Council members are as follows:

Chairman: Mr KOO Tak-ming
Vice-Chairmen: Mr CHAN Yue-chun
Mr LAM Lik-shan, Lesly
Honorary Secretary: Mr WONG Ching-kei, Eddie
Honorary Treasurer: Mr LAU Chun-wa, Penfield
Council Members: Ms LO Hoi-yin, Maris
Mr CHAN Kwan-ho, Eric
Mr CHAU Ming, Marvin
Mr CHING Siu-tong
Mr CHOI Wai-man, Raymond
Mr CHONG Pui-wah
Ms HO Sau-man, Berlina
Miss LIU Bessie
Mr MA Ka-chun, Eric
Miss POON Nga-yi, Kelly
Dr TANG Hong-wai, Conrad
Mr TANG Wing-lun
Miss TO Ka-yi, Lizzy
Mr WONG Yiu-cho, Joseph
Mr YIP Hon-wah, Frankie
Mr YU Wai-wing, Alberich



2011-2012 LSD Council members

I would like to express my heartfelt thanks to the members of the 2010-2011 LSD Council, Committees, and voluntary advisors for their hard work and unfailing support during the past year. I also like to thank our members for their participation in the working groups, seminars, conferences and social events.

Discussion Session on New APC System

The new Assessment of Professional Competence (APC) system becomes operative following the amendment of the HKIS Constitution and Bye-Laws on 18 July 2011. Chairman of BOE outlined the main features of the new APC system on

23 November 2011 with potential probationers. LSDEC met the young land surveyors and gave a quick reference on the outline of the system in LSD.



Mr. MO Sun-yuen, Chairman of LSDEC &
Mr. NG Wai-tak, Secretary of LSDEC



Audients of the APC Discussion Session

LSD Contact Points

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

lsdchairman@hkis.org.hk. 

Planning & Development Division Chairman's Message



Raymond Chan PDD Council Chairman

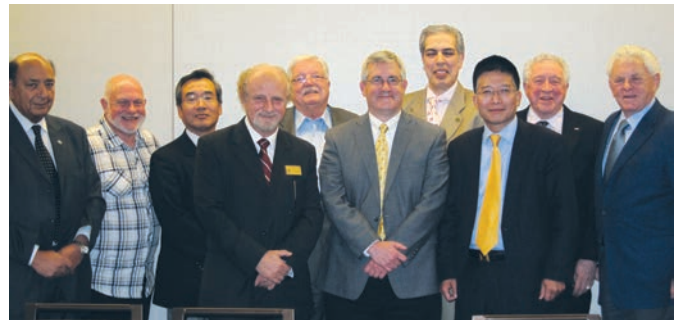
World Organisation of Building Officials (WOBO) Meeting 2011 - Phoenix, Arizona, USA

I attended the World Organisation of Building Officials (WOBO) Meeting 2011 held in Phoenix, Arizona, USA from 31 October to 2 November 2011. The meeting was held in conjunction with the International Code Council (ICC) Conference. Therefore, I was able to meet some ICC delegates from other countries as well. In the WOBO meetings, we discussed reports and recent activities of WOBO. We also discussed WOBO's participation in United Nations (UN) activities on the promotion of housing and building standards worldwide. For my part, I reported on the activities and work progress on behalf of the Events Organising Committee (of which I am the Chairman).

We also discussed on the forth coming WOBO Meeting 2012 and resolved to hold it in conjunction with the Australian Institute of Building Surveyors (AIBS) 2012 International Conference at Melbourne, Australia during 21 October 2012

to 24 October 2012. This AIBS conference will be a big event to celebrate the 50th anniversary of the AIBS.

We look forward to this big event and the golden chance for establishing better link between WOBO and the southern hemisphere.



WOBO Board of Governors

Annual Conference of Planning and Development Division on 12 November 2011

Our Annual Conference was held on 12 November with overwhelming support from members of all divisions. The event was attended by about 100 members (which exceed the total number of members of our division) of HKIS.

"Housing Strategies for People in Limited Development Space" has been chosen as the topic for this conference. This is really a hot topic in Hong Kong at this moment of time.

A number of "heavy weight" speakers from private and public sectors attended this conference and shared their insight on existing problems and the way forward with us. The talks were well received and response from the audience was very good.

I would take this opportunity to express my sincere thanks to the speakers including Mr C.Y. Leung, Mr Marco Wu, Ms Melissa Pang, Mr Barry Cheung, Mr Jimmy Leung, Mr Augustine Wong, Mr Duncan Warren Pescod. I would also like to thank Mr Edwin Tsang and all members in the Organizing Committee for their hard work to make this event so successful.

In future, I hope that the annual PDD conference can continue to serve as a platform for members and guests expressing their opinion on topics of concern. This can serve to maximize the benefit for our members as well as our community.



Property & Facility Management Division Chairman's Message



Gary Yeung PFMD Council Chairman

We held a very successful Annual General Meeting on 17 November 2011. More than 30 members attended the event. I understand that some members may not have time

to show up the AGM owing to business or personal reasons, hence I would like to share with you here my full AGM report.



