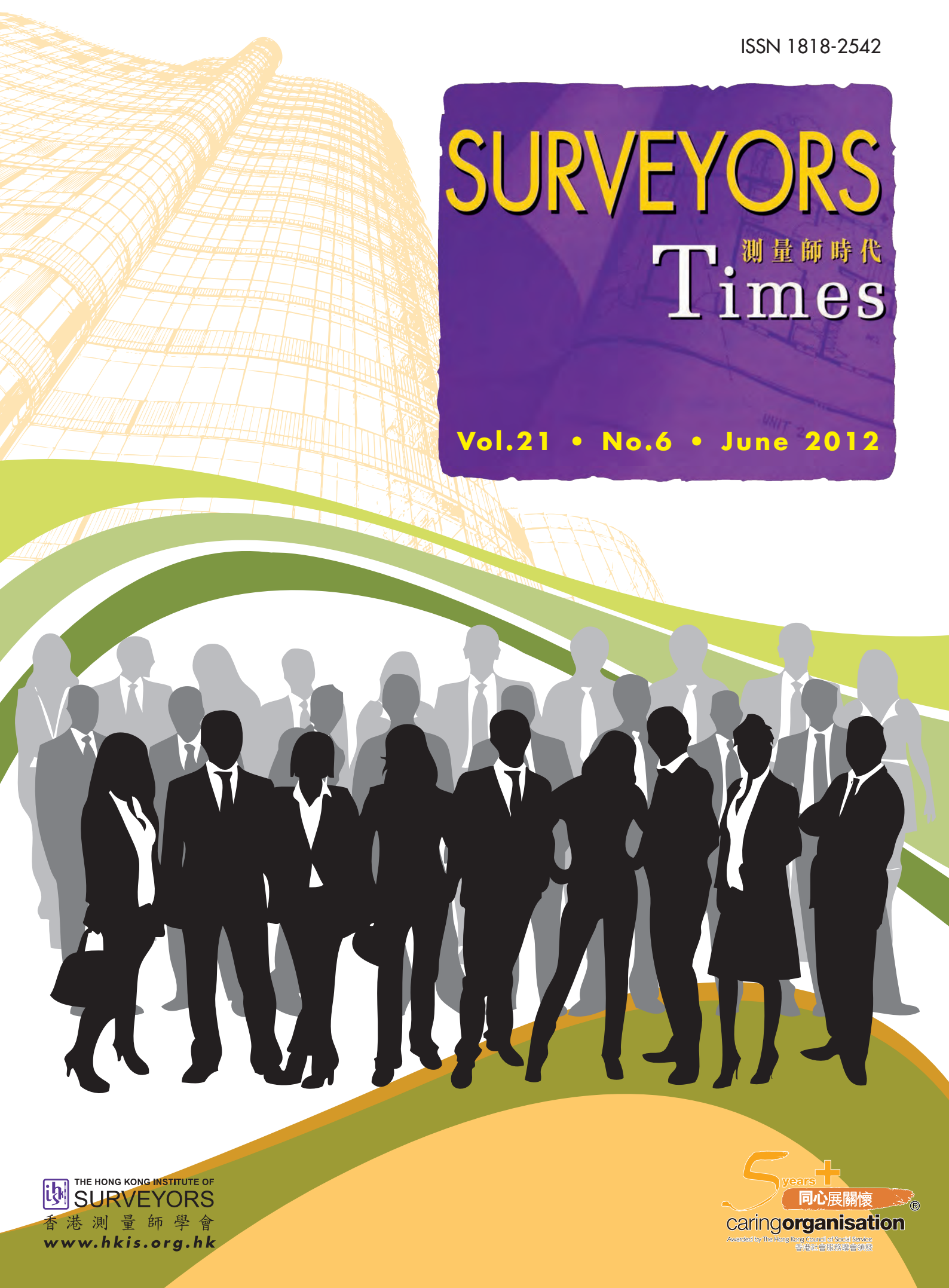


# SURVEYORS

測量師時代  
Times

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## HKIS 2011-2012 General Council

### 香港測量師學會2011-2012年度理事會

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|                             |                       |
|-----------------------------|-----------------------|
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| Vice President 副會長          | Sr Simon Kwok 郭志和測量師  |
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| Honorary Treasurer 義務司庫     | Sr Gary Yeung 楊文佳測量師  |

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| Vice Chairman 副主席            | Sr Andrew Kung 龔瑞麟測量師 |
| Immediate Past Chairman 上任主席 | Sr Kenneth Yun 甄英傑測量師 |

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|                         |                         |
|-------------------------|-------------------------|
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| Honorary Treasurer 義務司庫 | Sr Edward Au 區成禧測量師     |

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|                   |                         |
|-------------------|-------------------------|
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| Vice Chairman 副主席 | Sr Lesly Lam 林力山測量師     |
| Vice Chairman 副主席 | Sr Chan Yue Chun 陳宇俊測量師 |

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

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|                         |                        |
|-------------------------|------------------------|
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| Vice Chairman 副主席       | Sr Edmond Cheng 鄭錦華測量師 |
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##### Quantity Surveying Division 工料測量組

|                         |                     |
|-------------------------|---------------------|
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| Vice Chairman 副主席       | Sr Keith Yim 嚴少忠測量師 |
| Honorary Secretary 義務秘書 | Sr Paul Wong 黃國良測量師 |

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| Vice Chairman 副主席 | Sr Michelle Chung 鍾敏慧測量師 |

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|---|---------------------------------|
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| Chairman, Board of Membership 會籍委員會主席                 | Sr Prof Barnabas Chung 鍾鴻鈞教授測量師 |
| Chairman, Board of Professional Development 專業發展委員會主席 | Sr Ricky Chan 陳德賢測量師            |

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## Call for articles on members' corner

Do you have something to share with our members? The Editorial Board would welcome contributions from members for publication in Surveyors Times.

Articles can be in English or Chinese and should be submitted in MS Word format and include the title of the paper, author's name, division and his/ her HKIS designation. For articles in Chinese, a summary in English will be required. Submissions must not have been published previously. Publication of article will be at the discretion of the Editorial Board whose decision shall be final. Please email articles to [steditor@hkis.org.hk](mailto:steditor@hkis.org.hk).

## Surveying and Built Environment – Call for papers

Surveying and Built Environment is an international peer reviewed journal that aims to develop, elucidate, and explore the knowledge of surveying and the built environment; to keep practitioners and researchers informed on current issues and best practices, as well as serving as a platform for the exchange of ideas, knowledge, and opinions among surveyors and related disciplines.

Surveying and Built Environment publishes original contributions in English on all aspects of surveying and surveying related disciplines. Original articles are considered for publication on the condition that they have not been published, accepted or submitted for publication elsewhere. The Editor reserves the right to edit manuscripts to fit articles within the space available and to ensure conciseness, clarity and stylistic consistency. All articles submitted for publication are subject to a double-blind review procedure.

For Submission Guidelines or enquiries, please contact the Editor of the Surveying and Built Environment Editorial Board at Suite 801, 8/F., Jardine House, One Connaught Place, Central, Hong Kong; email: [editor@hkis.org.hk](mailto:editor@hkis.org.hk); telephone: +852 2526 3679; or fax +852 2868 4612.



*Sr Serena Lau*

We are glad that the surveying industry is growing bigger and stronger through our members continually support to each other, which in turn, to bring our synergies into full play for the betterment of industry and the society. To cope with the challenging industry needs, we are pleased to see members build up their capacity to perform a multitude of tasks through attending foundational trainings, participating continuous professional developments, and accumulating practical working experience. Meanwhile, the respective divisional councils have led members of each division to motivate its unique market niches and specializations so as to gain the market's acknowledgement and appreciation.

As an independent professional organization, I once again, on behalf of the council, state that the Institute attaches high importance to our members' professional conduct and will try to uphold the image of the industry by educating the public on the surveying profession.

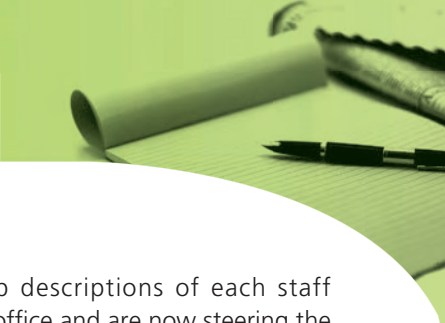
To further promote the surveying profession, you may recall my message in April reporting the recommendation by the Strategic Planning Committee to adopt "Sr" as the English abbreviation of the courtesy prefix "Surveyor" for corporate members, while "測量師" in Chinese has been recommended for use after their Chinese names. This recommendation was seconded by the General Council in May, and I hereby appeal for your support to make use of the aforementioned titles in your professional communications, such as in business cards and when undersigning written communications, in order to help promote the surveying profession.

Promotion alone can never guarantee the success of our surveying profession and the Institute. It fundamentally relies on members' high professional standards and competency, the Institute's quality services and support to members, and

the Institute and its members' contributions to the built environment and society.

We are always proud that employers trust the Institute's assessment system of membership and of our corporate members who have passed this assessment. Due to the reform of Hong Kong's education system, the Board of Education, chaired by Sr Thomas Tang, is currently liaising with those universities where surveying courses are provided. We are trying to beef up the course content to meet our entry expectations to graduates. Although we expect an increase in the admission rate for corporate members in the future, we will never compromise our assessment standards, but instead will continue to ensure that the quality of our members are up to them. There is definitely room for each member to improve after his/her graduation from university, and this can be fulfilled by taking quality courses that will supplement one's knowledge of professional practices and bridge the gap between the classroom and industry. In my previous messages, I pointed out the importance of Continuous Professional Development to members and why participation in them is necessary. Besides, our Board of Professional Development, which is led by Sr Ricky Chan, is also investigating the possibility of providing an e-learning platform to meet local, overseas, and Mainland members' requests.

Bringing in quality new blood to our surveying profession is a key to maintaining the Institute's sustainable growth. While we focus on admitting members through their completion of our Assessment of Professional Competence (APC) scheme, we have never forgotten those potential candidates who are capable and experienced in surveying practices in the market, even if their educational backgrounds do not match the entry requirements under our APC framework. Direct membership



is now under review by the Board of Membership under the leadership of Sr Prof Barnabas Chung. The Institute will soon invite members' opinions about introducing direct membership.

The establishment of reciprocity agreements with other respected professional bodies is another channel for recruiting quality members. The Land Surveying Division (LSD) will soon sign a reciprocity agreement with Chartered Institution of Civil Engineering Surveyors (GE), and the divisional report by LSD Chairman, Sr TM Koo, in the latter page will give you more information about this development.

The introduction of associate membership last year aimed to boost the status of the surveying profession in the industry. The Institute is in the position of setting best practices guidelines and protecting the public interest by extending our services and support to those practitioners who meet our associate membership entry requirements. The Institute discussed its recognition of associate membership with the Development Bureau and has received favorable feedback. Divisional councils are requested to consider the necessary follow-up actions to recruit competent associate members.

At the beginning of my term, I mentioned the formation of a working group to review our Corporate Governance and Structure. To cater to such a fast changing economy and built environment, the current and coming councils need to consider a number of options and make decisions on behalf of all members, such as the ways to enhance member recruitment and increase the number of members, as I mentioned above. This poses challenges to our administrative office, as well as to the council's structure. Are we opting to grow or to retain the status quo? If the former, then more questions will come up, such as how can we effectively engage the opinions from members, divisions, and the public? While we expect to hear recommendations from the working group led by our founding President, Sr FY Kan, we also invite members to keep an eye on the situation. Meanwhile, we shall soon organize member forums like that held last year to gather your views.

Internally, we need a competent management team to assist in initiating ideas and implementing work plans arising from the council's decisions in a timely manner. Members may recall that the General Council endorsed the appointment of a CEO/ Secretary General last year in view of the need to strengthen our administrative office support for the sustainable development of the Institute. Meanwhile, in response to the advice from members about the possibility of paving the career paths of existing staff members and the concerns over the overhead cost, the Office Bearers reviewed

the office structure and job descriptions of each staff member in the administrative office and are now steering the roles of manager grade staff from administrative support to management and advisory by advocating the application of strategic thinking in the management of the administrative office. Nevertheless, it is expected to take a certain period of time to complete the transition of roles in the administrative office. The Administrative Committee, which is led by Sr Simon Kwok, shall monitor and review performance under the new arrangement from time to time.

I would also like to take this opportunity to thank you for the great efforts of the Office Premises Committee, which is chaired by Sr Tony Tse. We have reviewed a lot of possible options for relocation. Frankly speaking, although we are "experts" in the real estate market, we still have to engage the owners and/or their management offices with tough counter-offers on our leasing terms and rising rent lest we miss the chance to rent the targeted premises. Despite all these efforts, we will certainly move to another location soon. Members should understand that the likely rent hike for the current premises is steep and the Institute does not want to spend more on rent. However, we still intend to provide a decent and generous facility to our guests and members. Thus, our primary goal is not cost-cutting in rental expenses, although Office Premises Committee is attempting to take rental savings into account. In the next President message, I hope I can provide you with the address of our new premises.

To spend wisely and on time is always the mission of the Finance Committee, chaired by Honorary Treasurer, Sr Gary Yeung. Our Working Group in the HKIS Foundation, led by our past President, Sr Wong Chung Hang, held its first meeting to identify alternative ways to obtain financial support for meaningful events.

Last, I thank all council members and representatives of the Institute for spending their valuable time attending the relevant international/ regional/ mainland conferences to promote the Institute. Taking the opportunity to attend the 2012 Mainland and Hong Kong Construction Industry Forum, "Sustainable Urban Forum: City Land Use and Town Planning," in Chongqing, Chairman of the Mainland Committee, Sr Albert Cheung, arranged for the delegation to meet with the Institute's local members admitted via the reciprocity arrangement, as well as with Hong Kong members who were stationed there for work. You may find more details and photos on the report from Sr Cheung.

Sr Serena Lau  
President

通過不同組別會員的互相支持而產生的協同效應下，學會及會員得以更有效服務行業及社會，並使測量業界得以不斷壯大，我們為此感到高興。我們亦樂見會員透過基本培訓、持續專業進修及累積工作經驗提升自己處理多樣化工作的能力，以迎合這富挑戰性的行業的需要。同時，不同組別的理事會亦各自帶領其組別會員推廣各自獨特的專業才能，確立市場的認同及讚賞。

作為一個獨立專業組織，我再次代表理事會重申，學會對於會員的專業操守非常重視，並致力向大眾推廣測量行業，提升行業形象。

猶記得在四月號的會長的話中提及，策略計劃委員會建議採用「Sr」為測量師的英文簡稱及為英文名字的前置稱謂，並建議「測量師」置於中文名字之後。該建議於5月份獲得理事會的支持，我在此希望各位支持使用這兩個稱謂於日常溝通工具之中，例如使用於名片、書信電郵下款等，以協助宣傳測量專業。

宣傳並不足以確保測量行業及學會達致成功，其成功主要有賴會員的高質素專業水平及能力、學會的優質服務及對會員的支援，以及學會與會員對建築環境及社會的貢獻。

一直以來，我們對於僱主對學會的會員考核制度及對通過此考核制度的正式會員的信任，引以為傲。由於香港教育制度的改革，由鄧超文測量師領導的教育委員會現在正與有提供測量專科的大學聯絡，商討課程內容以配合我們對測量專科畢業生的期望。在我們期望正式會員入會人數增加之餘，我們不會降低考核的水平，以保障會員質素達致一定的水平。誠然，在大學畢業後，會員仍不斷有改善的空間，並可以通過進修，取得有關工作上的知識，並填補課堂與工作之間的不足。在我較早前的會長的話，我已向會員指出持續進修的重要性和必需參與持續進修的原因。此外，由陳德賢測量師領導的專業發展委員會亦正在研究提供網上學習平台的可行性，以迎合身處本地、海外及內地會員的要求。

倘要維持學會的可持續增長，取得具質素的新會員加入測量專業至為重要。當我們透過專業能力評核試（APC）錄取會員，我們亦不應忽略那些未有就讀 APC 所要求的相關課程，但在市場上具備豐富測量知識和經驗的人士。在鍾鴻鈞教授測量師的領導下，會籍委員會正檢討 Direct Membership。學會將於不久的將來為 Direct Membership 的事宜向會員收集意見。

與其他專業團體建立互認協議是另一招收優質會員的途徑。土地測量組將與土木工程測量師學會（地理空間工程）簽訂互認協議，土地測量組主席古德明測量師之後會在組別報告中給大家說明詳情。

去年推出的 Associate Membership 主要為提升測量專業在行業的地位。學會是一個合適的機構去釐定行業準則及透過擴展我們的服務及支援那些符合學會 Associate Membership

入會資格的從業員，以保障公眾利益。學會曾與發展局討論 Associate Membership 認可事宜，並已收到發展局的正面回應。組別理事會已要求採取適當跟進行動，以招收有能力的副會員。

在剛出任會長時，我曾提及成立工作小組，檢視學會管治及架構。現屆及來屆理事會需要考慮多個方案以迎合快速轉變的經濟及建築環境，並為所有會員作出議決，例如我以上提及的招收會員的方法及增加會員人數。這必定對秘書處及理事會架構帶來挑戰。究竟我們會選擇繼續增長，抑或選擇維持現狀？若是前者，這便引伸更多問題，例如如何收集會員、組別及公眾的意見。在我們期待由創會會長簡福飴測量師領導的工作小組給予我們建議的同時，我們亦邀請會員密切留意著學會的情況。與去年一樣，我們亦將會舉辦會員論壇，收集會員意見。

就學會內部，我們需要有能力的管理團隊及時協助提出建議和推行工作計劃。會員可能記憶所及，理事會去年就強化秘書處以支援學會可持續發展，曾確認委任首席執行官或秘書長，但同時，理事會亦留意到有會員對現時學會職員的職業發展及對工資成本的關注。為此，執行理事檢視了秘書處的架構及每一位職員的崗位描述，並嘗試將經理級的職員由行政支援轉為管理及諮詢的角色，要求其運用策略性的思維管理秘書處。在此方案下，我們預期，秘書處需要一定時間才能完成轉型。主席郭志和測量師將領導行政委員會不時監察及檢視新安排的表現。

我想借此機會感謝由謝偉銓測量師領導的會址委員會內的各會員。我們檢視了多個遷址地點。誠然，雖然我們是房地產市場的「專家」，但我們仍被業主及其管理公司開出苛刻的租務條件及提價使我們錯失租賃目標物業的機會。然而，我們肯定在不久的將來會遷到另一個會址。會員應該明白到，現時所處的物業租金將面對大幅度的提升，學會不欲多投放金錢於租金之上。縱然如此，我們仍傾向提供一個具體面的設施予訪客及會員。因此，雖然會址委員會會將租金因素作為考慮因素，但削減租務開支並非我們的首要目標。我期望可以在下月的會長的話，能向大家透露新辦事處的地址。

學會財務使用得合時及得宜是由義務司庫楊文佳測量師所領導的財務委員會的任務。由前會長黃仲衡測量師牽頭的香港測量師學會基金工作小組已展開第一次會議去發掘其他途徑爭取財務支援。

最後，我感謝所有理事會成員及學會代表抽空出席相關國際/地區/內地會議，宣傳學會。藉著出席2012年內地與香港建築業論壇「可持續城市形態：城市土地利用與城市規劃」，內地事務委員會主席張孝威測量師安排我們與透過互認入會的會員及香港駐當地工作的會員會面。張孝威測量師將於另文為大家闡述更多詳情。

劉詩韻測量師  
會長

## Technical visit to Zhejiang Province (香港測量師學會赴浙江省專業考察)

### Executive Summary

A 14-member delegation led by President Sr Serena Lau visited Hangzhou from 24 to 27 June, 2012. During the stay, the delegation met representatives from the Department of Hong Kong and Macao Affairs, People's Government of Zhejiang Province; the Department of Housing and Urban-Rural Development of Zhejiang Province; the Zhejiang Engineering Cost Association; the Association of Engineering Consultants of Zhejiang Province; the Association of Real Estate Appraisers and Agents of Zhejiang Province; the Zhejiang Real Estate Association, Zhejiang University; the Zhejiang Provincial Bureau of Surveying Mapping and GeoInformation, etc.

The purposes of the visit were to introduce the Institute and surveying profession to the relevant institutions in Zhejiang, as well as perform a professional knowledge exchange and foster cooperation between the surveying industries of Hong Kong and Zhejiang. The delegation also visited the Hangzhou Bay Bridge and Hangzhou City Planning Exhibition Hall.

香港測量師學會考察團一行14人，由會長劉詩韻測量師率領，於2012年6月24日至27日，分別拜訪了浙江省住房及城鄉建設廳、浙江省建築業管理局、浙江省建設工程造價管理總站、浙江省建設監理協會、浙江省房地產估價師與經紀人協會、浙江省房地產協會、物業管理專業委員會、浙江大學，以及浙江省測繪局與地理信息局。考察團此行目的主要向相關單位介紹學會及測量專業，並進行專業學術交流，以及探討增進兩地於測量業範疇內的交流合作。此外，考察團亦到杭州灣跨海大橋及杭州城市規劃館進行考察。

學會考察團除了會長劉詩韻測量師外，亦包括高級副會長兼CEPA委員會主席賴旭輝測量師、副會長郭志和測量師、義務司庫楊文佳測量師，以及組別代表。國務院港澳事務辦公室交流司教科文處姜語燕副處長及劉偉先生、中聯辦教育及科技部傅芃芃博士，並浙江省人民政府港澳事務辦公室叶樺處長及章文平女士協助代表團進行溝通及悉心安排行程，並隨團參與會議。

考察團於6月24日下午抵達杭州，下榻酒店後，隨即出席浙江省港澳辦副主任彭波副主任宴請的晚宴。席間，彭波副主任向代表團簡介杭州及浙江省的發展情況。



會長劉詩韻測量師代表接受浙江省人民政府港澳事務辦公室彭波副主任贈送之紀念品

6月25日早上，考察團抵達杭州人民大會堂，拜會浙江省住房及城鄉建設廳、浙江省建築業管理局、浙江省建設工程造價管理總站、浙江省建設監理協會、浙江省房地產估價師與經紀人協會、浙江省房地產協會、物業管理專業委員會。會上，浙江省各與會單位分別向代表團簡述其於浙江省的現況。高級副會長兼CEPA委員會主席賴旭輝測量師簡介了在CEPA下香港與內地的互認情況，並向浙江省建設工程造價管理總站副站長韓英先生簡介了工料測量專業，並進行了交流。隨後，物業設施管理組主席郭岳忠測量師與浙江省房地產協會副會長兼物業管理專業委員會主任李海榮女士互相交流兩地物業管理情況，郭主席表示明白內地物業管理遇到的困難，並表達了香港物業管理行業的概念。此外，產業測量組會員代表甘啟善測量師分享其兩地工作的經驗及差異。副會長郭志和測量師代表土地測量組簡介土地測量師的工作。最後，會長劉詩韻測量師代表學會表達希望在CEPA框架底下，進一步爭取香港會員在內地開設公司，透過聘用內地同業，促進兩地交流，同時亦誠邀與會單位領導前來香港交流。隨後，浙江省住房及城鄉建設廳設宴接待代表團。



香港測量師學會代表團



拜訪浙江省住房和城鄉建設廳及其直屬單位



浙江省住房和城鄉建設廳樊劍平副廳長 (左二)



浙江省建築業管理局吳偉民副局長 (左二)



浙江省建設工程造價管理總站韓英副站長及市場科蔡立峰科長



浙江省建設監理協會周堅副會長兼秘書長(中)



浙江省房地產估價師與經紀人協會朱雪影副秘書長(左三)、趙志菲副會長(左一)及蔣文軍副會長(中)



浙江省房地產協會副會長兼物業管理專業委員會主任李海榮女士(左四)及杭州南都物業管理有限公司韓芳董事長(左三)

同日下午，考察團在浙江省交通運輸廳的陪同下，前往參觀考察杭州灣跨海大橋，並向杭州灣跨海大橋管理局了解大橋的建造過程及所遇到的困難。晚上，浙江省交通運輸廳設宴接待代表團。



杭州灣跨海大橋



向杭州灣跨海大橋管理單位致意



致送紀念品予浙江省交通運輸廳徐紀平黨組副書記、副廳長(中)、李良福副廳長(左三)及浙江省公路管理局汪銀華副局長(左一)

翌日(26日)早上，考察團前往拜訪浙江大學，其學生代表先向代表團介紹浙江大學的校園，並其歷史及發展。之後，代表團與公管管理學院土地管理系和建工學院交通工程研究所副教授及副研究員會面。浙江大學及學會先後播放短片以增加雙方對彼此機構的認識。會上，代表團與副教授們及副研究員討論了房地產管理訊息系統的內涵，測量在兩地的概念、土地管理、房屋供應等議題。工料測量組副主席嚴少忠測量師及物業設施管理組郭岳忠主席分別介紹了工料測量師及物業設施管理測量師的工作，另郭主席及理事黃貴生測量師亦向浙江大學方面表達了開設一個物業設施學位的期望。

副會長郭志和測量師亦介紹了香港的土地制度及法規等，而大學方面亦向代表團簡介了土地測量的教學情況。



與浙江大學交流



致送紀念品予公管管理學院土地管理系吳宇哲副教授(右三)、樓宇副教授(右一)、曹宇副研究員(左二)，以及建工學院交通工程研究所陳麗華副教授(右二)

下午，考察團拜會浙江省測繪與地理信息局。該局陳建國局長向代表團簡介了浙江省測繪與地理信息工作。之後，會長劉詩韻測量師及副會長郭志和測量師分別向該局簡介了學會架構及香港在測繪方面有關行業、教育、法規、基礎設施、社會政策及科技技術等的情况。會上，學會土地測量組主席古德明測量師、副主席陳宇俊測量師及理事鄧康偉博士測量師及其他組別代表積極向該局提問關於海洋測繪、浙江省測繪人員的考核及培訓、信息共享等等的議題。浙江省第二測繪院樓燕敏院長亦向郭副會長提出測繪技術的問題。及後，浙江省測繪與地理信息局於晚上設宴接待代表團。



代表團由浙江省測繪與地理信息局陳建國局長接見



代表團獲贈紀念品

6月27日，考察團於參觀位於錢江新城內的杭州市規劃展覽館，了解杭州市的歷史，以及其未來的規劃及發展，並於同日乘航班回港。

## 香港測量師學會赴浙江省專業考察團名單

- |     |                 |
|-----|-----------------|
| 劉詩韻 | 會長              |
| 賴旭輝 | 高級副會長、CEPA委員會主席 |
| 郭志和 | 副會長             |
| 楊文佳 | 義務司庫            |
| 古德明 | 土地測量組主席         |
| 郭岳忠 | 物業設施管理組主席       |
| 陳宇俊 | 土地測量組副主席        |
| 陳少康 | 工料測量組副主席        |
| 嚴少忠 | 工料測量組副主席        |
| 鄧康偉 | 土地測量組理事         |
| 余偉榮 | 土地測量組理事         |
| 黃貴生 | 物業設施管理組理事       |
| 劉振業 | 工料測量組理事         |
| 甘啟善 | 會員(產業測量組)       |

## 隨團嘉賓

- |     |                           |
|-----|---------------------------|
| 姜語燕 | 國務院港澳事務辦公室交流司教科文處副處長      |
| 劉偉  | 國務院港澳事務辦公室交流司教科文處         |
| 傅芃芃 | 中央人民政府駐香港特別行政區聯絡辦公室教育及科技部 |



## Report of the Mainland Affairs Committee

**Chairman: Sr Cheung Hau Wai, Albert**

### HKIS Delegation in Chongqing

At the invitation of the Development Bureau, an HKIS Delegation attended the 2012 Mainland and Hong Kong Construction Industry Forum held on 18 June 2012. The delegation was led by the President, Sr Lau Sze Wan, Serena, and comprised Sr Stephen Lai, Senior Vice President; Sr Robin Leung, Honorary Secretary; Sr Koo Tak Ming, Chairman of the Land Surveying Division; Sr Vincent Ho, Chairman of the Building Surveying Division; Sr Raymond Chan, Chairman of the Planning & Development Division; Sr Thomas Ho, Chairman of the Quantity Surveying Division; Sr Keith Yim, Vice Chairman of the Quantity Surveying Division; Sr Honby Chan, Vice Chairman of the Quantity Surveying Division; Sr Edwin Tsang, Past Chairman of the Planning & Development Division; Sr Antony Man, Immediate Past Chairman of the Quantity Surveying Division; Sr Dr Tony Leung, Council Member of the Planning & Development Division; and Sr Cheung Hau Wai, Albert, Chairman of the Mainland Affairs Committee.

The theme of the Forum this year was "City Land Use and Town Planning" and the title of the first session was "Strategy on City Land Use". Sr Cheung Hau-Wai, Albert, moderated the presentations and discussion for Session One. Sr Raymond Chan gave a presentation on "Expectation on The Provision of Open Space From the Point of View of Modern City Dwellers" in that session, which generated a lot of interest and attention from both the Hong Kong and Mainland delegates.

During the evening, after the Forum and the formal dinner, the Mainland Affairs Committee organized a tea gathering for the HKIS delegates and HKIS members based in Chongqing who were qualified under reciprocal agreement. We had interesting and intimate exchanges on the professional work of surveyors in Hong Kong and Chongqing.

We asked how the HKIS could better serve the professional needs of our members in Chongqing. The Mainland-based members were keen to read the HKIS newsletters and journals, but would like to have them in Chinese. They also wished to have ready access to expertise and practices in Hong Kong to help resolve valuation issues that they

may experience in their work. The President offered to explore access to the content of CPD events held in Hong Kong and other sources of information. The Mainland-based members were encouraged to meet among themselves on a regular basis and with HK members who happen to visit Chongqing.

### 香港測量師學會參加「2012內地與香港建築業論壇」及與在重慶工作的香港測量師學會會員茶聚

香港測量師學會在香港特別行政區政府發展局的邀請下組織學會會員出席2012年6月18日於重慶市舉行的「2012內地與香港建築業論壇」。訪問團一行13人，在會長劉詩韻測量師帶領下參與了論壇。訪問團成員包括：高級副會長賴旭輝測量師、義務秘書梁志添測量師、土地產業測量組主席古德明測量師、建築測量組主席何鉅業測量師、規劃及發展組主席陳旭明測量師、工料測量組主席何國鈞測量師、工料測量組副主席嚴少忠測量師、工料測量組副主席陳少康測量師、規劃及發展組前主席曾正麟測量師、工料測量組上任主席文志泉測量師、規劃及發展組理事梁家棟測量師及內地事務委員會主席張孝威測量師。

是次論壇的主題為「可持續城市形態：城市土地利用與城市規劃」。香港測量師學會內地事務委員會主席張孝威測量師主持了第一節論壇「城市土地利用的策略」。香港測量師學會規劃及發展組主席陳旭明測量師以「現代城市人對生活空間的合理期望」為題發表演說。陳主席的發言引起與會人士的很大興趣及討論，透過參與論壇，進一步加深了香港測量師與內地專業人士就有關議題的認知及互動。

於6月18日大會晚宴後，學會的內地事務委員會組織了與在重慶工作的香港測量師學會會員(包括透過中港兩地資格互認的會員)茶聚。這些內地會員大多是從事工料測量及產業測量的範疇，透過這次茶聚，雙方就有關專業及技術上的問題作出討論。內地會員希望香港測量師學會可以推出中文版的月報，讓他們更容易掌握有關學會的資訊。同時，內地會員也希望學會可以提供更多專業資訊以便在內地執業的會員參考及借鏡，以協助解決他們在內地工作所遇到的問題。

香港測量師學會劉詩韻會長表示會研究將學會在香港舉行的進修課程內容提供給內地會員，學會亦鼓勵及支持內地各會員透過不同類型的持續進修及聯誼活動，更新會員的專業及行業信息，及加強兩地專業人士之交流。



## STR Visit

The Shanghai Construction Consultant Association, Tongji University and the RICS Learning Center (STR) delegation visited Hong Kong from 15-17 June 2012, aiming to understand the practice of the quantity surveying profession and project management in Hong Kong. Our Shanghai counterparts also wanted to learn about the operation of the Institute's Young Surveyors Group.

With the kind assistance of Senior Vice President Sr Stephen Lai and QSD council member Sr Joe Wu, the STR delegates were afforded visits to a quantity surveying firm and to a project in Tuen Mun on 15 June 2012. The delegates found the visits very fruitful. On the next day, Senior Vice President Sr Lai hosted the delegation on behalf of the Institute. Since the STR was keen on setting up a group for its young

members, YSG Chairman Sr Kenny Chan and the committee members shared and discussed with the delegates the committee's operations, communications channels, and its past activities.



## The Abbreviation for Surveyor (測量師的英文簡稱)

The Institute's council members always make every effort to identify opportunities for the promotion of surveyors and the surveying profession to the public. There was a thorough discussion within the Strategic Planning Committee about how "Surveyor" should be abbreviated. The proposal was then considered by the General Council, which recommended that "Sr" be adopted as the official abbreviation of surveyor. Corporate members may add the abbreviation in front of their English names at their own preference.

While the adoption of "Sr" is not a mandatory requirement in our Constitution and Bye-Laws, corporate members are encouraged to use the abbreviation in their daily communications. Likewise, in Chinese, we have recommended using "測量師" after members' Chinese names since last year.

The above proposals of "Sr" and "測量師" are part of a promotional programme that requires every corporate member's support in order to make it a success. The council

members now invite corporate members' participation in this exercise. We hope that in time, the use of "Sr" and "測量師" will help enhance the public's recognition of surveyors and the surveying profession.

學會理事經常物色向大眾宣傳測量師及測量專業的機會。策略計劃委員會詳細討論了有關測量師英文縮寫的事宜，並將建議呈交理事會考慮，現建議使用「Sr」作為測量師的英文縮寫。正式會員可根據自己意願，在其英文名字前面加上此英文縮寫。

學會鼓勵正式會員在日常生活中應用此英文縮寫，然而章程及則例並沒有規定正式會員使用「Sr」，會員可因應自己的意願使用。而中文方面，我們自去年起亦建議會員在會員名字後面加稱「測量師」。

採用「Sr」及「測量師」旨在宣傳測量師及測量專業，此宣傳計劃需要每一位會員的參與，才能成功。理事會成員現誠邀各位參與。我們期望，透過使用「Sr」及「測量師」，假以時日，增強大眾對測量師及測量專業的認同。 ■

### GPD APC Final Assessment 2012 (APC Rules and Guide, January 2003) GPD APC Part I Written Assessment 2012 (APC Rules and Guide, June 2012)

The schedule of the GPD APC Final Assessment 2012 and the GPD APC Part One Written Assessment 2012 is as follows:

#### GPD APC Final Assessment 2012 – Written Assessment GPD APC Part I Written Assessment

Date: 4 October 2012 (Thursday)  
Time: 10am – 1pm  
Venue: to be confirmed

The Oral Assessment for the Final Assessment will be held in December 2012.

Application forms for the Final Assessment and the APC Part One Written Assessment (APC6/GP or APC6/GP/F1 or APC6/GP/1w) could be downloaded from our website (HKIS main page → Professional Development → APC → GPD). Completed forms must be returned to the HKIS **no later than 5:30pm, Friday, 31 August 2012**. Late submissions will not be accepted.

## Council Members Reaching Out

|                 |  |   |
|-----------------|--|---|
| 5 June 2012     | The Hong Kong Chapter's 20th Anniversary Annual Dinner   | Sr Serena Lau   |
| 8 June 2012     | QBA 2012 Award Presentation Banquet organised by Quantity Building Award 2012 Organizing Committee   | Sr Serena Lau   |
| 8 June 2012     | BCI Asia Awards Ceremony 2012 organised by BCI Asia Construction Information Limited   | Sr Simon Kwok   |
| 11 June 2012    | Award Presentation Banquet organised by Green Building Awards 2012 Secretariat   | Sr Serena Lau<br>Sr Simon Kwok  |
| 12 June 2012    | Prize Presentation Ceremony of the Best Landscape Award organised by the Leisure and Cultural Services   | Sr Gary Yeung   |
| 15 June 2012    | The 12th Anniversary Cocktail Reception of Hong Kong Exchanges and Clearing Limited  | Sr Stephen Lai  |
| 17-19 June 2012 | 2012 Mainland and Hong Kong Construction Industry Forum on "Sustainable Urban Form: City Land Use and Town Planning" jointly organised by Development Bureau and the Ministry of Housing and Urban-Rural Development | Sr Serena Lau<br>Sr Stephen Lai<br>Sr Robin Leung<br>Sr Vincent Ho<br>Sr Koo Tak Ming<br>Sr Raymond Chan<br>Sr Thomas Ho<br>Sr Keith Yim<br>Sr Cheung Hau Wai<br>Sr Leung Tony Ka Tung<br>Sr Antony Man<br>Sr Edwin Tsang |
| 22 June 2012    | Shatin to Central Link Ground Breaking Ceremony organised by Transport and Housing Bureau, Highway Department and MTR Corporation  | Sr Serena Lau   |
| 23 June 2012    | Eye-dotting Ceremony of the Sun Life Stanley International Dragon Boat Championships 2012  | Sr Serena Lau   |
| 23-27 June 2012 | The 8th World Congress of International Cost Engineering Council   | Sr Thomas Ho<br>Sr T T Cheung<br>Sr Dr Mei-yung Leung   |
| 24-27 June 2012 | Techical Visit to Zhejiang for HKIS Full Members organised by the Liaison Office of the Central People's Government in the HKSAR   | Sr Serena Lau<br>Sr Stephen Lai<br>Sr Simon Kwok<br>Sr Gary Yeung<br>Sr Koo Tak Ming<br>Sr Dr Conrad Tang<br>Sr Honby Chan<br>Sr Kays Wong<br>Sr Andrew Kam<br>Sr Keith Yim<br>Sr Alberich Yu<br>Sr Antony Lau            |
| 25 June 2012    | Experience Sharing Workshop cum Lunch on Research and Development organised by Hong Kong Housing Authority   | Sr Antony Man   |
| 26 June 2012    | Stage 2 Consultation on Design and Construction Requirements for Residential Buildings for Energy Efficiency organised by Ronald Lu & Partners (Hong Kong) Limited   | Sr Vincent Ho   |

### Obituary

The HKIS is sad to learn that our member Mr CHAN Wai Kwan Eric passed away on 18 May 2012 at the age of 53. Eric was elected as a BS and PFM member in 1996 and 2005 respectively. We wish to convey our deepest sympathy and condolences to Eric's family.