Chairman's Report - Annual General Meeting of 17 November 2011

Research and Publication

The Chinese version of **HKIS Guide to Good Property Management Practices (香港測量師學會優良物業管理實務指引)** had been published early this year. Apart from sending to all related Government departments, universities and property management companies as usual, it was also presented to all participants of the Quality Property and Facility Management Award Banquet.

We anticipate that there will be a short delay on the publication of the **"Green Property Management Practice"** as we encounter some minor difficulties on finalizing one of the chapters. We expect the final draft can be ready for printing by early next year.

The **"Standard Management Agreement" (標準物業管理協議)** had been finalized by our Working Group. It was now undergoing the vetting process by HKIS legal adviser. Upon adding the adviser's comment and finalizing the quotation for printing, we expect it can be published at around December 2011 or January 2012.

Membership Growth

Our Division experienced a steady growth of membership this year. From November 2010 to October 2011, there were 6 new members whose membership was approved by the General Council, and another 15 members being accepted through the multiple division application.

CPD Event

Last year, I committed to arrange not less than 20 hours CPD event a year for members. Upon calculating the total number of hours of seminar, site visit and QPFMA Conference, there was a total of 21 hours of events being arranged. My intended objective was marginally achieved. This sum has excluded the PFMD Conference which will be held on 3 December 2011. The conference this year entitled as **"Corporate Real Estate - Value Enhancement or Business Support?"**. We are honour to have invited the Secretary for Development, Mrs Carrie Lam as our Keynote Speaker. May I take this opportunity to urge member to make reservation if you have not yet to do so. The event will allow you to credit another 6 hours of CPD.

Quality Property and Facility Management Award

The inauguration of the QPFMA is jointly organized by our Division and the HKAPMC. Through the QPFMA, we aspire to honour outstanding projects in the property and facility management industry. Our prime objective is to stimulate greater public recognition of HKIS in the industry and this was well achieved as we received a total of 155 nominations by the deadline of 7 December 2010. The short-listed competition teams were invited to present their submissions to a panel of jurors headed by the Director of Buildings on 26 February 2011. The Award Presentation Banquet, officiated by our Guest of Honour, Mr Tsang Tak Shing, was held on

25 March 2011 with more than 200 PFM professionals attending the event.

Visit and Networking

We held the first meeting with the **China Property Management Institute (CPMI)** this year. Its Guangdong Province branch members visited HKIS on 21 July 2011 and were received by the President and our Division representatives. With the kind assistance of the Liaison Office of the Central People's Government in the HKSAR (中聯辦) and the Development Bureau, the CEPA Committee led by our Vice President Mr Stephen Lai visited Beijing and had a more thorough discussion with the CPMI. During the dialogue in Beijing, I have invited the CPMI President to attend the PFM Conference on 3 December 2011, so that further discussion between the two Institutes can be held.

Like last year, the Division maintains close relationship with the PFM industry. I met the Under Secretary for Home Affairs on 26 January 2011 and attended the Spring Reception of the Home Affairs Bureau on 10 February 2011. A gathering with the Presidents of HKAPMC, HKIH and CIH(HK) and Chairman of HMRB was held on 16 December 2010.

Our Division also maintains close contact with Universities. I visited the University of Hong Kong on 30 November 2010 and shared with the surveying students about the career prospect in PFM profession. I also met the final year students of the PolyU BSc(Hon) in Property Management Degree on 28 March 2011. In both occasions, our APC scheme was briefly discussed so as to arouse interest of these students.

I attended the 2011 Mainland and Hong Kong Construction Industry Forum on 27-30 May 2011 in Luoyang with the

HKIS Delegation. The theme this year was "Sustainable Urban Form: Preservation and Development of Historical and Cultural Cities". I also joined the HKIS visiting team and met with the Qianhai Authority on 13 October 2011 in Shenzhen. Details of the above 2 activities were reported in earlier Surveyors Times.

Proposed Licensing of Property Management Industry

Members may note that the public consultation entitled "Putting in Place a Regulatory Framework for Property Management Industry" was ended on 15 March 2011. The Deputy Director of Home Affairs was invited as a speaker in a Discussion Forum explaining the consultation paper on 27 January 2011. Our Council Member Professor Eddie Hui offered his kind assistance to summarize members' comments in a paper which was submitted to HAD by the early March 2011. I attended the meeting of the Panel for Home Affairs of the Legislative Council on 18 February 2011 and HKIS views were explained. The HAD summarized the findings from public consultation and submitted a report to the Panel for Home Affairs on 8 July 2011. It was noted that a draft bill will be submitted to the Legislative Council by Year 2013.

Conclusion

Finally I must thank Council Members for their dedicated hardwork. Without their efforts, the achievements of the Council would not be so successful. Upon stepping down from the Council and becoming the Immediate Past Chairman, I would no doubt continue my contributions if requested by the Council. I look forward to the continuous success of the new Council in the coming year.