## Building Surveying Division Chairman's Message



*Sr Vincent Ho BSD Council Chairman*

### Green Building Design

You may be aware that the Hong Kong Green Building Council (HKGBC) recently published a new version of the BEAM Plus 1.2 document to promote passive building designs, which promote natural ventilation to facilitate more energy efficient designs for buildings. Apart from greener designs for newer buildings, we must not forget

making greener designs for existing buildings and their rising need for BEAM Plus certification. Building surveyors should also consider incorporating green building designs and certification services into their conventional building maintenance and renovation works to provide a more comprehensive service for existing buildings.

### Energy Efficiency Design for Residential Buildings

The Buildings Department (BD) commissioned a study on the energy efficiency designs of residential buildings with a view to enhancing design standards for better energy efficiency. Consultation meetings were held on 25 and 26 June to engage industry stakeholders to provide their inputs into the proposed measures under consideration by the BD. I attended the meeting and learned that an RTTV assessment

of the thermal transmission performance of the external fabric of a residential building will be proposed to control the thermal transfer from the exterior of building to the interior. The BD study also encouraged passive designs to adopt enhanced natural ventilation. Members may wish to take note of the final proposal adopted by the BD on this subject.

### CPD updates

#### Submission of a Fire Engineering Report and Fire Services Management Plan

"Submission of Fire Engineering Report and Fire Services Management Plan" was held on 28 May 2012. The event was over-subscribed to once registration started. The Fire Engineering Reports (FER) and Fire Services Management Plans (FSMP) are required for projects that adopt fire safety performance-based designs. The guest speaker, Ir Tam, is currently working as the officer-in-charge of the New Projects Division in the Fire Safety Command, which is mainly responsible for formulating fire safety requirements and recommendations in respect of all new buildings, alteration works to existing buildings, and revitalised old industrial/heritage buildings. Ir Tam shared his experiences in enforcing the requirements of such submissions from a governing authority's perspective. Since the Code of Practice for Fire Safety in Buildings (2011) came into effect in April 2012, we will have more chances to encounter this topic in the building sector in the future.

#### Essences of Retail Architectural Interior

"Essences of Retail Architectural Interior" was held on 5 June 2012. The guest speaker, Mr Joe Lui, shared his experiences

with both Hong Kong and China Retail Architectural Interior Design methodologies.

#### "Beyond Barrier Free Access & Access Consultancy" and "Understanding Design for People with Disabilities"

As building surveyors, we have to possess a much-needed understanding of the realistic needs of people with disabilities (PwDs) and their rights, as affirmed by the Disability Discrimination Ordinance for new building and A&A works designs. CPDs, namely "Beyond Barrier Free Access & Access Consultancy" and "Understanding Design for People with Disabilities," were held on 6 and 20 June 2012, respectively. The former aimed to reinforce the concept of barrier-free access by introducing a proper perspective of "Access to Premises" in the Hong Kong context together with an outline of the specialist role of Building Surveyors and other building professionals in local and international access consultancies. The latter explained the functional principles behind some commonly design guidelines for barrier-free access, particularly for wheelchair users and people with poor vision. Both CPDs encouraged building surveyors to understand how PwDs/end users interact with the built environment in hopes of raising the public's awareness of and empathy towards accessible designs.



### Workshop on a Structured Learning Course for Expert Witness on Water Seepage Disputes

The court procedure workshop, the last of a series of structured learning courses, was successfully held on 16 June 2012 at the Surveyor Learning Centre. It was our pleasure to see a number of legal practitioners, including barristers-at-law and solicitors, join us as helpers to conduct the workshop. During this role-playing seminar, our members were put in the witness box to be grilled by our learned helpers. This was an experience I will never forget and which other participants should find invaluable. Apart from the technical aspects brought up during the workshop, participants also received constructive comments on court etiquette and demeanor when giving their testimony. I hope this workshop will assist our members in exploring expert witnesses as one of their scopes of work in career.



*We have a nice chat with our guest helpers (third and fourth from right) and attendees*



*The workshop was conducted in a way for members to gain a memorable and invaluable "experience" in serving as expert witnesses in water seepage disputes*

### Experience Sharing Session on Registered Inspectors Assessment under the Mandatory Building Inspection Scheme

Members are reminded that the new MBIS/MWIS has been formally implemented on 30 June 2012. We understand that the BD is in the process of targeting buildings for the first round of action. It is anticipated that around 2,000 buildings will be selected for the scheme during the first year. The BD will issue pre-notification letters to the owners of the selected buildings to allow them sufficient time to prepare for the works. A statutory notice will be issued a few months later to specify the details of the works that owners have to complete within a specified time frame. Members interested in providing their related professional services should prepare for requests from the affected building owners.



*Souvenir presentations were made to our guest helpers*

May I take this opportunity to express my sincere gratitude to our guest helpers – the assessors as well as participants – for assisting in and joining this structured learning course. The success of the course has boosted our aim to conduct it on a regular basis, which would be a prerequisite for applying to the underway List of Experts (Water Leakage).

The BSD organized a number of CPDs on hot issues this month. Some of them received vigorous feedback on subscriptions.

Our Council Vice-Chairman, Sr Andrew Kung; Hon Treasurer, Sr Kenny Tse; and Council member, Sr Daniel Pong, joined hands to conduct an "Experience Sharing Session on Registered Inspectors Assessment under the Mandatory Building Inspection Scheme" on 27 June 2012. We were encouraged to see that many members enthusiastically attended this sharing session. Under the Mandatory Building Inspection Scheme (MBIS), a Registered Inspector (RI) is a key person who is responsible for carrying out the prescribed inspection of the common parts, external walls, and projections or signboards of a building, as well as supervising the prescribed repair works by the Registered Contractor (RC). A building surveyor, as an expert in the field of building construction, repair, and maintenance, should ready him/herself to register as an RI. Andrew, Kenny, and Daniel have shared, discussed, and explored the contents of the assessment interview of RI with members. In the meantime, I wish to invite members to apply for the RI qualification so as to assist the public in handling the MBIS/MWIS. ■



## General Practice Division Chairman's Message

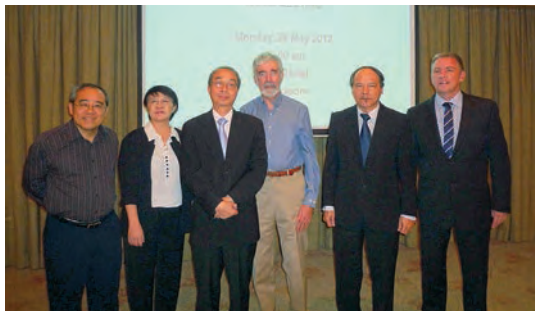


*Sr Francis Ng GPD Council Chairman*

### WAVO Meeting 2012, Singapore

The World Association of Valuation Organizations (WAVO) held its Meeting and Annual General Meeting in Singapore on 28 and 29 May 2012. The HKIS, as a member association of WAVO, joined the meeting. As WAVO notice was given in a relatively short period of time, it was not possible to consider in depth if the GPD should send a representative. However, as we are also a WAVO member, most General Council members opined that we should send a representative to catch up with the global situation, exchange views with member countries, and be supportive of the host country.

WAVO is a body that brings together professional property valuation organizations that represent valuers and related property consultants employed in private practice, business and industry, the public sector, and education, as well as some specialized groups that interface frequently with the profession. Its mission is to develop and enhance the valuation and related professions and to ensure that the provision of services is of a consistently high quality and uniformity in the public interest. WAVO carries out its mission by promoting best practices, supporting robust and consistent standards, encouraging higher education, and facilitating lifelong learning among its Members.



*Representatives of WAVO member associations outside the conference hall*



*WAVO Chairman, Prof Lim (right), and HKIS Representative, Mr. Francis NG, during the WAVO Annual Meeting*

During the WAVO Meeting, apart from vetting the finance report, membership list, and business plan of WAVO 2012-15, I found a few issues worth mentioning:

- (i) Joint WAVO member courses – members were encouraged to submit proposals with details on collaboration/arrangement (for example: contents, lecturers, duration, fees chargeable, travel, venue, administrative costs, etc.).
- (ii) The Property Institute of New Zealand sent a two-member delegation. It was working on a number of initiatives for members in the valuation, property management, and advisory fields. It illustrated how online learning in a range of subjects is now being delivered. The Property Institute intended to provide roll-out tailored professional development modules under contract for WAVO member organizations.
- (iii) WAVO Valuation Report Competition – students from local universities were invited to submit valuation reports to WAVO for assessment. If the work was meritorious, a congratulatory certificate was presented.
- (iv) WAVO intended to draw up a “Competency guide for valuers”.
- (v) Amendments to the WAVO constitution – the constitution was amended to allow for regional representation to WAVO and corporate and individual memberships as associates of WAVO.
- (vi) WAVO drew up a list of valuation experts. Those who wish to be included can inquire with the secretariat ([www.wavoglobal.org](http://www.wavoglobal.org)).
- (vii) International Valuation and Appraisal Week – The purpose of this was to raise the organization’s profile and the global community’s awareness of the important role of valuers and appraisers. To commemorate the significance of the valuation and appraisal practice in the global marketplace, WAVO has designated the first week of November of each year as “International Valuation and Appraisal Week”. The inaugural launch was held from 1 to 7 November 2011. The HKIS was encouraged to organize valuation activities at the 2nd event of the International Valuation and Appraisal Week from 1 to 7 November 2012.
- (viii) The WAVO International Valuation Certificate (known as the WIVCert) – WAVO has introduced an educational programme for both members and non-members who are interested in international real estate and valuation across borders. The WIVCert will be granted to participants who have met both academic and participation requirements in valuation activities,



including the completion of ten modules of online study; attendance in two WAVO or WAVO-recognized congresses, and the completion of a paper on a valuation topic within a two-year period.

(viii) Sr Edward Au (Hon Treasurer of GPD) was appointed one of the four vice-presidents of WAVO. It was

agreed that I would take his place in any function if he is not available.

(x) The next WAVO Congress will be held in 2013. Preferred venues are, in order of priority, Vietnam, India, and Shanghai. The next WAVO Board meeting will be held on 1 October 2012 in Melbourne.

## The 7th Cross-Strait-Four-Places Land Conference Discussion Item

As already announced, the 7th Cross-Strait-Four-Places Land Conference will be held from 5 to 7 July 2012 (Thursday to Saturday) in Macau. The organizing body is now inviting applications. The theme of the Conference is "Development and Innovation of Land Use theory and techniques" (土地理論和技術的發展與創新).

The Cross-Strait-Four-Places Land Conference has been co-organized by four related Institutes – the HKIS, the DSCC of Macau (澳門地圖繪製暨地籍局), the Faculty of Geography of Taiwan Politics University (臺灣政治大學地政學系), and the Land Administration Faculty of the People's University of China (中國人民大學土地管理系), since 2000 and is held biennially.

This year, the Conference will cover a wide range of land interest topics, such as:

|    |  |
|----|--|
| 1  | 澳門土地用途分類   |
| 2  | 國家土地督察制度實施五周年職責履行情況評價  |
| 3  | 評 2012 年土地徵收條例修正條文—以徵收程序與補償之規定為中心                              |
| 4  | 更新土地用途符合發展須要   |
| 5  | 中國的土地供應及供地計劃：從中央—地方到企業   |
| 6  | 市價補償即為公平？—論土地徵收補償之地價基準   |
| 7  | 都市更新程序正義與公共利益之檢討—以「文林苑」都更案為例                                   |
| 8  | 高度城市化地區土地管理創新模式探索—以深圳市為例                                       |
| 9  | 發展方式轉變下的北京市城市土地利用結構優化研究  |
| 10 | 我國住房發展規劃指標體系構建研究   |
| 11 | 新西蘭公共住房實踐的創新對我國的啟示   |
| 12 | 保障性住房共有產權模式的理論與實踐意義  |
| 13 | 從居住用地出讓價格波動角度探究中國房地產調控政策對房地產週期的影響效果—以北京市 2003-2010 年居住用地出讓數據為例 |
| 14 | 大規模發展保障性住房背景下的住房保障適度水平評價—以北京市為例                                |
| 15 | 北京市住宅市場量價關係的實證研究   |
| 16 | 土地發展權定價研究  |
| 17 | 廣深港高速鐵路香港段建造工程檢討菜園村拆遷政策及對未來拆遷的建議                               |
| 18 | 以多項式擬合法降低 e-GPS 水準測量系統誤差                                       |
| 19 | 利用 DOE-2 模式分析反照率對建築物的節能效果                                      |
| 20 | 捷運系統對搭乘者心理健康影響之研究  |
| 21 | 台北都會區轉運場站複合公共空間評估之研究   |
| 22 | 土地承包權益對農村勞動力轉移的影響—結合托達羅人口流動模型的修正                               |
| 23 | 多元主體推動城鄉統籌發展進程：浙江省土地綜合整治模式研究                                   |
| 24 | 美國鄉村“精明增長”對我國農村土地整治的啟示   |
| 25 | 城鄉統籌發展背景下農村土地管理制度改革—以浙江省嘉興市、義烏市和龍游縣為例                          |
| 26 | 都市更新信任理論與集體行動之研究   |
| 27 | 城市住宅房地產投資價值評價  |
| 28 | 以協同設計的觀點探討無形資產與不動產價值之關聯  |
| 29 | 區域層次產業用地集約利用評價指標體系構建研究   |
| 30 | 土地立體化利用中的權利衝突與解決—以海峽兩岸空間權利立法比較為視角                              |
| 31 | 土地利用總體規劃修編中基本農田調整的 GIS 技術應用—以貴州省關嶺縣為例                          |
| 32 | 永續發展概念下之台北都會區空間再結構機制研擬   |
| 33 | 城市化進程中大都市耕地保護壓力及其經濟機制研究—以北京市為例                                 |
| 34 | 電子政務於政府政務公開中的角色  |
| 35 | 小產權房納入城市住房保障體系的可行性分析—以北京市為例                                    |
| 36 | MBS 提前還款風險與宏觀經濟因素關係探討—以“建元2005-1”為例                            |
| 37 | 不同農村點整治模式下農戶參與意願影響因素比較研究—以嘉定區外岡鎮和奉賢區庄行鎮為例                      |

Members are encouraged to participate in this meaningful Conference, and no doubt you will much treasure the experiences imparted by the speakers. Members who are interested can download the application form for it at: [http://csfp2012.dsc.gov.mo/cht/Doc/registerform\\_CT.pdf](http://csfp2012.dsc.gov.mo/cht/Doc/registerform_CT.pdf).

The completed forms can be returned by e-mail to: [csfp\\_2012@dsc.gov.mo](mailto:csfp_2012@dsc.gov.mo).

For details, please refer to the Conference's official website: <http://csfp2012.dsc.gov.mo/cht/default.html>.

### Chinese Abstract of the 7th Cross Strait Land Conference (中文摘要)

兩岸四地土地學術研討會由中國人民大學土地管理系、臺灣政治大學地政學系、香港測量師學會和澳門地圖繪製暨地籍局共同發起，第一屆於 2000 年在福建武夷山成功舉辦後，決定隨後每兩年一屆由各地輪流主辦，提供一個讓兩岸四地土地政策及管理的學者相互交流以及業界分享經驗的平台，並藉此提昇學術水平及促進兩岸四地學術交流和合作。第六屆於 2010 年 10 月在香港舉行後，經籌辦委員會決議，「第七屆兩岸四地土地學術研討會」將於 2012 年 7 月在澳門特別行政區舉行，現誠意邀請兩岸四地土地政策及管理的業界人士踴躍參加。

主題： 土地理論和技術的發展與創新  
 時間： 2012 年 7 月 5 日(周四)至 7 日(周六)  
 地點： 澳門  
 場地： 澳門科學館會議中心

### 會議主要研討內容

土地開發與更新利用  
 土地更新利用數據庫  
 土地開發與環境評估  
 土地利用與城市發展  
 城市用地與制度創新  
 土地制度與經濟發展  
 城鄉土地利用與經濟發展

會議研討題目(見上文) 



## Land Surveying Division Chairman's Message



Sr Koo Tak Ming LSD Council Chairman

### 2012 Mainland and Hong Kong Construction Industry Forum (2012 年內地與香港建築業論壇)

The annual conference is an industry-wide platform for Hong Kong and Mainland construction stakeholders to share their knowledge and experiences, as well as build business networks. The theme of 2012 was "Sustainable Urban Form: City Land Use and Town Planning". During the Conference, all speakers from various organizations and cities stressed the importance of land use and urban planning by employing the latest GIS technologies in their works. As land surveyors, we are proud to be part of a professional team that contributes to a better future for our city.

這個論壇的目標是促進內地與香港建造業在技術和專業知識等方面的交流，並加強彼此的合作。今年的主題是「可持續城市形態：城市土地利用與城市規劃」。今年我見到各城市的單位，包括重慶、武漢、深圳等，都標榜他們如何利用地理資訊系統來開展城市土地利用與城市規劃說的工作。重慶市規劃局總規劃師張遠對我表示，他們需要倚靠過千人的測繪團隊為規劃局採集所需的地理資訊，從而令規劃工作得以順利完成。



發展局常任秘書長（工務）韋志成致詞



古德明測量師、張遠和會長劉詩韻測量師合照



重慶市人民政府市長黃奇帆與會長劉詩韻測量師和會員合照



與重慶市會員會面



參加論壇的測量師們和會長劉詩韻測量師合照





### Spatial Data Infrastructure 2012 Conference – SDIs & Emergency mapping & solution

The Conference was held on 15 June 2012 at the Cityview Hotel. The Joint Organizers were The Chartered Institution of Civil Engineering Surveyors (ICES), the Hong Kong Institute of Surveyors, the Hong Kong Institute of Engineering Surveyors, and the Hong Kong Polytechnic University (HKPU). Professor Ding Xiao-li of HKPU gave the Keynote Speech on Emergency Mapping Solutions.

| Time   | Activity or Talks   |
|--|---|
| 12:45-13:15                                  | Registration  |
| 13:15-13:25                                  | Keynote Speech<br>by Prof. Ding Xiao-li, Chair Professor/ Head of Department, Department of Land Surveying and Geo-Informatics, The Hong Kong Polytechnic University.   |
| 13:25-13:35                                  | Opening Ceremony  |
| First session – Emergency mapping & solution |   |
| 13:35-13:55                                  | 1) "Towards spatially enabled government : Development and sharing of geospatial data for GIS and mapping applications"<br>by Mr. LAW King-wai, Chief Land Surveyor, Land Information Centre, Lands Department.             |
| 13:55-14:15                                  | 2) "Emergency / Incident Monitoring & Command System"<br>by Mr. Eric Yau, Senior GIS Manager, AECOM Co. Ltd.  |
| 14:15-14:35                                  | 3) "Extremely Long Range Scanning for Unreachable Features"<br>by Mr. Henry Kwok, Product Manager, Leica Geosystems Ltd.  |
| 14:35-15:10                                  | 4) "Unmanned Aerial Vehicle Imagery for Rapid Recording in Disaster Damage" and "Swiss Technology - Mobile Mapping and Precise Monitoring"<br>by Mr. David Hughes, Consultant, terra International Surveys Ltd, Switzerland |
| 15:10-15:25                                  | Q&A and Coffee Break  |
| Second session - SDIs                        |   |
| 15:25-15:45                                  | 5) "Information Mobility with Spatial Data Infrastructure"<br>by Mr. Jimmy Law, Technical Resource Manager, Bentley Systems Hong Kong Limited   |
| 15:45-16:05                                  | 6) "Deformation Management System"<br>by Mr. Andy Chan, Project Manager, Spatial Technology Ltd.  |
| 16:05-16:25                                  | 7) "BIM + MMS"<br>by Mr. Elvis Li, CEO, iBIM Ltd.   |



Mr Law King-wai from the Lands Department of the HKSAR Government.