New PFM Division Council 2011-2013

The new council was formed in the AGM with the following members.

Chairman	- Kwok Ngok Chung, Dick
Vice Chairman	- Cheng Kam Wah, Edmond
Vice Chairman	- Hung Chuen Ka, Charles
Hon Secretary	- Wong Shing, Alan
Hon Treasurer	- Hui Chi Man, Eddie
Immediate Past Chairman	- Yeung Man Kai, Gary
Council Member (Academia)	- Chan Kwok Hung, Kenny
Council Member (FM)	- Chan Kui Sing, Eric
Council Member (FM)	- Law Yeuk Tim, Tim
Council member (FM)	- Ng Kit Wah, Ray
Council Member (Govt/Pub)	- Chan Wai Kin, Raymond

Council Member (Govt/Pub)	- Chong Wing Hong, Ben
Council Member (Govt/Pub)	- Hui Wah Lun, Daniel
Council Member (PM)	- Chan Jor Kin, Kenneth
Council Member (PM)	- Chan Yuk Kit, James
Council Member (PM)	- Lam Kwok Wing
Council Member (PM)	- Lee Leung Si, Rebecca
Council Member (PM)	- Lo Kwan Shing, Vincent
Council Member (PM)	- Mau Suet Fan, Rebecca
Council Member (PM)	- Wai Chun Sing, Terence
Council Member (PM)	- Wong Kwai Sang

Quantity Surveying Division Chairman's Message



Antony Man QSD Council Chairman

PRC Cost Engineer Qualification Certificate and HKIS Diploma Presentation Ceremony

Presentation Ceremony for the 2nd batch of the HKIS members obtained the qualification of the PRC Cost Engineer was held at the HKIS Surveyors Learning Centre on 26 October 2011. Madam Zhang Yunkuan (張允寬理事長), President of the China Engineering Cost Association (CECA) (中國建設工程造價管理協會), was invited to present the Qualification Certificates to our members. Mr Wong Bay, HKIS President, accompanied by QSD Chairman Mr Antony Man, presented our Membership Diploma to the members of CECA who become members of HKIS under the Reciprocity Agreement between the two associations. Thank you Senior Vice President Ms Serena Lau, Vice President Mr Stephen Lai, Honorary Secretary, Mr Edwin Tang and Past President Mr T T Cheung for attending the Ceremony.

There are 172 members of CECA qualified in the 2nd batch training and assessment for being elected as HKIS members whereas 166 HKIS members confirmed the qualification of PRC Cost Engineer. Application for registration will be arranged early next year and members will be informed accordingly. Please refer to the announcement by the Ministry of Construction [建辦標[2008]12號] dated 25 February 2008 at <http://www.hkis.org.hk/en/pdf/aboutus/NoticefromMoHURD.pdf> for detailed requirements.

The 15 CECA members coming to Hong Kong for the presentation ceremony took the chance for visiting the office of HKIS and the associated facilities such as the library. These newly elected members together with delegates of CECA visited two of the quantity surveying consultant firms in Hong Kong on 27 October 2011. Thank you for the reception organized by Davis Langdon & Seah Hong Kong Limited and Rider Levett Bucknall.



The souvenir to CECA



Madam Zhang Yunkuan giving speech at the presentation ceremony



CECA member receiving the HKIS Diploma



HKIS member receiving the Qualification Certificate



Mr Wong Bay presenting souvenir to Madam Zhang



Group photo with CECA members



From the left Mr Stephen Lai, Mr Wong Bay, Madam Zhang Yunkuan, Mr T T Cheung and Mr Antony Man



Group photo with CECA and HKIS members

Invitation for HKIS Quantity Surveying Division Scholarship 2011-13

Invitation letters have been issued to the previous donors and all the quantity surveying consultant firms for soliciting sponsorship for the next two years in order to have better planning by the universities. Further to our review on the first scholarship presented at the middle of this year, it is considered that less number of scholarship but with larger amount can serve more attractive promotion purpose. Finally it is decided that the

amount of each scholarship will be increased to HK\$10,000.00 (including HK\$2,000.00 from the Quantity Surveying Division and HK\$8,000.00 from the donor). I would like to appeal for your generous and continuous support and would you please return the duly completed reply slip to the Institute this month. If you have not received the invitation letter, please contact Ms Judy Shiu or Ms Donna Yu at the Institute on +852 2526 3679.

Submission of Papers for the 16th Pacific Association of Quantity Surveyors Congress

HKIS is one of the nine members of the Pacific Association of Quantity Surveyors (PAQS). The 2012 PAQS Congress will be held in Brunei Darussalam from 7 to 10 July 2012 which is hosted by Institution of Surveyors, Engineers and Architects, Brunei (PUJA) (<http://www.paqs2012.com/>). The theme of the congress is Innovation and Sustainability: Challenges and Opportunities. Please note the deadlines for submissions as follows:

- a) Abstracts must be received by the Secretariat on or before 1 March 2012.
- b) Papers must be received by the Secretariat on or before 1 May 2012.



Congress Venue - The Empire Hotel, Brunei Darussalam

International Cost Engineering Council 8th World Congress

The ICEC World Congress will be held bi-yearly around the 4 Regions and HKIS is in Region 4 of ICEC. The ICEC 8th World Congress will be held between 23 and 27 June 2012 in Durban, South Africa, which is hosted by the Association of South African Quantity Surveyors (ASAQS) and South African Council for the Quantity Surveyors Profession (SACQSP). The theme of the

Congress is "Quest for Quality" Featuring: Quantity Surveying, Cost Engineering and Project Management. Our past President Mr T T Cheung, who represents HKIS in the Council, is the Admin. Vice-Chair of ICEC. Registration of the Congress can be made through <http://www.icec2012.org.za/Registration.asp>.

Taskforce for List of Experts


In response to the request of the Judiciary and the legal practitioners, the Quantity Surveying Division has set up a taskforce to look into this matter. The Taskforce, at this moment,

consists of 5 members and will draw up proposal for consideration by the Division. If you are interested in joining the Taskforce, please contact Mr Coody Ko of the Institute on +852 2526 3679.

Good Practice Notes for Quantity Surveyors

The Professional Practice Committee of QSD has completed the preliminary drafting of some Good Practice Notes for Quantity Surveyors with other associations in the following topics. This Good Practice Notes will be commented and reviewed by the Divisional Council prior to the endorsement for publication.

1. Tendering;

- 2. Cost Control and Financial Statement;
- 3. Valuation for Interim Payment Certificate;
- 4. Valuation of Variations;
- 5. Contractual Claims; and
- 6. Final Account. 

Young Surveyors Group Chairman's Message

Arthur Cheung YSG Committee Chairman



It is my great honour and pleasure to serve you as the Chairman of the Young Surveyors Group (YSG) and to work with my committee members and co-opted members who provided unfailing support in the past twelve months.



YSG's distinctive culture and values drives me to throw myself in voluntarily in the past 6 years. YSG always works to achieve our major objectives: 1) Promoting the surveying profession, 2) exploring new opportunities for the young members, and 3) offering assistance to our young members in their studies, their career as well as their network. This year, similar to our former JO/YSG committee, we have put a lot of efforts in strengthening the bond among young surveyors and fostering the continuity of the surveying industry. We organized over 40 events (both CPD and social events) with nearly 2,600 participants. Through these events, we have successfully developed an irreplaceable platform for our young members from different divisions to interact with each other, to stay connected with each other, to learn together, to have fun together and to work together for the future of our surveying industry.

Continuous Professional Development (CPD)

Since February 2011, we have organized a total of 33 CPD events, including seminars, site visits and study tour. They offered our members a lot of excellent learning experience. Apart from gaining additional profession related knowledge,

CPD events also promote ideas such as lifetime learning, green and healthy lifestyle that a professional should concern about.

Both internal and external speakers shared with our members a wide range of topics. They did not only give market insight, research and updated information about the profession, but also interesting topics such as reading experience, health advice and environmental protection matters. Besides, 5 site visits, including a metal works factory at Zhu Hai, Taikoo Hui at Guangzhou, MTR west island line, Sewage Conveyance System from North Point to Stonecutter Island and the MTR training centre were organized during the period.

In addition, 50 members from different divisions participated in an ecotour to the Hong Kong Global Geopark of China in Wong Chuk Kok Tsui (黃竹角咀), Lai Chi Wo (荔枝窩), Kat O (吉澳) and Ap Chau (鴨洲).



Social Events

To keep members' work-life balance and help our young members to build up their network within the profession, we have planned 14 social events last year. 8 of them which included sport events, interest classes and food tasting events were successfully rolled out. Details are as follows:-

- Oyster Tasting Class
- Thai Boxing Class
- Hair Styling Class
- Indoor Rolling
- Dragon Boat Championships
- Baking Class
- Surveyors League 2011
- Hairy Crab Dinner

I am glad to receive many positive feedbacks from members on the above events, in particular the Surveyors League 2011. Being the only basketball competition within the Institute since 2006, Surveyors League 2011 attracted 8 teams, which comprised of nearly 100 members from different divisions, to compete for the championship. After 16 exciting games within 2 months, TBC had won the championship and Mr Anson Leung from RLB had become the top scorer of this series.

YSG Study Tour 2011

On 12 October 2011, a team of 31 members including the President departed from Hong Kong to Chongqing for the YSG Study Tour 2011. The team spent 6 days in this latest municipality of China. The team visited to the local government departments and met the local practitioners to understand the history, culture, planning and development, real estate market and major projects in the city. During the tour, we learnt that, after Pudong and Binhai, there is a new development zone at Chongqing - Liangjiang which has recently been approved by National Council. The team identified that there will be a lot of great opportunities available for surveyors.