The conference was well-received by approximately 160 attendees. We are looking forward to a strong SDI with viable solutions for emergencies to be realized in the near future.



Prof Ding Xiao-li of HKPU

Speakers from the HKSAR Government, the GIS Manager, the Instrument Vendor, and overseas consultancies delivered talks on the latest developments in their respective application areas.





## ICES(GE) & HKIS(LSD) Reciprocity Agreement

The General Council endorsed a proposal for a Reciprocity Agreement between the Chartered Institution of Civil Engineering Surveyors' Geospatial Engineers and our Land Surveyors.

A Corporate Member (Member or Fellow) of the HKIS in good standing who is also a member of the Land Surveying Division may be elected a Member of the ICES (Geospatial Engineering stream) subject to: (a) one year's post-qualification professional practice relevant to the ICES (Geospatial Engineering stream) and in circumstances that will enable a Member or Fellow of the ICES (Geospatial Engineering stream) to confirm the professional activities undertaken and (b) a professional competency interview conducted by the ICES.

A Member or Fellow of the ICES in good standing who is in the Geospatial Engineering stream and elected to ICES membership via its Graduate Route may also be elected a

Member of the HKIS Land Surveying Division subject to: (a) one year's post-qualification professional practice in Hong Kong in circumstances that will enable a Corporate Member of the HKIS Land Surveying Division to confirm the professional activities undertaken and (b) a professional competency interview conducted by the HKIS Land Surveying Division to assess the applicant's suitability for admission into its ranks.

The Reciprocity Agreement is also applicable to Associate Members of the HKIS's Land Surveying Division and Technical Members of the ICES's Geospatial Engineering stream who are in good standing.

The Reciprocity Agreement shall organize a signing ceremony for 3 August 2012 at the HKIS's Surveyor Learning Centre. Members are welcomed to attend the ceremony and meet our friends in the ICES.

## Briefing Session on the new LSD APC Rules and Guide (June 2012) and the announcement of the APC Part One Assessment, 2012

The new Assessment of Professional Competence (APC) will become operational following the amendment of the HKIS Constitution and By-Laws on 18 July 2011. We are pleased to inform you that the Rules and Guide to the APC for the Land Survey Division (LSD) have recently been approved by

the Board of Education and will be available on our website. A briefing session on the new APC Rules & Guide will be held on 24 August 2012 at the HKIS's Surveyors Learning Centre. Probationers and student members are also welcomed to attend. Further details are available on the webcast.

## 2012 年度粵港澳測量師學術交流聯誼活動—廣東省佛山市三水區

今年的活動在 7 月 22 至 25 日在佛山市三水區綠湖溫泉度假酒店舉行。粵港澳測繪同寅將會在土地徵用、全過程北斗衛星接收機、1 秒全站儀、無人飛機遙測、香港測量師註冊

制度和香港土地測量師在發展項目等議題上所廣泛交流。我們亦會利用這個機會，瞭解佛山市三水區一些舊區改造及其他有關活動。會員詳情請留意會訊及有關報名事宜。

## LSD Contact Points

If you have any views on the Council's work, please feel free to send them to the Honorary Secretary at [lsd@hkis.org.hk](mailto:lsd@hkis.org.hk) or

to me at [lsdchairman@hkis.org.hk](mailto:lsdchairman@hkis.org.hk). 



## Planning & Development Division Chairman's Message



Sr Raymond Chan PDD Council Chairman

### 2012 Mainland and Hong Kong Construction Industry Forum on "Sustainable Urban Form: City Land Use and Town Planning" 2012年內地與香港建築業論壇「可持續城市形態：城市土地利用與城市規劃」

One of our Council Members, Sr Dr Tony Leung, and I attended the above Forum held in Chongqing (重慶) from 17 to 19 June 2012. There, I presented a talk on the topic, "現代城市人對生活空間的合理期望". The brief of this talk is as follows:

『傳統的城市規劃主要以「功能」為本，用分區系統 (zoning system) 劃分土地作房屋、工商業、農業、交通基建及社區設施等發展用途，考慮土地利用及布局能否發揮社會最大的經濟效益，甚少考慮用者對空間的期望。現代的城市土地規劃以「人」為本，注重可持續發展理念，土地分配作基本社會經濟發展同時亦著重市民生活質素的優化及當地社

會文化價值的保存。近年，市民生活壓力指數更被用作評審城市發展成果的分數。

經濟全球化、通訊科技發達及跨國運輸的便捷可令城市的人口結構及發展目標迅速改變，城市土地資源分配及發展形態該因應此社會變化而調整，固步自封的城市規劃模式必不能滿足現代市民對生活空間的要求及期望。此演辭將討論現代城市人對生活空間期望的轉變，以及用客觀數據比較香港及其他城市的發展成果。』

The talk was well received and has generated a lot of discussions among participants. 🇭🇰

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

## 持續專業發展 Continuing Professional Development

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

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



# Property & Facility Management Division

## Chairman's Message



*Sr Dick Kwok PFMD Council Chairman*

Delegates from China's Ministry of Finance, led by the Director General, Mr Liu Yu Ting, visited the HKIS office on 1 June 2012. Along with the other Officer Bearers and members of the GPD, I gave them a warm reception. Besides the long deliberations on how to obtain registrations for practitioners and mutually recognize land valuation professionals, both parties were also very interested in exploring possible collaboration in property asset management, which is an emerging market in China. I am going to consult with the CEPA committee to follow up on this.

The biennial QBA 2012 Award Presentation Banquet was held on 8 June 2012. This was the sixth episode of the award ceremony, and this year's focus was on Building Excellence for the Future. I was glad to see the quality of the submissions being maintained and the rising awareness of environmental design initiatives. But more weight should be added to the assessment score sheet on the greening and sustainability concept. Nevertheless, it was encouraging to see the award for Quality Property and Facility Manager as a recognition for the practitioners' efforts in green management.


Being the OC member, I extend my congratulations to the success of the Green Building Award 2012 Conference cum Presentation held on 11 June 2012. This year, the theme of the conference was "Towards Zero Carbon," which is a target of developing a sustainable living environment to serve future generations. According to the Guest of Honour, Mrs Carrie Lam, Secretary for Development, buildings in Hong Kong consume 90% of the city's total electricity expenditures. To reduce energy consumption and the resulting carbon emissions, prompt action must be taken to optimize building design. To this end, we need to adopt more dynamic and collaborative approaches such as greener building designs and lower carbon constructions, as well as more effective user-friendly management. I am of the opinion that PFM surveyors should take a proactive role in achieving sustainability (for existing buildings) through green property management operations – an operational approach that emphasizes enhancing more efficient energy consumption, reducing waste, and promoting more green endeavours.

Many great ideas and experiences were shared by speakers

from the US, Singapore, Taiwan, and China. The "Carrot and Stick" approach adopted by the Singaporean Government for existing buildings when it formulated its long term environmental policy is worth referencing. As a matter of fact, incentives to go green can take on forms other than money. For example, the fast adoption of corporate social responsibility by Hong Kong's entrepreneurs has proved that the theme is a viable non-monetary form of motivation. Another fascinating presentation by a Taiwanese Architect was a community school project that displayed many interesting elements of culture, education, community relationships, greening, and humanity. I always love to see more projects of this kind being demonstrated to future generations.

I joined 18 fellow members on a Site Visit CPD to Lui Seng Chun on 16 June 2012. Thanks go to council member, Sr Raymond Chan, who helped organize the visit to this graded building. Lui Seng Chun is now occupied and operated by Hong Kong Baptist University's School of Chinese Medicine. Due to the overwhelming response to this event, we will arrange more visits to other historical buildings in Hong Kong and Macau.

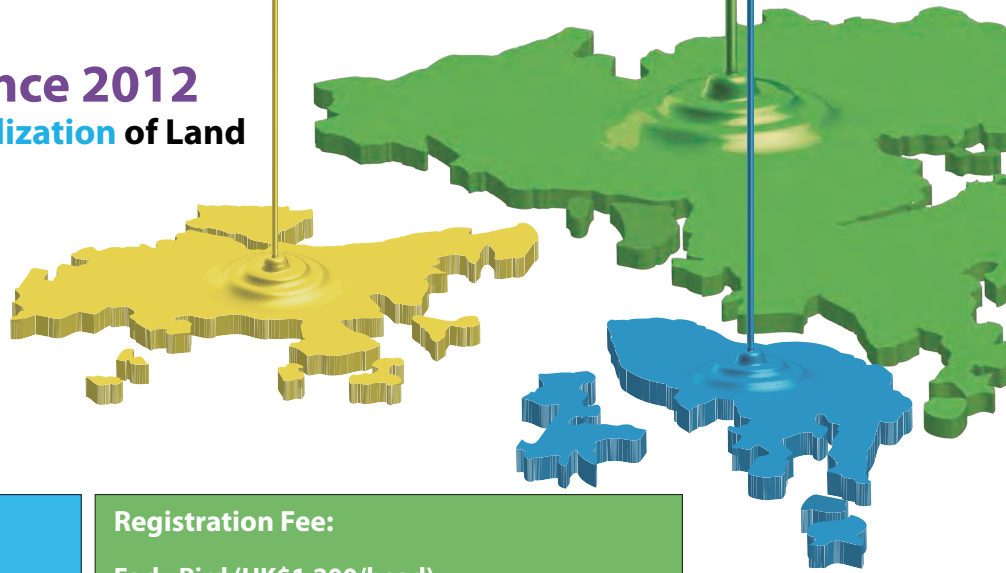


A joint CPD (PFMD & BSD) – "Voluntary Building Assessment Scheme (VBAS) – has been confirmed for 15 August 2012. Sr Augustine Chow, General Manager (Maintenance) of the Hong Kong Housing Society, will be our guest speaker. Please pay attention to further announcements of this event. 

# HKIS Annual Conference 2012

## “Development, Supply, and Utilization of Land in Hong Kong”

Date: 15<sup>th</sup> September 2012  
Time: 0900 - 1700  
Venue: Grand Ballroom, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong



### About Conference:

The Conference aims to provide a unique opportunity for real estate and construction professionals to review and explore the challenges and opportunities arising from the development, supply, and utilization of land in Hong Kong, and also serves as an important platform for industry stakeholders to exchange their experiences and views.

### Registration Fee:

**Early Bird (HK\$1,200/head)**  
– Registration Before 17<sup>th</sup> August 2012 (Friday)

**Members of HKIS & Supporting Organizations (HK\$1,400/head)**

**Non-member (HK\$1,600/head)**

**Student Member (HK\$600/head)**

\*Lunch is not included

#### Welcome Speech

**Sr Serena LAU Sze Wan**  
President  
The Hong Kong Institute of Surveyors

#### Speakers

**Mr Barry CHEUNG Chun Yuen, GBS, JP**  
Chairman  
Urban Renewal Authority

#### The Development and Supply of Land in Hong Kong

**Mr HON Chi Keung, JP**  
Director of Civil Engineering and Development  
Government of the Hong Kong Special Administrative Region

#### Urban Land Use...and...Housing Consumption? A Revisit

**Sr Prof Eddie HUI Chi Man**  
Professor of Real Estate  
Department of Building and Real Estate  
The Hong Kong Polytechnic University

#### Land Supply in the Urban Area - A Private Developer's Perspective

**Sr LAU Chi Keung**  
Director  
C K LAU & Associates Limited

#### Land Supply Strategy – Missing Pieces in the Jigsaw

**Sr LAU Chun Kong**  
International Director  
Jones Lang LaSalle

#### Myths and Facts about Land Utilization in Hong Kong

**Mr Jimmy LEUNG Cheuk Fai, JP**  
Director of Planning  
Government of the Hong Kong Special Administrative Region



#### Controls - For Better Development?

**Sr Tony TSE Wai Chuen**  
Director  
Brand Star Limited

#### More and Faster Land Supply—Yes but How

**Sr Augustine WONG Ho Ming**  
Executive Director  
Henderson Land Development Company Limited

#### Utilisation of Land for Public Housing Development in Hong Kong

**Sr Marco WU Moon Hoi, JP**  
Vice Chairman  
Hong Kong Housing Society

#### Moderators

**Dr CHAN Man Wai**  
Executive Director, Project Delivery  
West Kowloon Cultural District Authority

#### Sr Spencer KWAN Tin Che

Past Chairman  
Quantity Surveying Division  
The Hong Kong Institute of Surveyors

#### Sr Tony WAN Wai Ming

Honorary Secretary  
General Practice Division  
The Hong Kong Institute of Surveyors

#### Closing Remarks

**Sr Simon KWOK Chi Wo**  
Chairman  
Annual Conference Organizing Committee  
The Hong Kong Institute of Surveyors



#### Enquiries:

Ms. Winky LEUNG / Ms. Anne MOK  
Tel: +852 2372 0090  
Fax: +852 2372 0490  
Email: winky@creativegp.com / anne@creativegp.com  
Website: <http://www.hkis.org.hk>

#### Supporting Organizations:



# HKIS Annual Conference 2012 - "Development, Supply, and Utilization of Land in Hong Kong"

Date: 15th September, 2012 Venue: Grand Ballroom, Conrad Hong Kong, Pacific Place, 88 Queensway, Hong Kong

To: *Conference Secretariat – Creative Consulting Group Inc. Limited*  
Attn: Ms. Anne MOK Fax no.: 2372 0490  
Event Code: CPD/HKIS/2012088

## REGISTRATION FORM

### Delegate details

Surname: \_\_\_\_\_ Other names: \_\_\_\_\_

Company: \_\_\_\_\_

Position: \_\_\_\_\_

Postal address: \_\_\_\_\_

Tel no.: \_\_\_\_\_ Fax no.: \_\_\_\_\_

E-mail: \_\_\_\_\_ (For sending confirmation only)

**Early Bird (HK\$1,200/head) – Registration before 17 August 2012**

**Member of HKIS & Supporting Organizations (HK\$1,400/head)**

**For HKIS member:**

Grade of HKIS membership\*: F , M , TA , P , TT , S

HKIS membership no.: \_\_\_\_\_

Division of HKIS: BS  GP , LS , PD , PFM , QS

**For Supporting Organisation:**

Please specify: \_\_\_\_\_

**Non-member (HK\$1,600/head)**

**Student member (HK\$600/head) \*Lunch is not included**

### Payment Method

#### 1. By Cheque

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

Cheque no. \_\_\_\_\_ Amount \_\_\_\_\_

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

#### 2. By Credit Card

Please charge my HKIS Visa Platinum/Gold MasterCard (**Shanghai Commercial Bank Limited**) as follows:

Please charge my American Express Credit Card as follows:

**Payment Instruction for HKIS Event** Ref.: [\_\_\_\_\_]

To: Credit Card Service Department

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

Cardholder Name: \_\_\_\_\_ HKIS No. \_\_\_\_\_

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Cardholder's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

### For Bank Use Only

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

#### Enquiries

Ms. Anne MOK  
Tel: +852 2372 0090 Fax: +852 2372 0490  
E-mail: anne@creativegp.com  
Website: http://www.hkis.org.hk

#### Remarks

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

# Summary of HKIS CPD / PQSL Events

## 07 July 2012 - 19 December 2012

| DATE    | CODE     | EVENT  | CPD HOUR(S) | SPEAKERS  | RUN BY   | PQSL |
|---------|----------|--|-------------|---|----------|------|
| 07 July | 2012067  | QSD APC Part I Assessment Workshop   | 3           | Experienced QSD APC Assessors                               | QSD      | ✓    |
| 09 July | 2012066  | Financial Analysis for Property & Facility Managers  | 1.5         | Benny KB Kwok   | PFMD     |      |
| 10 July | 2012065A | BSD APC Series - Condition Survey and Building Diagnosis   | 1.5         | Peter Wong  | BSD/YSG  | ✓    |
| 10 July | 2012053  | From Large Format to Small Format, From Manned Aerial Survey to Unmanned Aerial Survey   | 1.5         | Tommy Au  | YSG      |      |
| 12 July | 2012064  | Profit from Energy Management through ISO 50001  | 1.5         | Nelson Ho   | BSD      |      |
| 14 July | 2012044  | Visit to Precast Products Factory in Dongguan <b>(Full)</b>  | 3           | Benny Lee   | QSD      |      |
| 19 July | 2012045  | Retirement Housing Initiative by the Hong Kong Housing Society   | 1.5         | Tsang Tak Ming Patrick                                      | GPD      |      |
| 22 July | 2012082  | 廣東省佛山市交流參觀團(廣東省測繪學會協辦)   | 10          |   | LSD      |      |
| 23 July | 2012077  | Social Media as A Business Tool For Property and Construction Professionals  | 1.5         | Richard Sykes   | GPD      |      |
| 26 July | 2012065B | BSD APC Series - Understanding of the new fire safety code   | 1.5         | Michael Pang  | BSD/YSG  | ✓    |
| 27 July | 2012084  | Construction Contract - Variations   | 1.5         | Stephen Lam   | QSD      | ✓    |
| 28 July | 2012057  | Visit to IVE (Morrison Hill) BIM Centre and BIM Exploring Workshop <b>(Full)</b>   | 2           | TC Lo   | QSD      |      |
| 28 July | 2012079  | She Leads 強人是妳   | 3           | Shirley Cheung, Jessica Ng, Charlene Ise                    | YSG      |      |
| 01 Aug  | 2012065C | BSD APC Series - Building, Lease and Planning Control of Development   | 1.5         | Kenneth Chan  | BSD/YSG  | ✓    |
| 02 Aug  | 2012046  | How will the Hong Kong Property Market Perform in the CY Leung's Era?  | 1.5         | Phemey Pon  | GPD      |      |
| 04 Aug  | 2012069  | Visit to Hong Kong Science and Technology Parks and its exhibitions including new Green Concepts@Green 18 <b>(Full)</b>              | 3           | Representatives from Hong Kong Science and Technology Parks | QSD      |      |
| 11 Aug  | 2012085  | Visit to Pre-mixed Plaster and Mortar Factory and Laboratory   | 3           | Dr Chan Chi Yui, Kenus Kwong                                | QSD/YSG  |      |
| 14 Aug  | 2012087  | Risk and Quality Management  | 1.5         | Joe K F Wu  | QSD      | ✓    |
| 15 Aug  | 2012078  | Voluntary Building Assessment Scheme   | 1.5         | Augustine Chow  | BSD/PFMD |      |
| 16 Aug  | 2012065D | BSD APC Series - Processing of Application for Licensed Premises   | 1.5         | Andrew Woo  | BSD/YSG  | ✓    |
| 22 Aug  | 2012086  | Construction Contract - Nomination   | 1.5         | Stephen Lam   | QSD      | ✓    |
| 23 Aug  | 2012065E | BSD APC Series - Preparation of Project Scheme   | 1.5         | To be confirmed   | BSD/YSG  | ✓    |
| 24 Aug  | 2012083  | LSD APC Workshop   | 2           | LSD Education Committee                                     | LSD/YSG  | ✓    |
| 25 Aug  | 2012068  | Visit to LED Lighting Showroom <b>(Full)</b>   | 1.5         | Representatives from Optiled Lighting International Ltd.    | QSD      |      |
| 31 Aug  | 2012080  | Building Information Modeling for Quantity Surveyors (QSBIM) - Application of BIM Data from Measurement to Cash Flow Simulation (5D) | 1.5         | Elvis Li  | QSD      |      |
| 04 Sep  | 2012075  | Environmental Impact Assessment in Hong Kong and the Related Ordinance   | 1.5         | Clara U   | QSD      |      |
| 08 Sep  | 2012081  | Lift Technology and Maintenance System – Visit to Service Headquarters of a Lift Company   | 3           | Simon Lo  | QSD      |      |
| 17 Sep  | 2012065F | BSD APC Series - Design and Planning of Building Services  | 1.5         | Nelson Ho   | BSD/YSG  | ✓    |
| 19 Dec  | 2012065G | BSD APC Series - Preparation for Critical Analysis & Final Interview   | 1.5         | Junkers Lam   | BSD/YSG  | ✓    |