YSG Annual Dinner 2011

On 12 November 2011, over 140 participants, including guests from different institutes and sponsors, were gathered at Ma Wan for the YSG Annual Dinner 2011. The theme of the dinner party this year was "Hawaii". By the beautiful Tsing Ma Bridge, participants wearing the beach dress enjoyed delicacies and had fun together under the Hawaii music performed by a professional DJ. I would like to take this opportunity to express my sincere thanks to every sponsor this year.



Promoting the Surveying Profession

YSG was responsible for the design and management of the Institute's booth at the Career Expo in HKCEC last year. During this 4-day event, over 700 people from the public visited our booth. A set of leaflet with brand new design was developed for distribution in the event. It enables the public and the young generation to learn more about what surveying profession is and what surveyors do.

For the tertiary level, the committee delivered several career talks to the surveying students of CityU, HKU and PolyU, aiming to give introduction to the students about surveying profession in different disciplines, the scope of services provided by different surveyors, background and structure of the institute, and the latest career trend.



Inter-professional activities

In February 2011, YSG jointly held a one-day seminar on contract management with HKIE, LSHK, CIARB, CIBSE & ICE. Apart from this, the working group regularly organized social events across the young groups of different professional organizations. This year, our Vice Chairman, Mr Kenny Chan, was elected as the Chairman of this joint task force. More joint events would be expected in the coming year.



Government Events

Apart from the above, our members also participated in different government events, for example, the Construction Industry Charity Concert, 2011 Mainland organized by Development Bureau, and Hong Kong Construction Industry Forum organized by Development Bureau and CIC.



Finally, I would like to thank all of our committee members, co-opted members and student representatives for their great efforts and thank all members for your continuous support.

I believe that, under the leadership of the new Chairman of the Young Surveyors Group and his committee members, YSG's culture and value will continue the YSG's culture and values and bring us to strive for greater success. I look forward to seeing you again in the coming YSG events. Wish YSG all the best in the future!

YSG Annual Dinner 2011



Special thanks to the following sponsors:





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- ³ Recruitment advertisement refers to surveying related vacancies.
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Enquiry: Please call Ms Natalie Yu on (852) 2526 3679 or email: steditor@hkis.org.hk

New HOS Proposals, A Puzzling Enigma

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



The new Policy Address, as very much expected, put in a lot of stress on housing and land issues. However, to the disappointment of quite some people, there was no slightest hint of a long-term blueprint of standard of housing, quality of living and land supply for Hong Kong people in the future. Neither is a target on how much improvement in living space, quality of environment in the next decade or so.

The most baffling of all is the new HOS plans. Only 17,000 flats would be built in a four year period, which is way below the number of current eligible applications. Households including young families wishing to own their homes but are unable to afford buying in the private market are well over 100,000. It is puzzling how the government came up with the number of flats to build. Some media have compared the keen competition in purchasing a new HOS flat to the Mark Six lottery, which is sadly not far off the mark. It is not surprising that some families might deliberately reduce their household income to fall within eligibility. A working couple earning just over HK\$30,000 a month would be very much tempted for the wife to resign in order to participate in this "lottery" game for 「Big Win」!

Whereas it is accepted that the government is obliged to assist those families who could not afford to purchase property for a decent living space in the private market, this does not mean providing an avenue for investment and profit making. Under the new 「Premium Payment」 arrangement which substitutes loan for premium, new HOS flat owners only have to repay the subsidies provided at purchase, instead of premium assessed based on the prevailing market condition at the time of sales. Such change gives people an impression that instead of assisting home ownership the new HOS flat seems like an IPO listing at bullish times when everyone can make a sure quick buck.

The government believes that with the new HOS arrangement it would provide incentive to flat owners to

purchase private housing, thus eventually increasing mobility and flat availability. But the more obvious result would be these HOS flats would then be channeled into private housing market, reducing the number of HOS flats. For those owners who sell their HOS flats they would have to buy from private housing market, increasing demand and accelerating price hike. What the government should do is to eradicate the shortage of flats in the market!

It is the government stated housing policy that its goal is to assist and encourage people to save and buy their own homes. However, most people would consider the new HOS as a tool for profit making. The new policy will not encourage saving for upward social mobility, but be looked as an accelerant to property speculation. If the disparity of wealth is not improved, the needs for government-assisted housing would continue to rise, and there will be increasing pressure on public coffers to building more public housing including HOS flats. It may therefore be advisable for the administration to buy back HOS flats from those with an ambition to move upward to the private market. Should this be adopted the government will not receive premium from HOS sellers, but there will be less pressure to provide suitable land and substantial funding to building new HOS flats to meet the ever-mounting demand.

The new HOS arrangement, regarded as to promote "Get rich by buying a HOS flat", would also be welcomed by property developers. The number of new supply is not substantial and thus would have little adverse effect on the private market. Moreover HOS flat owners are encouraged to sell and cash in to buy private housing when times are good. This, in turn will boost sales and prices of private housing. So, would this be what the government intend to achieve? 🇭🇰

Approval of Exempted Building Work

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



Introduction

Building works falling within the description under Buildings Ordinance sections 41(3), (3B) and (3C) and Building (Minor Work) Regulation are exempted from Buildings Ordinance section 14(1), i.e. no prior approval or consent is required for work to be carried out. What would the situation be if the owner wants to have formal approval of the works?

One may wonder if the above scenario would happen in reality, owner giving up the benefit and getting into trouble. It would do if the owner happens to be a cautious or even righteous person/company and wants to prove every piece of work in the property is legal. This is particularly the case in property transaction when the owner wants to pass a not just good but perfect title to the prospective purchaser.

Owner's position

As seen from the above, under the appropriate sections of the Buildings Ordinance (BO), it is unnecessary for the owner to obtain prior approval or consent from the Building Authority (BA). This is exemption conferred by the legislation. However exemption does not mean prohibition. The owner is not prohibited explicitly under the BO from employing an Authorized Person (AP) to submit the proposal to the BA. Consequently the owner can require BA to process the submission.

BA's position

Now it comes to the turn of BA. Must BA process the application? Can BA state that the work is exempted from BO section 14(1) and refuse to process the submission and return it to the owner? Some people even say that BA does not have the power to process the submission because the work is exempted from BO section 14(1). To answer these queries, it entails analysis of the relevant sections regarding exemption and submission in the BO and Building (Administration) Regulations (B(A)R).

BO section 41(1) states that some works are exempted from the provisions of the BO. They are basically works carried out by the government, Housing Authority and the military force. This subsection is substantially owner-oriented. BO sections 41(3), (3B) and (3C) refer to certain kind of works to be exempted from the requirement of prior approval and consent from the BA. These subsections are work-oriented. BA is not mentioned in these subsections.

BO section 42(5) states that the BA's power of exemption does not apply to BO section 14. In other words, when the work requires prior approval and consent, BA cannot grant

an exemption in respect of this requirement. What BA can do regarding exempted building work proposal cannot be inferred from BO sections 14(1) and 42(5).

Once the AP submits all the necessary plans, forms, documents and fee, it constitutes an application under B(A)R 29. Under BO section 15 and B(A)R 30, BA has two choices only, either approving the application or refusing the application within the statutory period. If BA does not take any action within the statutory period, it is deemed to have approved the application. BA's returning the application to the AP within the statutory period alleging that the work is exempted from BO section 14(1) is only an administrative measure which does not exist in the BO. In my opinion, this administrative measure is valid only when the submission is highly deficient of the necessary detail that it is impossible for BA to process it and further provision of the necessary detail would jeopardise BA to process the submission within the statutory period. (It should be noted that there is no extension of time allowed in the BO). Conclusively BA is not prohibited under the BO and its allied legislation from processing exempted building work proposal.

Village house

So much has been said about exempted building work, one may wonder whether the above applies to village house.

Basically BO applies to the whole territory, including New Territories. Under the Buildings Ordinance (Application to the New Territories) Ordinance (NT Ordinance), houses meeting the criteria laid down in the Schedule of the Ordinance are exempted from the provisions of the BO. Under the circumstances owners do not have to submit their proposal to the BA. The exemption is granted by the Director of Lands. However the NT Ordinance does not stipulate that all houses in New Territories must meet the criteria. Houses not meeting the criteria are not exempted but have to comply with the BO. On the other hand, owner can choose not to have the exemption but to follow the BO. Similar argument in the above section on BA's position regarding exempted building work proposal applies here. BA has to process the application and a village house can have an occupation permit issued by the BA.

Conclusion

Exemption from BO section 14(1) only dispenses the owner the need to submit the proposal to BA. It does not prohibit the owner to seek formal approval. On the other side of the playing field, BA's role is rather passive. In the context of the BO and its allied legislation, BA has to react to process the proposal unless it does not qualify as an application. ■



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 activities, please contact the Chairman or Donna Yu at cpd@hkis.org.hk or 2526 3679 for registration.



HKIS Band - Surveyors Band in (i) HKIS Annual Dinner 2011 and (ii) Construction Industry Council Charity Concert for the Construction Industry

Band Soul: George Chan / **Band Manager:** Miss 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

(i) HKIS Annual Dinner 2011

Surveyors band won appreciation in her first performance for the Institute in the HKIS Annual Dinner 2011. Songs including “認錯”, “Can’t take my eyes off you”, “葡萄成熟時”, “情憑誰來定錯對” and “海闊天空” were performed.

All VIPs, guests and members in the dinner enjoyed the performance and were so glad to see that surveyors played music in a professional manner as well. More photos are shown in the page of the HKIS Annual Dinner.





(ii) Construction Industry Council Charity Concert

Construction Industry Council (CIC) Charity Concert was successfully on 24 November 2011 at the Concert Hall of the City Hall. Surveyors Band of the HKIS demonstrated her superb skills in this meaningful concert and played good music for singers including Mr Au Choi-kai, JP who sang “不了情” and “夜來香” and Ir Prof. Reuben Chu, JP, who sang “Soldier of Fortune” and “海闊天空”. Moreover, our main vocal – Miss Michelle Chung sang “What a Wonderful World” with The Hon Abraham Shek, SBS, JP.