Details of individual CPD/PQSL events are provided in the Surveyors Times and/or HKIS Website [www.hkis.org.hk](http://www.hkis.org.hk). Please use the STANDARD RESERVATION FORM overleaf for registration. For enquiries, please email [cpd@hkis.org.hk](mailto: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. : \_\_\_\_\_

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 Expiry Date : \_\_\_\_\_ / \_\_\_\_\_

Cardholder's Signature : \_\_\_\_\_ Date : \_\_\_\_\_

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|--------------------------|---------------------|-------------|
| <b>For Bank Use Only</b> | 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 Payment by PalPay is also acceptable after reservation is confirmed (HKIS members only). Please register in our web site before the closing date for each event.
- 6 Reservation by fax, telephone and cash payment is not acceptable.
- 7 For number of seats or priority of allocation of seats, please refer to the individual event details.
- 8 Reservation cannot be confirmed until one week prior to the event.
- 9 An official receipt/ admission ticket, which must be presented at the event, will be returned by post upon confirmation of reservation.
- 10 Incomplete or wrongly completed reservation forms will not be processed.
- 11 In the event a Typhoon Signal No. 8 or above or Black Rainstorm Warning is hoisted, the event will be postponed and a new arrangement will be announced. Should the aforesaid warnings be lowered 4 hours before the event, the event will proceed as normal.
- 12 If you have not received any reply from our Institute within 7 days of the event, you may call the HKIS office at 2526 3679 to check the progress of your reservation.





## PQSL/QSD/2012067

### QSD APC Part I Assessment Workshop

|                         |  |            |  |
|-------------------------|--|------------|--|
| <b>Speaker</b>          | Experienced QSD APC Assessors  |            |  |
| <b>Date &amp; Venue</b> | 2:00 pm – 5:00 pm Saturday 7 July 2012<br>Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong  |            |  |
| <b>Details</b>          | <p>With the introduction of the new APC System in July 2011, there will be 2 parts of assessment in the QSD APC System.</p> <p>The Part I Assessment is a relatively new concept and in this regards an introduction on the requirements of the Part I Assessment, sample questions, and the expected assessment criteria at this talk.</p> <p>Probationers and Student Members who wish to attempt the Part I Assessment this year are encouraged to attend this seminar.</p> <p>There will be a session for floor questions.</p> |            |  |
| <b>Language</b>         | Cantonese supplemented by English  | <b>Fee</b> | HK\$150 per member (additional charge of HK\$20 for walk-in) |
| <b>Priority</b>         | QSD Probationers and Students; First-come-first-served   |            |  |

## CPD/PFMD/2012066

### Financial Analysis for Property & Facility Managers

|                         |  |            |  |
|-------------------------|--|------------|--|
| <b>Speaker</b>          | Mr Benny K B Kwok  |            |  |
|                         | <p>He is a Certified Public Accountant, Chartered Surveyor, Chartered Builder, Certified Tax Adviser and Registered Professional Surveyor in Hong Kong. He has attended arbitration hearings, disciplinary proceedings as well as trials at the District Court and the High Court in Hong Kong, on civil and criminal cases, as an expert witness to give evidence in respect of various commercial and financial matters.</p>   |            |  |
| <b>Date &amp; Venue</b> | 7:00 pm - 8:30 pm Monday 9 July 2012<br>Surveyors Learning Centre, Suite 811, 8/F, Jardine House, Central, Hong Kong   |            |  |
| <b>Details</b>          | <p>Professional surveyors often carry out valuation and asset appraisal as well as take charge of the overall supervision and daily operation of properties and built facilities which require the ability to understand and analyse the relevant financials relating to those assets, properties and facilities. Budgets, projections, final accounts and financial statements are common communication channels amongst owners, clients, contractors, sub-contractors, managers, regulators, end-users and other stakeholders. As these financials are full of technicalities and codified messages, those less well trained in the subject may not be able to unlock these messages.</p> <p>This seminar caters for the needs of property &amp; facility managers, and seeks to bridge the gap between finance and surveying. By going through the jungle of accounts, budgets, ledgers, forecasts, projections, reconciliations, reserves, audit reports, balance sheet, capital expenditure, cash books, financial statements, fixed asset register, income &amp; expenditure accounts, internal controls, inventory records and reporting regulatory framework, this seminar will serve as an avenue to the unseen world of finance and accountancy revealing the truth behind the numbers and transactions.</p> |            |  |
| <b>Language</b>         | English supplemented by Cantonese  | <b>Fee</b> | HK\$100 for member; HK\$150 for non-member |
| <b>Priority</b>         | PFMD Members; First-come-first-served  |            |  |

## PQSL/BSL/YSG/2012065

### BSD APC Series

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

**Venue** 7:00 pm – 8:30 pm  
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

| Date                                      | Topics  | Details  |
|---|---|--|
| No.2012065A<br>10 Jul 2012<br>(Tuesday)   | Condition survey and building diagnosis             | Condition survey and building diagnosis are core skills of building surveyors. Probationers shall develop such skills and learn the techniques in order to equip themselves for professional practice. The speaker will discuss in this talk how to plan for a condition survey and the skills of building diagnosis with illustration by cases and examples.  |
| No.2012065B<br>26 Jul 2012<br>(Thursday)  | Understanding of the new fire safety code           | Practitioners shall have full awareness of the Code of Practice of Fire Safety in Buildings 2011 issued by Buildings Department. It is crucial for our members to have good understanding on this Code for planning and design of building scheme, no matter it is a new development or conversion works. The Speaker of this talk who is the member of the Steering Committee will introduce this new Code and highlight the key changes of the present code from the previous.   |
| No.2012065C<br>1 Aug 2012<br>(Wednesday)  | Building, lease and planning control of development | All building development, including any alterations and additions or conversion works, is basically controlled under Government lease, the Town Planning Ordinance and the Buildings Ordinance and their subsidiary regulations. These three development control parameters are distinguished by their different origin of authority, which Government lease is actually non-statutory and contractual relationship in nature whilst the other two are ordinances with statutory powers. The Speaker will try to elaborate and provide a clear concept in this regard. |
| No.2012065D<br>16 Aug 2012<br>(Thursday)  | Processing of application for licensed premises     | The use of premises in building for certain business is under control by the Government through licensing system. Different rules and guidelines are set by the respective licensing authorities, specific requirements on health and hygiene, fire and building safety have to be observed for getting required license for the operation. The Speaker will explain the procedures and discuss the various considerations on the licensing application.   |
| No.2012065E<br>23 Aug 2012<br>(Thursday)  | Preparation of project scheme                       | Preparation of good project schemes or a scheme that can acquire good marks from assessors is always not an easy task. Working within an extremely tight time frame and under examination pressure further increase the difficulty and become a big challenge to candidates. A fellow assessor will be invited to discuss about the relevant skills and share his experience on how to overcome such fears.  |
| No.2012065F<br>17 Sep 2012<br>(Monday)    | Design and planning of building services            | The planning and installation of building services is in no doubt a key part of building design for the efficient operation of the building. Various building services can be considered as system running independently but are also said to be related with each other. It would be a mess no matter to the site work or future operation of building upon completion of building if co-ordination of building services is not properly planned. The Speaker will discuss on how to carry out a proper design and planning of building services.                     |
| No.2012065G<br>19 Dec 2012<br>(Wednesday) | Preparation for Critical Analysis & Final Interview | Critical analysis is considered by some candidates to be the most difficult part of the APC. Some candidates also get nervous for preparation of final interview. What is the expectation of assessors on candidates and is there any technique for better preparation of both critical analysis and final assessment. The Speaker will discuss and also share with the audiences on the common mistakes commonly made by candidates.  |

On top of the above, BSD/YSG is going to organize a mock assessment (practical task) taking at a camp site in late September. Please be aware of the announcement in the coming issue of Surveyors Times.

|                 |                           |                 |   |
|-----------------|---------------------------|-----------------|---|
| <b>Language</b> | English                   | <b>Fee</b>      | HK\$120 for member/per talk; HK\$150 for non-member/per talk (HK\$30 walk-in surcharge for all pricings listed) |
| <b>Deadline</b> | One week before the event | <b>Priority</b> | BSD Probationers & Students; First-come-first-served  |

## CPD/YSG/2012053

### From Large Format to Small Format, From Manned Aerial Survey to Unmanned Aerial Survey

|                         |   |            |   |
|-------------------------|---|------------|---|
| <b>Speaker</b>          | Mr Tommy Au   |            |   |
| <b>Date &amp; Venue</b> | 6:30 pm - 8:00 pm Tuesday 10 July 2012 CF304 The Hong Kong Polytechnic University, Hung Hom, Kowloon  |            |   |
| <b>Details</b>          | <p>Tommy Au is a land surveyor indulging himself in all forms of flying activities. He had worked in the Aerial Survey Unit of the Lands Department for almost 9 years and taken more than 100,000 aerial photos in different formats and at different altitudes as official survey records. Besides fixed-wing airplane and helicopter in the office hours, he also takes aerial photos by paraglider and radio control airplane in his spare time. Recently he has just published the first aerial photo album of Hong Kong with aerial photos all taken by small format digital camera installed in an Unmanned Aerial Vehicle (UAV). The rapid development of UAV in the past 10 years has proved that UAV is a very powerful tool in different applications. UAV could serve not only military purpose but also environmental monitoring, heritage preservation, hill fire detection, search and rescue, aerial survey and so on. After the successful flight of Aerosonde across Atlantic Ocean in 1998 and granting the airworthiness certificate to Global Hawk RQ-4 by the Federal Aviation Administration (FAA) in 2003, UAV has been proved a reliable platform for conducting different types of tasks. Tommy would like to share his experience and views of the development of UAV with you in this CPD talk.</p> |            |   |
| <b>Language</b>         | Cantonese   | <b>Fee</b> | HK\$120 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed) |
| <b>Priority</b>         | First-come-first-served   |            |   |

## CPD/BSO/2012064

### Profit from Energy Management through ISO 50001

|                         |   |            |  |
|-------------------------|---|------------|--|
| <b>Speaker</b>          | <p>Mr Nelson Ho, BSc, MBA, F.PFM, MHKIS, MRICS, MCMI, RPS(BS), BEAM Pro, ISO 50001 Internal Auditor<br/>Senior Manager, Facilities Management, Hong Kong Science and Technology Parks Corporation</p> <p>Mr Nelson Ho is responsible for facility management of the Hong Kong Science Park and InnoCentre, and the environment and safety management of the above properties and the 3 Industrial Estates of Hong Kong.</p> <p>Nelson is an experienced Building Surveyor and Facility Manager, possessed over 23 years' experience in Projects and Facilities Management. He got the first ISO50001 Energy Management System Certification in Hong Kong for the Science Park buildings in September 2011. He is an expert in energy management outside the engineering profession and is a member of the Task Force on Energy Management System (EnMS) Certification of the Hong Kong Accreditation Service.</p> <p>In addition to energy management, Mr. Ho's major professional/research interests are Facilities management, project management, sustainable technologies and standards, outsourcing management, maintenance, BIM- FM technology, conservation, rehabilitation and restoration of heritage buildings.</p> |            |  |
| <b>Date &amp; Venue</b> | 7:00 pm - 8:30 pm Thursday 12 July 2012<br>Surveyors Learning Centre, Suite 811, 8/F, Jardine House, Central, Hong Kong   |            |  |
| <b>Details</b>          | <p>Sustainability is a very hot agenda in the management and maintenance of buildings. However, quite some systems or technologies are costly and difficult to achieve payback. ISO50001 Energy Management System is a very special management system that it gives you savings -- not spending.</p> <p>Moreover, it calls for both technical expertise and management system expertise side by side in its establishment and certification.</p> <p>Mr Ho will introduce the requirements of ISO50001 system to the audience and share his vision in this new Energy Management system. Mr Ho will also share with the audience how and why a building surveyor can lead the establishment of an engineering management system with success as well as the achievements that brought by the implementation of this new management system to the Hong Kong Science Park.</p>   |            |  |
| <b>Language</b>         | English   | <b>Fee</b> | HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharged for all pricings listed) |
| <b>Priority</b>         | BSD Members; First-come-first-served  |            |  |

## CPD/GPD/2012045

### Retirement Housing Initiative by the Hong Kong Housing Society

**Speaker** Mr Tsang Tak Ming Patrick, FHKIS

Patrick has 27 years post qualification experiences in both public and private sectors covering property valuation, property development, sale and leasing, urban renewal and land administration. Currently, he is General Manager (Planning & Development) of the Development and Marketing Division of HKHS responsible for Quality Retirement Housing, Public Rental Housing developments, Subsidized Public Housing Scheme, new business developments and land administration.

**Date & Venue** 7:00 pm – 8:30 pm Thursday 19 July 2012  
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

**Details** In order to meet the imminent housing and related healthcare needs of the ageing population, HKHS introduced 5 pilot projects of a new type of housing exclusive for low to middle / high income seniors under the Joyous Living Retirement Housing Scheme, Senior Citizens Residence Scheme and the Integrated Redevelopment Model. The concept of these schemes is to provide an integration of accommodation and recreational, medical and healthcare services under one roof enabling the elderly tenants to enjoy, a safe, happy, healthy and graceful life.

The presentation covers the Ageing-in-Place concept for the senior housing solution and its component, the new elderly housing initiatives, the disposal and operation model and challenges ahead.

|                 |             |                 |  |
|-----------------|-------------|-----------------|--|
| <b>Language</b> | English     | <b>Fee</b>      | HK\$120 for member; HK\$150 for non-member<br>(HK\$30 walk-in surcharge for all pricings listed) |
| <b>Deadline</b> | 5 July 2012 | <b>Priority</b> | GPD Members; First-come-first-served   |

## CPD/GPD/2012077

### Social Media as A Business Tool For Property and Construction Professionals



*Joint event with College of Estate Management*

**Speaker** Mr Richard Sykes, BSc, MSc, Tutor in Management Studies at the College of Estate Management

**Date & Venue** 7:00 pm - 9:00 pm Monday 23 July 2012  
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong  
(Networking time & light refreshments will be provided from 7:00 pm - 7:30 pm)

**Details** Richard will deliver a CPD lecture on Social Media a Business Tool for Property and Construction Professional, followed by an open-floor discussion with contributions from a panel of expert industry practitioners. The talk would look how social media sites like LinkedIn, Facebook and Twitter can be used by companies to promote business and their impact.

After the lecture, there will be an opportunity to talk to CEM staff, to find out more about CEM courses and to see how you can gain qualifications by supported distance learning, while continuing to work. There will also be a chance to network. After the lecture, there will be an opportunity to talk to CEM staff, to find out more about CEM courses and to see how you can gain qualifications by supported distance learning, while continuing to work. There will also be a chance to network..

Each excels in their own professional fields, the elites will definitely bring you some inspiring and encouraging insights!

|                 |                         |            |  |
|-----------------|-------------------------|------------|--|
| <b>Language</b> | English                 | <b>Fee</b> | HK\$120 for HKIS member, RICS and CIOB Members;<br>HK\$150 for non-member. |
| <b>Priority</b> | First-come-first-served |            |  |

## CPD/LSD/201282

### 香港測量師學會 - 土地測量組 廣東省佛山市交流參觀團(廣東省測繪學會協辦)



土地測量組多年來多次舉辦粵、港、澳測量師學術交流聯誼活動，過去曾訪問廣州、潮汕、韶關、惠州、中山及湛江等地，每次團員都口碑載道。今年本組將安排到佛山市參觀訪問，希望藉此交流聯誼活動加深瞭解佛山的發展，亦希望與佛山市政府建立及增進友誼，方便日後的往來合作。

日期： 2012年7月22日至25日(四天)

#### 交流團行程表：

| 日期                      | 行程  |
|-------------------------|---|
| 7月22日(星期日)<br>(晚餐自費)    | 深圳羅湖 → 佛山(於羅湖集合，然後乘坐豪華巴士前往佛山市，預計於傍晚前到達，其後隨即下榻佛山市三水區綠湖溫泉度假酒店)<br><br>集合地點： 羅湖深圳香格里拉大酒店 (如有變更，將會另行通知)<br>集合時間： 下午一時正 (請準時到達，逾時不候) |
| 7月23日(星期一)<br>(包早、午、晚餐) | 行程：<br>與廣東省測繪學會、澳門特別行政區政府地圖繪制暨地籍局、廣東省國土資源廳、佛山市政府、佛山市國土資源局等專家代表座談交流。議題包括：土地徵用全過程、北斗衛星接收機和1秒全站儀介紹展示、無人飛機遙測等等。                     |
| 7月24日(星期二)<br>(包早、午、晚餐) | 行程：<br>1. 參觀三水荷花世界三水大旗頭古村(廣東第一村)<br>2. 觀佛山市祖廟、東華里改造項目及樂從家具城   |
| 7月25日(星期三)<br>(包早、午)    | 行程：<br>1. 參觀九江雙蒸博物館、獅山工業園<br>2. 下午回程：佛山 → 深圳羅湖(乘坐豪華巴士到達羅湖關口)  |
| 註：                      | 1. 以上四天的行程只供作參考，最終的行程可能會稍作修改。   |

#### 交流團的費用：

|                  | 雙人房 (Standard Twins)<br>Shared room | 單人房 (Single) |
|------------------|-------------------------------------|--------------|
| 團費每人(旅遊保險不包括在內)： | HK\$2,200                           | HK\$3,200    |
|                  | *40歲下年青會員 可享 HK\$500 折扣優惠 (只限雙人房)   |              |

參加辦法：請填妥回條連同支票，抬頭請寫「Surveyors Services Ltd.」寄回香港測量師學會報名。

語言： 普通話為主 **截止日期：** 請於7月16日前報名，名額有限，先到先得。  
可計算之持續教育小時：10小時



### 香港測量師學會(土地測量組) - 佛山市交流參觀團 (CPD/LSD/201282) 報名表

是否會員： 非會員  會員 (編號：\_\_\_\_\_ ) 聯絡電話：\_\_\_\_\_ 電郵號碼：\_\_\_\_\_

姓名：\_\_\_\_\_ (英文) \_\_\_\_\_ (中文) 有效回鄉証/護照號碼：\_\_\_\_\_

房間安排： 單人房  雙人房，同房人名稱 \_\_\_\_\_ 或  由本會安排

支票號碼：\_\_\_\_\_ 如多停留兩天，請選擇需要代為安排事項(需自費)： 酒店  高爾夫球

如有其他事宜上需要作特別安排，請列明該等要求：

香港中環怡和大廈8樓801室 電話：2526 3679 傳真：2868 4612

## PQSL/QSD/2012084

### Construction Contract – Variations



|                         |  |                 |  |
|-------------------------|--|-----------------|--|
| <b>Speaker</b>          | Mr Stephen Lam, FHKIS, RPS(QS), RPS(PFM). Director of TLS & Associates Ltd.  |                 |  |
| <b>Date &amp; Venue</b> | 7:00 pm – 8:30 pm Friday 27 July 2012<br>Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong   |                 |  |
| <b>Details</b>          | This seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims to enable candidates to: <ul style="list-style-type: none"><li>• Interpret contractual procedures, rights and obligations in relation to the variation clauses stipulated in the construction contract.</li><li>• Analyse contractual issues arising from the variation clauses.</li></ul> |                 |  |
| <b>Language</b>         | Cantonese supplemented by English  | <b>Fee</b>      | HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed). |
| <b>Deadline</b>         | 20 July 2012   | <b>Priority</b> | QSD Probationers and Students  |

## CPD/YSG/2012079

### She Leads 強人是妳



|                         |  |                 |   |
|-------------------------|--|-----------------|---|
| <b>Speakers</b>         | Ms Shirley Cheung (張玉珊小姐), Founder of Sau San Tong Holdings<br>Ms Jessica Ng (吳旭茱小姐), Founder of JESSICA magazine<br>Ms Charlene Tse (謝寧小姐), Founder of Cookies Quartet  |                 |   |
| <b>Date &amp; Venue</b> | 2:00 pm – 5:00 pm Saturday 28 July 2012<br>Lecture Theatre ST111, The Hong Kong Polytechnic University   |                 |   |
| <b>Details</b>          | With the theme <b>“Far from ordinary: Women of Excellence” (姿采盡展·成就未來)</b> , this Joint CPD Series, co-organized with Junior Chamber International Hong Kong (JCI HK) Jayceettes (香港女青年商會) and The Hong Kong Polytechnic University (香港理工大學), provides an opportunity for future pillars to hear our role models’ real-life stories and experience in making positive changes and breakthroughs in life.<br><br>You can never underestimate women of the 21st century! Three very distinguished businesswomen are invited to share their roads to excellence at seminar “She Leads”. Ms Shirley Cheung (張玉珊小姐) decided to switch her career from being an outstanding actress to beauty industry and became the founder of “Sau San Tong”; Ms Jessica Ng (吳旭茱小姐), founded the No.1 selling Female Leisure magazines “JESSICA” with her own name, became the youngest Chief Executive Officer of a listed company in Hong Kong in 2002 at the age of 23; Ms Charlene Tse (謝寧小姐) set up the well-known local brand “Cookies Quartet”, turning her interest into her business.<br><br>Each excels in their own professional fields, the elites will definitely bring you some inspiring and encouraging insights! |                 |   |
| <b>Language</b>         | Cantonese  | <b>Fee</b>      | HK\$160 for member, HK\$200 for non-member (HK\$20 walk-in surcharge for all pricings listed) |
| <b>Deadline</b>         | 13 July 2012   | <b>Priority</b> | First-come-first-served   |

## CPD/GPD/2012046

### How will the Hong Kong Property Market Perform in the CY Leung's Era?

**Speaker** Mr Phemey Pon

He is the founder and managing director of Centaway Property Asset Management Limited. He is a qualified general practice surveyor and has a master degree in finance from The Chinese University of Hong Kong. He has been analysing and commenting the HK property market in the past few years in his blog and his predictions so far have been very accurate. He has been a speaker of CPD events for the past 5 years.

**Date & Venue** 7:00 pm – 8:30 pm Thursday 2 August 2012  
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

**Details** Based on the speaker's experiences and researches, he will speak on the following areas:

1. How to do fundamental and technical analysis on the property market?
2. How to select the right data and economic indicators to predict the property market?
3. How to use simple and yet powerful methods to predict the performance of the Hong Kong property market?
4. What is the potential impact of CY Leung's land and housing policies on the property market?

|                 |                                   |                 |  |
|-----------------|-----------------------------------|-----------------|--|
| <b>Language</b> | Cantonese supplement with English | <b>Fee</b>      | HK\$120 for member; HK\$150 for non-member<br>(HK\$30 walk-in surcharge for all pricings listed) |
| <b>Deadline</b> | 19 July 2012                      | <b>Priority</b> | GPD Members; First-come-first-served   |

## CPD/QSD/2012069

### Visit to Hong Kong Science and Technology Parks and its exhibitions including newGreen Concepts@Green 18

**Speaker** Representatives from Hong Kong Science and Technology Parks

**Date & Venue** 9:00 am – 2:30 pm Saturday 4 August 2012 Hong Kong Science and Technology Park

**Details** Itinerary:  
9:00am – Gathering at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road)  
2:30pm – Dismiss at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road)  
(Successful registration will receive details of the visit.)

Hong Kong Science and Technology Parks, the 22 hectare Hong Kong Science Park provides 20 state-of-the-art laboratory-fitted buildings, offering 220,000 square meter office space. Since its inception in 2001, the Park is home of more than 300 technology companies engaging in integrated circuits and electronics; precision engineering, biotechnology, green technology and ICT industries. These companies range from start-up, SME to multi-national conglomerate both from local and overseas.

This CPD event provides a good chance for our members to visit the Hong Kong Science and Technology Parks and its exhibitions including Fun Nest, Inno Nest, "Professor Charles K. Kao: Father of Fibre Optics" Showcase, Green Concepts@Green 18, Photonics Technology Showcase and IC Development Showcase.

**[After the visit, we will include a gathering lunch at the Science Park so as to allow our members to share their experience.]**

|                 |              |                 |   |
|-----------------|--------------|-----------------|---|
| <b>Language</b> | Cantonese    | <b>Fee</b>      | HK\$200 for member; HK\$250 for non-member<br>(including transportation, insurance and lunch) |
| <b>Deadline</b> | 19 July 2012 | <b>Priority</b> | QSD Members; First-come-first-served (with maximum quota of 45)                               |

## CPD/QSD/YSG/2012085

### Visit to Pre-mixed Plaster and Mortar Factory and Laboratory



|                         |  |                 |   |
|-------------------------|--|-----------------|---|
| <b>Speakers</b>         | Dr Chan Chi Yui, Business Development Director of Eastern Pretech (HK) Ltd.<br><br>Ms Kenus Kwong, Marketing Manager of Eastern Pretech (HK) Ltd.  |                 |   |
| <b>Date &amp; Venue</b> | 9:30 am -12:30 pm Saturday 11 August 2012<br>Eastern Pretech (HK) Ltd., at No.7, Wang Lok Street, Yuen Long Industrial Estate, Yuen Long, N.T., Hong Kong  |                 |   |
| <b>Details</b>          | <p>Itinerary :</p> <p>8:30 am - Gathering at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road) or<br/>9:00 am - Gathering at Long Ping MTR Station (Exit F)<br/>1:00 pm - Dismiss at Long Ping MTR Station (Exit F)<br/>(Successful registration will receive details of the visit.)</p> <p>Eastern Pretech (HK) Ltd. ("Eastern") is a well-known local pre-mixed plaster and mortar supplier, which offers wide range of pre-mixed products to serve Hong Kong and Mainland China's market. Eastern has its production line in Yuen Long factory, which covers an area of over 60,000 square feet with plant set up worth about HK\$100 million. Its current production capacity is about 120,000 tons per annum.</p> <p>This event will visit the factory (demonstrating its product line) and laboratory (demonstrating its testing of pre-mixed products) of Eastern.</p> <p>The objective of this visit is to introduce the pre-mixed plaster and mortar products and their applications (with comparison with the use of traditional plastering method).</p> |                 |   |
| <b>Remarks</b>          | <p><b>1. QSD has organized a similar visit to Eastern on 19 March 2011. That CPD event was full within a few days after announcement. QSD and YSG are pleased to organize the coming similar visit on 11 August 2012 again.</b></p> <p><b>2. Please fill in the attached Declaration Form together with standard Reservation Form for this CPD event.</b></p>  |                 |   |
| <b>Language</b>         | Cantonese supplemented by English  | <b>Fee</b>      | HK\$250 per member; HK\$300 for non-member (including transportation and insurance) |
| <b>Deadline</b>         | 28 July 2012   | <b>Priority</b> | QSD Members; First-come-first-served (with maximum quota of 45)                     |

## PQSL/QSD/201287

### Risk and Quality Management



|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speaker</b>          | Mr Joe K F Wu, MBA, MEC, MSc, BSc, MRICS, MHKIS, RPS(QS), MHIREA, MBCS, BEAM Pro<br>Cost & Quality Controller of Chinachem Group  |                 |  |
| <b>Date &amp; Venue</b> | 7:00 pm – 8:30 pm Tuesday 14 Aug 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong   |                 |  |
| <b>Details</b>          | <p>This seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims to enable candidates to:</p> <ul style="list-style-type: none"> <li>• Demonstrate knowledge and understanding of the risk nature in construction project.</li> <li>• Apply various techniques to carry out risk assessment</li> <li>• Implement risk management / quality management system in relation to specific projects.</li> </ul> |                 |  |
| <b>Language</b>         | Cantonese supplemented by English   | <b>Fee</b>      | HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed). |
| <b>Deadline</b>         | 7 August 2012   | <b>Priority</b> | QSD Probationers and Students  |



## CPD/BSO/PFMD/2012078

### Voluntary Building Assessment Scheme



|                         |  |                 |   |
|-------------------------|--|-----------------|---|
| <b>Speaker</b>          | Mr Augustine Chow, General Manager (Maintenance), Hong Kong Housing Society  |                 |   |
| <b>Date &amp; Venue</b> | 7:00 pm - 8:30 pm Wednesday 15 August 2012<br>Surveyors Learning Centre, Suite 811, 8/F, Jardine House, Central, Hong Kong   |                 |   |
| <b>Details</b>          | To support the "Mandatory Building Inspection Scheme" (MBIS) and the "Mandatory Window Inspection Scheme" (MWIS), Hong Kong Housing Society was commissioned by the Government to undertake the implementation of the Voluntary Building Assessment Scheme (VBAS) with the objective to encourage building owners to properly manage and maintain their buildings on their own initiatives. The building owners are necessary to appoint VBAS assessors to conduct the VBAS assessment. The speaker will introduce the details of VBAS, its benefit and mechanism, as well as how to become the VBAS assessors, etc, to our members. |                 |   |
| <b>Language</b>         | Cantonese supplemented by English  | <b>Fee</b>      | HK\$120 for member; HK\$150 for non-member (HK\$30 walk-in surcharge for all pricings listed) |
| <b>Deadline</b>         | 1 August 2012  | <b>Priority</b> | BSD/PFMD Members; First-come-first-served   |

## PQSL/QSD/2012086

### Construction Contract - Nomination



|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speaker</b>          | Mr Stephen Lam, FHKIS, RPS(QS), RPS(PFM). Director of TLS & Associates Ltd.   |                 |  |
| <b>Date &amp; Venue</b> | 7:00 pm - 8:30 pm Wednesday 22 August 2012<br>Surveyors Learning Centre, Suite 811, 8/F, Jardine House, Central, Hong Kong  |                 |  |
| <b>Details</b>          | This seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims to enable candidates to: <ul style="list-style-type: none"> <li>• Interpret contractual procedures, rights and obligations in relation to the nomination clauses stipulated in the construction contract.</li> <li>• Analyse contractual issues arising from the nomination clauses.</li> </ul> |                 |  |
| <b>Language</b>         | Cantonese supplemented by English   | <b>Fee</b>      | HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed). |
| <b>Deadline</b>         | 8 August 2012   | <b>Priority</b> | QSD Probationers and Students  |

## PQSL/LSD/YSG/2012083

### LSD APC Workshop



|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speaker</b>          | LSD Education Committee   |                 |  |
| <b>Date &amp; Venue</b> | 7:00 pm - 9:00 pm Friday 24 August 2012<br>Surveyors Learning Centre, Suite 811, 8/F, Jardine House, Central, Hong Kong   |                 |  |
| <b>Details</b>          | The new Assessment of Professional Competence (APC) becomes operative following the amendment of the HKIS Constitution and Bye-Laws on 18 July 2011. After the release of the LSD APC R&G 2012 in the HKIS website on 1 June 2012, the LSD and YSG are now working together to organise the LSD APC Workshop on 24 August 2012 to brief the details of the APC reform and the new LSD APC R&G to the candidates and the potential candidates as follows: <ol style="list-style-type: none"> <li>1. Introduction</li> <li>2. Briefing on APC Reform</li> <li>3. Briefing on LSD APC R&amp;G 2012</li> <li>4. Introduction to LSD APC Part 1 Written Assessment.</li> <li>5. FAQ</li> <li>6. Q&amp;A</li> </ol> |                 |  |
| <b>Remark</b>           | Complete the registration form and fax to 2868 4612 or email to cpd@hkis.org.hk for registration. Successful participants will receive the e-confirmation one week before the workshop  |                 |  |
| <b>Language</b>         | Cantonese supplemented by English   | <b>Fee</b>      | free-of-charge; (Prior registration is required, failure of which will need to pay for a surcharge of \$30.) |
| <b>Deadline</b>         | 17 August 2012  | <b>Priority</b> | LSD Probationers and Students; First-come-first-served   |

## CPD/QSD/2012068

### Visit to LED Lighting Showroom

|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speaker</b>          | Representatives from Optiled Lighting International Ltd.  |                 |  |
| <b>Date &amp; Venue</b> | Saturday, 25 August 2012<br>9:30 am – 11:00 am (Session 1), 11:30 am – 1:00 pm (Session 2)<br>Suite 2302, 23/F, One Landmark East, 100 How Ming Street, Kwun Tong, Kowloon  |                 |  |
| <b>Details</b>          | <p>Itinerary :</p> <p>Session 1:<br/>9:15 am – Gathering at Kwun Tung MTR Station (Exit A2)<br/>11:00 am – Dismiss</p> <p>Session 2:<br/>11:15 am – Gathering at Kwun Tung MTR Station (Exit A2)<br/>1:00 pm – Dismiss<br/>(Successful registration will receive details of the visit.)</p> <p>Optiled (<a href="http://www.optiled.com">www.optiled.com</a>) is one of the leading brand of LED lighting products with more than ten years of history. The use of LED lighting not only can reduce electricity and maintenance costs, but also can reduce the carbon emission and promote long term solution for environment.</p> <p>In this event, members will visit Optiled's showroom. Optiled will introduce and discuss the following:-</p> <ul style="list-style-type: none"> <li>- Innovative LED lighting products</li> <li>- Advantages and obstacles of using LED lighting</li> <li>- Cost and energy comparison of using LED lighting (including example of calculating life cycle costing)</li> </ul> |                 |  |
| <b>Remark</b>           | Two Sessions are the same, member should attend either one only.  |                 |  |
| <b>Language</b>         | Cantonese   | <b>Fee</b>      | HK\$120 for member; HK\$150 for non-member                                     |
| <b>Deadline</b>         | 31 July 2012  | <b>Priority</b> | QSD Members; First-come-first-served<br>(with maximum quota of 25 per Session) |

## CPD/QSD/2012080

### Building Information Modeling for Quantity Surveyors (QSBIM) - Application of BIM Data from Measurement to Cash Flow Simulation (5D)



|                         |  |                 |  |
|-------------------------|--|-----------------|--|
| <b>Speaker</b>          | <p>Mr Elvis Li is the CEO of isBIM Limited, an Asia-based award-winning BIM (Building Information Modeling) consultant located in Hong Kong, Singapore, Beijing, Taipei, and 17 cities in China.</p> <p>Elvis has over 10 years of professional experience in BIM. He has been providing BIM consultancy services including 3D BIM coordination, 4D construction simulation, 5D cash flow simulation and corporation BIM standard for over 160 prestigious projects worldwide, with clients include the Hong Kong Housing Authority, Highways Department, Henderson Land, the Hong Kong Science and Technology Park, Goldin Properties, Japan Management and more than 50 renowned corporations. Eight of the projects have been awarded the BIM award.</p> <p>Elvis is the member of BIM Expert Committee of China Commercial Real Estate Association (CCREA), council member of China Engineering Graphic Society, founding member of Hong Kong Institute of Building Information Modeling (HKIBIM) and expert member of the Research of Chinese Building Information Modeling Standard Framework.</p> |                 |  |
| <b>Date &amp; Venue</b> | 7:00 pm – 8:30 pm Friday 31 August 2012<br>Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong   |                 |  |
| <b>Details</b>          | <p>Building Industry is moving towards BIM. BIM technology can be utilized in ways more than you can imagine, as the virtually-built models are always fully packed with invaluable building data including dimensions and quantities.</p> <p>In this seminar, Elvis would share his views and practical experience on how BIM could value-add to Quantity Surveyors' current practices by fully utilizing the available BIM quantity data to accelerate the entire cost estimation cycle, which brings efficiency and productivity to quantity takeoff process, ensuring accuracy of estimates, facilitating information sharing and enhancing project management, making life easier for everyone.</p>   |                 |  |
| <b>Language</b>         | Cantonese supplemented by English  | <b>Fee</b>      | 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) |
| <b>Deadline</b>         | 17 August 2012   | <b>Priority</b> | QSD Members; First-come-first-served   |