HKIS Bessie Liu and Sylvia Leung also participate in the Ladies’ Drum performance in this charity event.





HKIS Running Team

- UNICEF Charity Run 2011 (聯合國兒童基金會慈善跑 2011)
- Osaka Marathon 2011 and Joong Ang Daily Seoul Marathon 2011
- The Hong Kong Standard Chartered Marathon 2012 (香港渣打馬拉松2012)

Team Captain: Mr Lesly Lam

“UNICEF Charity Run” was successfully held at the Hong Kong Disneyland Resort and Sunny Bay on 27 November 2011 (Sunday). Some HKIS Running Teammates participated

in its Half-marathon and 10km Run competitions. All runners enjoyed the running under comfortable temperature at around 19°C and lovely weather.



HKIS Running Teammate also participate in “Osaka Marathon” & “Joong Ang Daily Seoul Marathon”. Recently, Mr SK PANG completed two overseas full marathons within a week. He finished the Osaka Marathon with 3 hours 53 minutes on 30 October 2011 which he completed the Joong Ang Daily Seoul Marathon with 3 hours 48 minutes on 6 November 2011. On the day Joong Ang Daily Seoul Marathon, the runners experienced heavy rain from 6 km to 14 km and had to go through many gentle slopes. Both results were superb. Well Done!

“The Hong Kong Standard Chartered Marathon 2012” had been closed the registration. For participants, please let me know by email at leslylam@hkis.org.hk with the category that you have registered, so that the HKIS Running Team can connect surveyors together and form a strong running team to participate in the Joint Professional 10 km, Half-Marathon and Full Marathon Tournament 2012.



HKIS Soccer Team

– Toward the final champion in the Joint Professional League

Team Captains: Mr Cyrus Siu / Mr Lesly Lam

The Joint Professional Soccer League is still in progress. We are now getting close to the championship among 7 teams including HKICPA, HKIA, HKBA, HKDA, HKMA, LawSoc and HKIS after the double rounds of competitions. All HKIS soccer teammates will keep working hard for the final champion. Please stay tune for the final match.



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

The Hong Kong Jockey Club Boxes

From September 2011 to 15 July 2012, the Hong Kong Jockey Club allows HKIS members' to book its private boxes at Sha Tin Racecourse and Happy Valley Racecourse in the 2011/2012 racing season. The reservation form and racing fixtures are now available from the HKIS website, terms and conditions apply. For further enquiries about bookings, please contact the Hong Kong Jockey Club Racecourse Catering Office on 2966 5835.

Down Jacket

Upon presenting original HKIS member cards, members will enjoy a 15% discount on all items provided at Chateau Chaleur in Central. For details of the shop, please refer to www.chateauchaleur.com.

Gasoline

Caltex Starcard

For all HKIS successful applicants of the Caltex StarCard, you can enjoy a discount of HK\$1.5 per litre on Tuesdays and Fridays. A discount of HK\$1.2 per litre is available on other dates. For enquiries please call the hotline of Ming Xing Investment on **2851 3297**.

Esso Discount Card

(1) For petrol, from 16 January 2010, the discount is HK\$1.30 per litre for successful applicants with consumption exceeding 50 litres per monthly period; otherwise it is HK\$1.20 per litre. Petrol is first fully paid by credit card at Esso station; rebate will be credited to customer's bank account.

(2) For diesel, successful applicants will get a direct discount of HK\$2.00 per litre at any Esso station.

Esso Fleet Card

Discount is HK\$1.30 per litre for successful applicants.

Enquiries for above cards, please call Mr Cres Wong of Ace Way Company on **2807 3001**.

Shell Card

A discount of HK\$1.20 per litre gasoline for all successful application of the Shell Card.

For enquiries please call Mr Alex Au of Kingsway Concept Ltd. on **2541 1828**.



Others

Football Shirt

20% off

Kitroom Sports in Mongkok is providing an exclusive offer to members buying football shirts. Simply show your membership card to enjoy a 20% discount. For details of the shop, please go to <http://www.kitroomsports.com/>.

Language courses

15% off

Kaplan, one of the largest educational institutions in Hong Kong, is offering discounts on its Mandarin and English courses for HKIS members. Simply present your membership card at their enrolment counter to enjoy the privilege. For details, please go to www.putonghua.com/web/promotion/hk_surveyors.



Health Check Plan

35% off

Health check-up packages are offered to all HKIS members by Union Hospital at a privilege offer of HK\$2,990 for male and HK\$3,390 for female. Plan inclusive of Physical Examination & Medical History; Medical Report & TWO Doctors Consultations; Complete Blood Count; Diabetic Screening; Lipid Profile; Hepatitis Profile B; Liver Function Test; Renal Function Test Thyroid Screening Test; Gout Screening; Urinalysis; Stool & Occult Blood; Resting ECG; PSA, Chest X-Ray and Kidneys, Urethra & Bladder X-Ray for male; Pelvic Examination including Pap Smear and Mammogram/Ultrasound for female. For booking and enquiries, please call **2608 3170**.