## CPD/QSD/2012075

### Environmental Impact Assessment in Hong Kong and the Related Ordinance



|                         |  |                 |   |
|-------------------------|--|-----------------|---|
| <b>Speaker</b>          | Ms Clara U is the executive committee member of Hong Kong Institute of Environmental Impact Assessment (HKIEIA). She is currently working in the Environmental Protection Department as the Senior Environmental Protection Officer.   |                 |   |
| <b>Date &amp; Venue</b> | 7:00 pm - 8:30 pm Tuesday 4 September 2012<br>Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong  |                 |   |
| <b>Details</b>          | <p>The aim of the Environmental Impact Assessment (EIA) Ordinance is to protect the environment as a whole, the environment for the entire community, the environment for present and future generations as well as the environment for sustainable development. To achieve this purpose, it requires a genuine and close relationship of all stakeholders including support and participation from the public with due regard for the environment.</p> <p>HKIEIA was set up in 1996 and has the support of a strong team of professionals from diverse backgrounds, representing environmental science, chemical engineering, civil engineering, environmental engineering, hydrology, geology, chemistry, ecology, botany, zoology, marine biology and natural and social sciences. It has a membership of about 300. One of the HKIEIA's objectives is to promote the advancement of the knowledge and management of EIA and to facilitate the exchange of ideas, knowledge and information of EIA process by means of meetings and publications.</p> <p>The speaker of HKIEIA will give our members an overview of EIA in Hong Kong and the related ordinance.</p> |                 |   |
| <b>Language</b>         | Cantonese supplement with English  | <b>Fee</b>      | HK \$120 for members; HK \$150 for non-members (HK\$20 walk-in surcharge for all pricings listed); Free of charge for full time university students (subject to availability) |
| <b>Deadline</b>         | 21 August 2012   | <b>Priority</b> | QSD Members; First-come-first-served  |

## CPD/QSD/2012081

### Lift Technology and Maintenance System – Visit to Service Headquarters of a Lift Company



|                         |   |                 |  |
|-------------------------|---|-----------------|--|
| <b>Speaker</b>          | Mr Simon Lo, Director, New Equipment & Contract Logistic Centre, Otis Elevator Company (H.K.) Limited   |                 |  |
| <b>Date &amp; Venue</b> | 9:30 am – 12:30 pm Saturday 8 September 2012<br>Otis Elevator Company (H.K.) Limited 8/F., New Bright Building, 11 Sheung Yuet Road, Kowloon Bay, Kowloon   |                 |  |
| <b>Details</b>          | <p>Itinerary :</p> <p>9:15am – Gathering at Kowloon Bay MTR Station (Exit A)</p> <p>12:30pm – Dismiss</p> <p>(Successful registration will receive details of the visit.)</p> <p>OTIS is the world's largest manufacturer of lifts (elevators), escalators and moving walkways with over 150 years experience and global presence in 200 countries. Today Otis Elevator Company (H.K.) Limited ("Otis (H.K.)") employs more than 1,100 professionals to provide service in Hong Kong and Macau. Otis (H.K.)'s Service Headquarters located in Kowloon Bay is designed to provide interactive demonstrations on lift and escalator solutions.</p> <p>The programme of this visit will include a tour to the demonstration room of Otis (H.K.). Members will be allowed to see the maintenance system demonstration. Various departmental managers of Otis (H.K.) will also brief us basic understanding, technology, green solutions and requirements of lift system.</p> <p>After the visit, members can obtain an overview of latest lift products and technology, have a clear understanding on installation and maintenance capabilities of a lift and escalator service provider and how these solutions add value to building services management.</p> |                 |  |
| <b>Language</b>         | Cantonese   | <b>Fee</b>      | HK\$120 per member; HK\$150 for non-member (including insurance) |
| <b>Deadline</b>         | 25 August 2012  | <b>Priority</b> | QSD members; First-come-first served (with maximum quota of 45)  |

# 青年組 武漢交流團 2012

CPD/YSG/2012063

日期：二零一二年九月十二至十六日（五日四夜）  
地點：武漢

行程：  
• 搭乘武廣高鐵  
• 拜訪當地與規劃建設及測量相關的政府機構  
• 參觀私人企業之發展項目

• 遊覽旅遊名勝（實際行程將以出發前之最後公佈為準）

費用：  
港幣三千八百元正（包括香港往返深圳直通巴士、深圳往返武漢高  
鐵車票、住宿、交通及膳食。參加者可按個人需要自行購買旅遊保險）

名額：四十位（先到先得，額滿即止，青年組會員優先）

備註：  
• 參加者請將已填寫之CPD報名表連同劃線支票一同交回  
• 可計算十小時之持續專業發展

• 查詢請致電二五二六三六七九 或電郵至 [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk)  
與余小姐聯絡



## Muay Thai (Thai Boxing) Class

Event Code : YSG/S/201204

Venue : Fight Room 6/F of the Pei Ho Street Sports Centre,  
333 Ki Lung Street, Sham Shui Po, Kowloon

Date : 3,10,17,24,31 August & 7, 14, 21 September 2012 (Friday)

Time : 21:00 - 23:00

Number of Lessons : 8

Quota : 20

Admission Fee : HK\$400

Deadline of Admission : 31 July 2012

Muay Thai (Thai Boxing) is a combat sport from Thailand that uses stand-up striking along with various clinching techniques. Coach will be provided to teach members various techniques in Muay Thai such as footwork, punching, kicking and defence etc.

Equipment Provided

- Arena of International Standard
- Punching Bag
- Mirror Wall
- Training Gear

Please complete the CPD Reservation Form and return together with the payment to HKIS Office. For more information, kindly contact Ms. Donna Yu at 2526 3679 or email to [cpd@hkis.org.hk](mailto:cpd@hkis.org.hk)



# Quantity Surveying Division Chairman's Message



*Sr Thomas Ho QSD Council Chairman*

## 2012 Mainland and Hong Kong Construction Industry Forum

The 2012 Mainland and Hong Kong Construction Industry Forum, organized by the Ministry of Housing and Urban-Rural Development, China, Chongqing Municipal People's Government and Development Bureau, HKSARG, was held from 17 to 19 June 2012 in Chongqing (重慶). The Hong Kong Institute of Surveyors was one of the co-organizers of this event. There were more than 300 delegates from government departments, professional organizations, other organizations of the Hong Kong Construction Industry, and representatives from the Mainland present. The HKIS delegation was led by our President, Sr Serena Lau. Eight members from the Quantity Surveying Divisional Council, viz. Senior Vice President, Sr Stephen Lai; Past Chairman, Sr Gilbert Kwok; Immediate Past Chairman, Sr Antony Man; Vice Chairmen, Sr Keith Yim and Sr Honby Chan; Council Members, Sr Thomas Tse, Sr Anthony Lau, and Sr Mickey Wong; and I also joined the forum.



*The HKIS Delegation attending the Forum*

The theme of this year's forum was "Sustainable Urban Form: City Land Use and Town Planning" (可持續城市形態：城市土地利用與城市規劃). Various distinguished speakers from both the Mainland and Hong Kong were invited to share their precious experiences on this theme. The key areas covered were city land use strategy, city land use and town planning, and city land use implementation. The forum also included site visits to a commercial and residential development and museums.

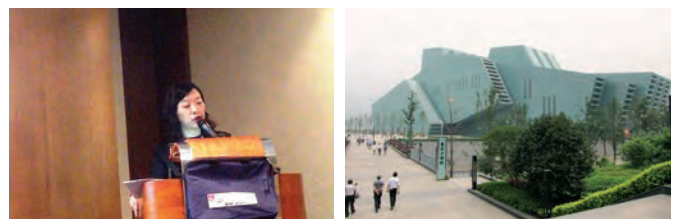


*Meeting members working in Chongqing*

After the forum, we took the opportunity to meet with our members who are working in Chongqing to talk about their lives and duties in Chongqing and how we could improve our communications with them.



*The HKIS Delegation at the Welcoming Dinner*



*Site visit to commercial and residential development and museum*



### FIG Working Week 2012

The International Federation of Surveyors (FIG) Working Week was held in Rome from 6 to 10 May 2012. Our QSD Council Member, Sr Tzena Wong, presented a paper titled, "Web-based Document Management Systems in the Construction Industry", in one of the technical sessions and was voted the best presenter by the audience. The session chair prepared his nationally famous "Czech Beer" as the award. Tzena, who is also the vice-chair of Commission 10 of the FIG, co-chaired two other technical sessions, both of which were packed. Congratulations to Tzena for her great work.



### Site Visit to a Low Density Residential Development Project

Eleven members of the Shanghai Construction Consultants Association visited the HKIS on 15 June 2012. The QSD arranged a site visit to a low density residential development project on Tsing Fat Lane, Tuen Mun, on that day.

This event was organized by our Council Member, Sr Joe Wu. Its purpose was to demonstrate to our guests the planning, contractual arrangement, procurement method, construction technology, project management, site constraints, and site particulars of this project.

The event aimed to introduce various construction practices in Hong Kong's residential projects to overseas professionals in order to facilitate cultural exchanges and share project experiences. Some of our members took the opportunity to join this useful event in order to gain a better understanding of construction practices in Shanghai as well.



### Visits to Secondary Schools

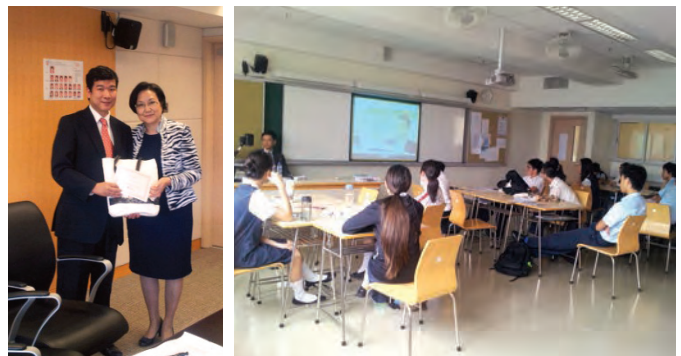
The purposes of the QSD's visits to secondary schools are to promote the fields of general surveying and quantity surveying and to introduce secondary school students to the surveying profession.

As reported in my Chairman's Message in Surveyors Times – April 2012, this year's first secondary school visit to New Asia Middle School came on 28 March 2012.

#### Visit to the Po Leung Kuk Choi Kai Yau School (PLK CKY)

This year's second secondary school visit to Po Leung Kuk Choi Kai Yau School ("PLK CKY") occurred on the morning of 25 June 2012. The visit was coordinated by our Chairman of the Divisional Education Committee, Sr Raymond Kam, and our Honorary Secretary, Sr Paul Wong.

The day also happened to be the career talk day at PLK CKY. Sr Paul Wong was invited by PLK CKY to deliver three talks on the surveying profession to three groups of higher level students. The talks were followed by a Q&A session. I hope that these discussions inspired some students to consider quantity surveying as their future career.





### Visit to St. Paul's College

Later that day, the QSD arranged a third secondary school visit to St. Paul's College. This was the second time the QSD had visited the College to introduce the surveying profession. The visit was organized by some alumni who are currently in the QS profession. Our Council members, Sr Dr Sandy Tang, Sr KC Tang, Sr Donald Wong, and Sr KC Chang, joined the visit. About 300 students from Forms 4 and 5 attended the talk. Our Council members introduced the surveying profession and, in particular, the QS profession. By sharing their experiences as students at the College, the alumni inspired the students, who all showed great interest in the overall topic. The following message from the career master of the College, Mr Bill Ryan, is a good summary of the visit:

"The best part about the talk was that each person spoke in a different style, and never for too long. Even our students, with 'internet' attention spans, were focused."



### The 8th International Cost Engineering Council (ICEC) World Congress

The 8th ICEC World Congress was held from 23 to 27 June 2012 in Durban, South Africa. This Congress was organized by the Association of South African Quantity Surveyors (ASAQS). The theme of this Congress was "Quest for Quality: Professionalism in Practice".

Speakers and more than 50 Paper Presenters in this Congress. Our Council Member, Sr Dr Mei-yung Leung, was one of the Paper Presenters with her topic, "Relationship between Facility Management and Quality of the Life for Elders in Care and Attention Homes".

This year, three of our members attended the Congress. They were our Past President and Past Chairman, Sr TT Cheung; our Council Member, Sr Dr Mei-yung Leung; and I.

I took the opportunity to discuss the possibility of establishing future collaborations with representatives from the Association for the Advancement of Cost Engineering International (AACEI), Ghana Institution of Surveyors (GHS), and ASAQS. We made some good initial progress and will continue our dialog in the coming months. Throughout the discussion, I was impressed by the skills possessed by the AACEI, such as construction cost auditing and risk analysis. Ghana is in a strategic location in West Africa and would like to become the centre of arbitration in Africa. ASAQS is the most advanced QS association in Africa. I believe that with continued Chinese investment in Africa, the early dialog with our African counterparts will benefit our members. The details of this cooperative effort shall be further discussed in a future QSD Council meeting.

The ICEC is an international organization comprising 48 members of the quantity surveying, cost engineering, and project management associations from 40 countries in North and South America, Europe, Africa, and Asia. The ICEC World Congress is held biennially in these four Regions by rotation. This year, the Congress was held in Region 3 (Africa).

I also took the opportunity to discuss with the President of the Quantity Surveying Division of the Singapore Institute of Surveyors and Valuers (SISV), Mr Teoh Wooi Sin, the possible collaboration between our Institutes in organizing a forum and study tour in Building Information Modeling (BIM) to Singapore later this year.

The ICEC Council Meeting was held on 24 June 2012 and lasted for a whole day. It covered reports from the Officers of the Council and members from the four Regions. I represented The Hong Kong Institute of Surveyors by reporting on our major activities and latest developments since the last Congress held in Singapore. Sr TT Cheung presented a proposal for a new ICEC Governance Structure with the terms of reference of each Officer more clearly defined and the addition of four Deputy Region Directors to facilitate the Council's operations. The proposal was approved. The Council also proposed setting up an International Standards Group Inventory of Best Practices and Standards for members' reference. Sr TT Cheung was elected the Administrative Vice Chair, the third highest-ranking officer of the ICEC, for 2012 to 2014.



Representatives from HKIS and China Engineering Cost Association (CECA) attending the ICEC Council Meeting

The Congress started this year's gathering with an Opening Ceremony that featured traditional African dance and welcoming speeches from the ICEC Chairman, Mr Murtala Oladapo, and the President of the hosting Association ASAQS, Mr Qinisani Mbatha. There were seven Keynote



Our Past President and also our Past Chairman, Sr T T Cheung, was elected as the Administrative Vice Chair for Years 2012 to 2014



Dinner gathering with Representatives of CECA



Meeting with Representatives of GhIS



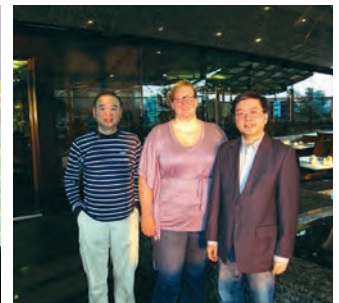
The HKIS QSD Chairman, Sr Thomas Ho, presenting a souvenir to the President of the hosting Association ASAQS, Mr Oinisani Mbatha



Sr Thomas Ho presenting a souvenir to the incoming Chairman of ICEC, Mr Carsten Wredstrom



Our Council Member, Sr Dr Mei-yung Leung presenting her paper at the Congress



Meeting with Representative of AACEI, Ms Alexia Nalewaik



Sr Thomas Ho presenting a souvenir to the Chairman of ICEC, Mr Murtala Oladapo



Group photo of Officers of ICEC and Representatives from Member Organisations



HKIS Representatives attending the ICEC Congress

## Discussion Forum in the HKIS Website

There have been many suggestions for opening a discussion forum for QSD members to discuss QS matters. I would like to inform everyone that such a forum has been set up in the new HKIS website. Please click on the weblink below, login with your HKIS username and password, and you will be able to view the comments in our discussion forum, as well as add your own. (Once you arrive at the HKIS's main page, login as a member and click on the QSD divisional page->About

QSD->Divisional Forum). We know that our members are educated professionals, so we would like them to exercise good judgment in their choices of language and content in the discussion threads. All job postings and advertisements will be removed. Please note that the QSD reserves the right to remove any post it deems inappropriate without notice.

[http://www.hkis.org.hk/qsd/en/members\\_corner3.php](http://www.hkis.org.hk/qsd/en/members_corner3.php)





## Young Surveyors Group Chairman's Message

*Sr Kenny Chan YSG Committee Chairman*



### Welcome, New Members

The Diploma Presentation to newly qualified members will be held on 13 July 2012. When the successful APC candidates receive their Membership Diplomas from the President, it will be a memorable moment for them, as it is the culmination of their hard work over the years. The Diploma is not only a piece of paper that can help its holder bargain for a higher salary or a better position, but also a recognition of his/her standard of skills, knowledge, and abilities within the surveying profession.

I believe that receiving the Diploma is only the beginning for a young surveyor. In fact, the Diploma is like a lifelong appointment letter for serving the profession and society. From the day we proclaim ourselves professional surveyors,

we should contribute to driving and leading our profession to reach new heights in the future. I would like to invite all newly qualified members to take up such responsibilities by joining YSG or any divisional committee or working group in the Institute. It is one of the best ways to show your support for and commitment to fellow members and the profession. Please let us know if you would like to take this step forward!

We still have 2,500 probationers and students who are working hard to join our ranks. I wish everyone the best in facing the exciting challenges ahead. I am sure that everyone's hard work will be properly rewarded! If you need help from YSG, please do not hesitate to let us know!

### Highlights of the month

#### Visit by "STR Young"- 16 June 2012

"How happy we are to have friends from afar!" A delegation from Shanghai comprised of young professionals representing the Shanghai Construction Consultant Association (SCCA),



Tongji University and the RICS Learning Center, the "STR Young," visited the HKIS on 16 June 2012. Our Senior Vice President, Sr Stephen Lai, and some YSG office bearers and committee members (Sr Joanmi Li, Sr Bessie Liu, Sr Steve Yu, and Mr Rex Ying) joined me in introducing the HKIS and YSG to the delegates. They were particularly interested in how our YSG is managed. They were very impressed by the wide range of services that we provide to our young members.

#### Stanley International Dragon Boat Championship 2012 – 23 June 2012

After months of preparation and training, it was showtime for the HKIS dragon boat teams! Check out the back cover for the highlights of the dragon boat championship!



## Coming Soon

### **"She Leads" 強人是妳 -- Joint CPD series with JCI HK Jayceettes –28 July 2012**

We will have three very distinguished businesswomen share their paths to success at the 3rd workshop of the series on 28 July 2012, "She Leads": Ms Shirley Cheung (張玉珊), the founder of "Sau San Tong," Ms Jessica Ng (吳旭萊), the founder of the magazine "JESSICA" and the youngest CEO of a listed company in Hong Kong in 2002 at the age of 23; and Ms Charlene Tse (謝寧), who turned her hobby into a well-known local brand of cookies. These elite women will definitely provide you with some inspiring and encouraging insights! How can you miss the chance to be inspired?