Opera tickets

10% off

Opera Hong Kong is the first opera company to have been established in Hong Kong. The company was formed in July 2003 as a non-profit-making charitable organisation. As a caring organisation, the HKIS is working with Opera Hong Kong to promote performing arts in Hong Kong. Members can usually enjoy a 10% discount on Opera Hong Kong programmes by simply showing your membership card at URBTIX outlets. For details of the programmes, please go to www.operahongkong.org.



Cosmos Book Ltd

10% off

Enjoy 10% discount on regular priced books and stationery (Excepted Sales Items) at Cosmos Books Ltd upon presentation of original HKIS member cards at all outlets of Cosmos Book Ltd. Privilege lasts until 30 April 2012.



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

Date	Event	Organiser	Location	
2011				
Dec	3	Property & Facility Management Division Conference 2011	HKIS PFMD	Harbour Grand Kowloon, Hong Kong SAR
	9	HKIS Annual General Meeting	HKIS	SLC, HKIS
2012				
May	6-10	FIG Working Week	FIG	Rome, Italy
Jun	23-27	International Cost Engineering Council 8 th World Congress	KEC	ICC Durban, South Africa

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.

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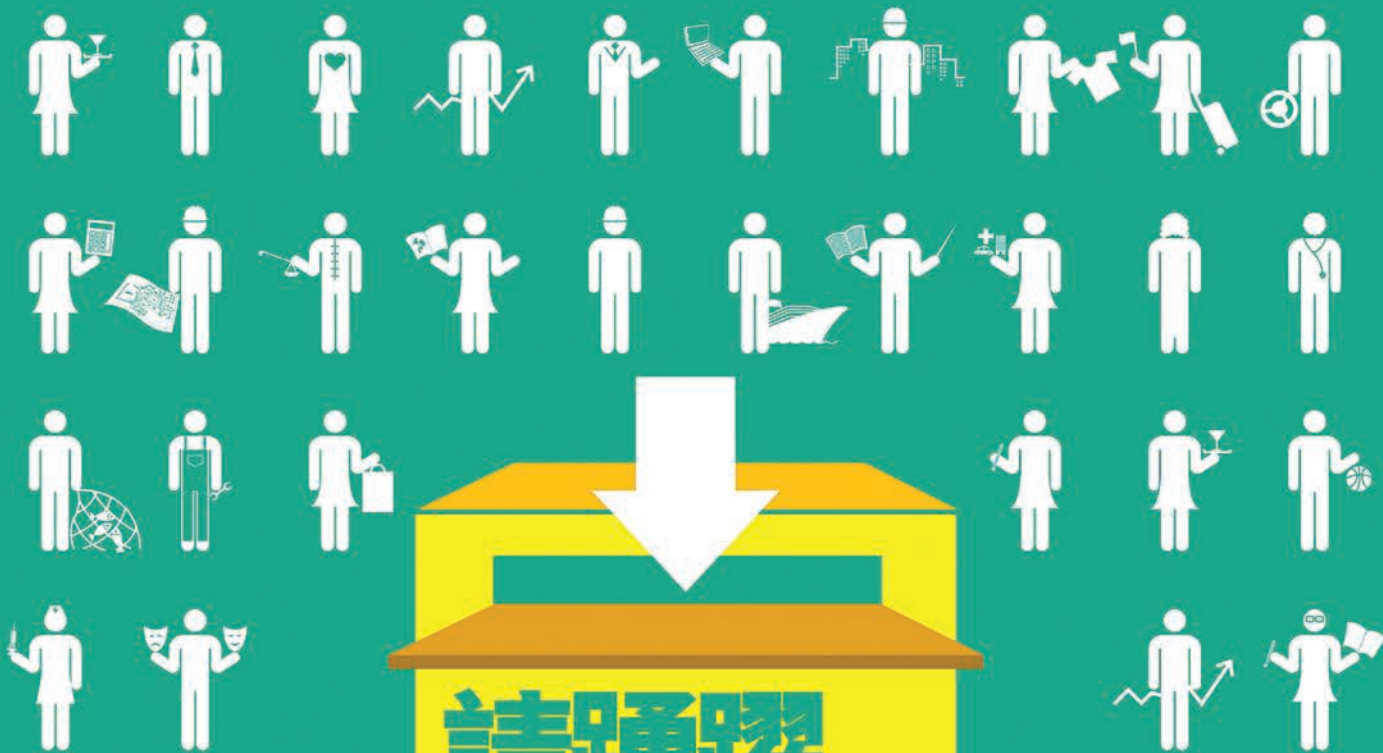
Surveyors Learning Centre, 8/F Jardine House, 1 Connaught Place, Central, Hong Kong
香港中環康樂廣場1號怡和大廈8樓測量師研習中心

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



選舉委員會界別分組選舉 Election Committee Subsector Elections

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