Please check out the details of these two workshops in the CPD Event pages.

### **Pacific Association of Quantity Surveyors (PAQS) YQSG Program – Brunei –7 to 10 July 2012**

Three YSG Committee members, Sr Alison Lo, Sr Billy Mak, and Mr Jeff Chan, were nominated to join the Young Quantity Surveyors Group (YQSG) program at the 16th PAQS Congress. The delegation will give a presentation on the QS profession and the latest construction developments in Hong Kong. It would be another international stage for YSG to explore and reinforce our worldwide connections with our overseas counterparts.

### **YSG Study Tour 2012 – Wuhan – 12 to 16 September 2012**

The registration for the YSG Study Tour 2012 – Wuhan is now open! We will experience a fast and comfortable ride there on direct high-speed rail, traveling 1,171km between Shenzhen and Wuhan in 4 hours and 13 mins. During our five-day, four-night tour, we will visit relevant government departments, infrastructural developments, and landmark projects of the city. We will also have a chance to visit famous tourist spots such as the Yellow Crane Tower (黃鶴樓) and Red Cliffs (赤壁古戰場). Register now to avoid disappointment!

### **YSG APC Workshops**

Co-organized by BSD and YSG, a series of revision courses will be arranged in the coming months for BS APC candidates. Experienced BS practitioners are invited to deliver talks for the seven courses. The first two talks will cover the condition survey and building diagnosis and the new fire safety codes on 10 and 26 July 2012, respectively. Please mark your diary for the five upcoming talks on 1 and 16 August 2012, 17 September 2012, and 19 December 2012. A mock assessment for the practical task will be organized at a campsite in late September.


### **What else?**

Please check out the details of other YSG events in the CPD/PQSL pages, HKIS e-mail broadcasts, and our announcements on the YSG website and Facebook page!

## Contact YSG

We need your ideas, suggestions, and support for and active participation in our upcoming events. You may e-mail us at [ysg@hkis.org.hk](mailto:ysg@hkis.org.hk) or join our YSG committee meetings, which will usually be held in Suite 810, 8/F, Jardine House, One Connaught Place, Central on the first

Friday of each month except on public holidays (i.e., 6 July, 3 August, 7 September, 5 October and 2 November).

Find us on Facebook and give us a LIKE:  
<http://www.facebook.com/HKISYSG>. 



## Factory Visit to a Gypsum Block Wall System Production Line in Guangzhou

*Sr Paul Wong, Chairman of the QSD CPD Sub-committee*

The QSD CPD Sub-Committee organized a factory visit to the AUGREEN gypsum block wall system production line in Panyu, Guangzhou on 2 June 2012. The factory is around 90,000 sq. ft. It is divided into different zones for raw material storage, production, heat generation, material recycling, packaging, and finished product storage.

Over 45 members took part in this visit. It was guided by Mr Ricky Tsang, Managing Director of CaSO (HK) Engineering Company Limited. Mr. Tsang also talked about the present development of building regulations and the use of the gypsum block wall system.

In April 2011, the Buildings Department tightened controls on GFA exemptions. All new residential developments would be required to apply BEAM Plus to their designs, construction, energy consumption, material use, etc. AUGREEN is an integrated internal partitioning system that can fulfill the requirements of sustainable development. Apart from being cost-effective, it meets users' demands for flexibility and versatility, saves space, and is lightweight, strong, fireproof, soundproof, easy to install, and reusable. More technical details of AUGREEN can be found at [www.caso.com.hk](http://www.caso.com.hk).

AUGREEN's main raw material is FGD gypsum, which is a byproduct of power plants. Every year, the factory can help remove 5,400 tons of SO<sub>2</sub> from the atmosphere. As a result, air pollution and acid rain can be reduced drastically in the Pearl River Delta Region. The production of AUGREEN is pollution-free because it uses no-fume coal for heating or natural drying during the dry season. During the construction stage, AUGREEN can save time on some associated works and procedures like plastering, lintel, and steel stiffening (for high walls). During a building's life cycle, AUGREEN can save space and energy due to its low thermal conductivity, and can be reused by taking down an old wall and erecting a new one. As a result, the total cost in construction and energy consumption, as well as to the environment, can be reduced to a certain extent.

After participating in this factory visit, our members gained more knowledge of an environmentally friendly building product. Everyone enjoyed the visit and the lunch provided by the factory very much. I would like to thank Mr Tsang for sharing with our members the production and development of the AUGREEN gypsum block wall system. 🇺🇸





# Diagnosis and Repair of Water Seepage (Part 2 of 3)

## Methodology of Diagnosis



**Sr Matthew TM Chan**

MBA, MHKIS, PFM



**Sr Danny PM Cheng**

FHKIS, RPS(BS), AP(Surveyor)

### DIFFERENT SOURCES OF SEEPAGE

Different causes of ceiling seepage warrant different repair methods. Before the repair works are ordered, it is of

paramount importance to properly diagnose the root cause(s) of the water seepage and rectify the source of a leak. The table below summarizes the possible sources of seepage and their associated symptoms.

| Source of Leakage               | Seepage Symptoms  |
|---------------------------------|---|
| A. Soil/Waste Pipes             | <ul style="list-style-type: none"> <li>• Dampness is evidently not related to inclement weather.</li> <li>• Dampness is intermittent with dry and wet irregular cycles.</li> <li>• For serious cases, intermittent water dripping may occur.</li> <li>• The appearance of dampness is evident.</li> <li>• An odour may be present in the affected area.</li> <li>• Dampness is often found near penetrations through slabs or near pipe ducts.</li> </ul> |
| B. Rainwater Down Pipes         | <ul style="list-style-type: none"> <li>• Dampness is evidently related to inclement weather.</li> <li>• Exposed or concealed rainwater down pipe(s) is present in the vicinity of the affected area.</li> </ul>   |
| C. Floor Slabs (Toilet/Balcony) | <ul style="list-style-type: none"> <li>• The affected areas are likely to have a bathtub above.</li> <li>• The affected areas are likely to be around pipe penetrations or floor drains.</li> <li>• The ceiling seepage area may be close to the sanitary fittings above.</li> <li>• Dampness is evidently not related to inclement weather.</li> <li>• For serious cases, intermittent water dripping may occur.</li> </ul>                              |
| D. Water Supply Pipes           | <ul style="list-style-type: none"> <li>• The appearance of seepage persistently exists.</li> <li>• The intensity of the seepage increases with time and shows no sign of improvement.</li> <li>• For serious cases, water dripping persists.</li> <li>• Seepage is evidently not related to inclement weather.</li> <li>• Seepage is often associated with an embedded pipe design.</li> </ul>  |
| E. Rainwater                    | <ul style="list-style-type: none"> <li>• Dampness is evidently related to inclement weather.</li> <li>• Affected areas are mainly external walls (including light well areas), roofs, and the soffit of the podium floor.</li> <li>• Ceiling damp patches arise from the expansion joints above.</li> <li>• The vicinity of any window is a vulnerable area.</li> </ul>   |
| F. Condensation                 | <ul style="list-style-type: none"> <li>• Condensation will generally occur between compartments with great temperature differences when humidity is high and ventilation is poor. Condensation may occur on the side with the higher temperature.</li> <li>• For local floor dampness near the window, check for the operation of the A/C unit on the flat below to see if the air outlet is directed towards the ceiling.</li> </ul>                     |

### PROCESS OF DIAGNOSIS

In order to identify the possible causes of seepage, the following sequence of diagnoses could be adopted and the findings should be properly recorded:

#### 1. Preliminary Checks

Preliminary checks must be carried out before any on-site inspection. They include, but are not limited to, the retrieval of the repair history of and related complaints about the subject premises for analysis.

#### 2. Site Visits

Site visits have to be conducted as follows:

- (i) Visually inspecting the affected areas to verify the severity of the seepage problem.
- (ii) Inquiring with the complainant to obtain any related information regarding seepage (e.g. frequency, duration, and timing).
- (iii) Using diagnostic equipment, as detailed in Paragraph (3) below to assist in the location of the root source(s) of the seepage.
- (iv) Visiting flats on the higher levels to make further judgment/diagnosis and to identify if there is any leaking pipe/fittings
- (v) Noting any other elements (e.g. window, walls) or factors that could have caused the seepage.

#### 3. Using Diagnostic Equipment/Instruments

Always use diagnostic equipment/instruments to collect objective data/evidence for the identification/confirmation of the source(s) of water seepage. Equipment/instruments to be employed include, but are not limited to:

- (i) A non-pin mode Moisture Meter (the basic diagnostic tool) and a pin-type meter (a supplementary tool);
- (ii) colour dye, including fluorescent dye testing when necessary; and
- (iii) a pressure gauge (to detect leakage from concealed water supply pipes).

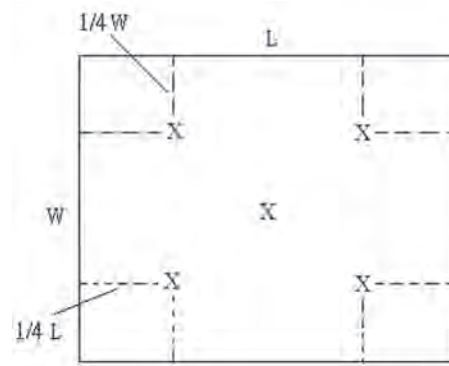
### METHODOLOGY OF DIAGNOSIS

Generally speaking, all suspected or visually damp/problematic surfaces should be measured with moisture

meters to confirm if there is abnormal dampness present. Measurements should be done in different locations within the flats so that the data from the normal and problematic locations can be compared. More intensive and concentrated measurements should be carried out in the affected ceilings or walls. A systematic approach, detailed diagrammatically below, should be adopted for measurement and all measurements should be recorded in a standard proforma and plan.

1. Use the standard proforma to record all necessary details like property name, block name, flat number, date of inspection, weather conditions (in particular R.H.), previous repair methods, and affected locations in the complainant's flat.
2. Examine the service area ceilings (including the toilet, balcony, kitchen, etc.) and other reported seepage areas by visual inspection, followed by moisture meter readings.
3. Initial Measurements

Take one reading in the middle of the living room and in another area that have not suffered seepage and take five readings in affected areas like the bathroom.



**Remark 1:** Use a floor plan to represent the ceiling plan underneath such that the locations of the WC and external walls could be identified.

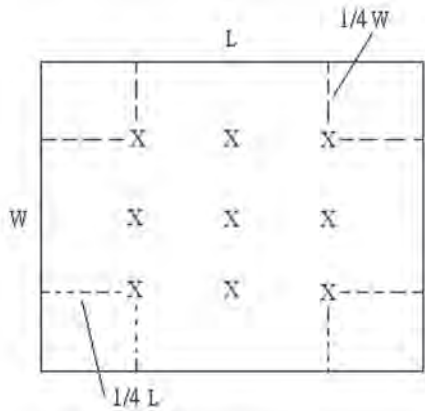
**Remark 2:** "L" stands for the length and "W" stands for the width of the ceiling. "X" indicates the location of the measurements.

- (i) If the readings are in order, no further action is required.
- (ii) If the readings suggest a potential problem, go to Step 4.

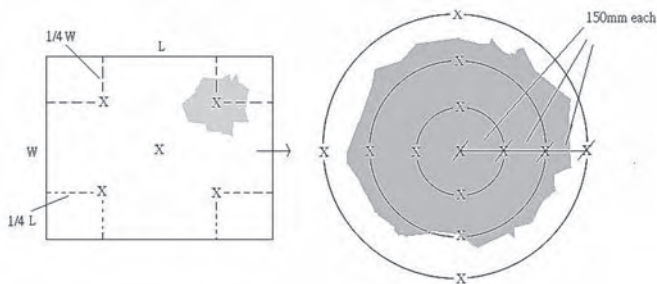
4. Detailed Measurements

If there is visual seepage or Step 3 (ii) suggests there is seepage, take readings as follows:

- (i) General and extensive ceiling seepage – nine measurement points (including the five points from Step 3) should be spaced as follows:



- (ii) Local seepage signs – five measurement points in Step 3 with concentrated measuring points in circles in the seepage area as follows:

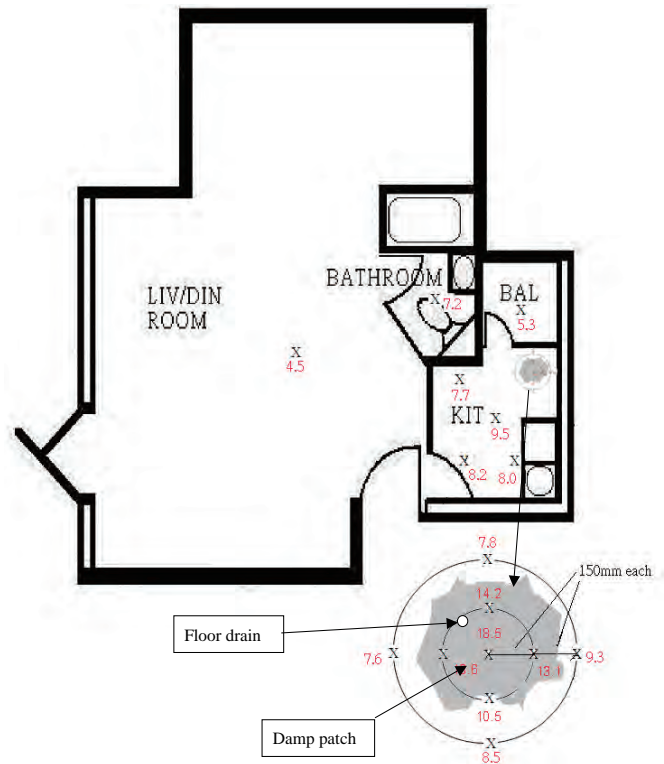


**Note:** In the centre of the seepage, measure one point. For all circles, measure four points with the outermost circle covering the whole damp patch, or else readings will fall below the suspected level.

- 5. Mark any penetration on the floor (ceiling) plan (floor drains, soil and waste pipes, vent pipes, etc.), as well as the approximate sizes and locations of the obvious affected areas.
- 6. Visit the flat above (if accessible) to see if any irregularity is present.
- 7. Take photos of the affected areas (if seepage is confirmed) of both the upper and lower flats upon the agreement of the tenants of each flat.

- 8. Diagnosis of the source of any seepage in the proforma:
  - (a) Under the bathtub, (b) around the pipe penetration, (c) around the floor drain, (d) in the WC pan anchor fixing, or (e) a general failure.

**SAMPLE MEASUREMENT**



Remarks:

- (i) The floor plan is used to represent the ceiling plan below.
- (ii) All measurement points with readings should be marked on the plan.
- (iii) Readings that indicate mild (13-17.9), medium (18-22), and serious (>22) seepage vary from meter to meter, so the above readings are for illustration purposes only.

**CONCLUSION**

Observations from the above sample measurement presumed the following:

1. All rooms are air dry except the kitchen.
2. There is a localised seepage area inside the kitchen.
3. The damp patch has a diameter of about 400-500mm.
4. The seepage is likely associated with a defective floor drain or its surroundings.

## Expert Opinion – an Independent or Biased View ? (Part 2)



**Sr TT Cheung**

FHKIS, RPS(QS), Past President of the HKIS

### Will the Problem of Bias be resolved?

In my last article, I have analyzed what the Courts had done to exercise greater control on the use of expert evidence. With the new rules stating clearly the Court's requirements on expert witnesses, I trust that the number of experts acting as advocates would be reduced. However, this will not resolve the problem of bias once and for all. In practice, if expert witnesses are engaged at an early stage, they tend to assume dual roles: an independent expert witness role and a litigation team member role. This is often the case in major litigation and arbitration cases in which expert witnesses play a significant role in helping counsels frame their cases, advise on what documents should be discovered, assist the factual witnesses in refreshing their memories of certain technical areas, and advise on the merits of the case. Therefore, it is inevitable that expert witness reports will contain opinions argued on behalf of their clients. During the trial, it is logical to expect that they would defend like advocates under cross-examination.

Under the adversarial system, each party is responsible for preparing and presenting its case materials, and it is certain to select those materials that appear to support its case. Each party relies on its counsel to expose the weaknesses of the other side's evidence through cross-examination. Therefore, it would be natural that the evidence is selected on the basis of what will help the hiring party to win rather than if it would help the Court to determine what is right. Unlike lawyers, expert witnesses are not subject to the supervision of the Court in their professional activities.

### Means to assess the objectivity of the partisan experts and ways to enforce it

At the moment, the two sanctions open to the trial judge are for him/her to give no weight to the report or to openly criticise the expert's work, especially if bias is apparent. But the perception of bias is a subjective exercise, and judges will sometimes err on an expert witness impartiality. For example, it is difficult to distinguish between an expert

witness who acts as an advocate for his/her client and one who persuasively provides opinionated evidence that appears to be solely to support his/her client's case. Hence, people in the field do not often take the criticisms that judges have for expert witnesses seriously. As long as the expert witnesses serve the interests of their clients, they will be retained by their clients for other cases irrespective of the results of past cases and the problem of bias is still there.

There are different schools of thought as to how much this practice needs to be regulated. One suggestion is to refer the alleged offender to his/her professional institution for disciplinary action (*Pearce v Ove Partnership, Ltd.* [2001]<sup>1</sup>), while the other is to encourage stakeholders to prepare Codes of Conduct to regulate the conduct of their members.<sup>2</sup> The difficulty in practice is how to ensure that the bad apple's actions are kept in check, as s/he does not need to be member of any regulated body to earn his/her paycheck so long as his/her evidence is accepted by the Court as expert evidence.

### Court-appointed experts as a way out?

In Australia, both parties have the option to apply to the Court for an order to appoint a Court expert to inquire into and report on any matter relevant to any question that arises during the proceedings (FCR, Part 23.1). The Court gives instructions for the inquiry and reports on and fixes the expert's remuneration. The obvious advantage of a Court-appointed expert is that it more likely ensures objectivity and reduces the total litigation costs by preventing a battle of experts. Also, a Court report to each party early in their dispute is more likely to bring about an earlier resolution, which is in line with the underlying objectives of the CJR (RHC O.1A, r.1).

1 *Pearce v Ove Partnership, Ltd.* [2001] EWCH Ch 455, in which Jacobs J considered it necessary to refer the expert witness' conduct to his architects' professional body, RIBA.

2 For example, The Academy of Expert Witness in the UK.

At the moment, there is no similar provision in Hong Kong. I think the likely argument against a Court-appointed expert system here is the alleged interference of the parties right to present their own cases and call for witnesses of their choosing to support their cases, which they enjoy under the current adversarial system. Lord Denning in *Re Saxton (deceased)* [1962] 1 WLR 968 at 972 said that:

There is fear that the Court might attach great weight to the evidence of the Court-appointed expert and the litigants are reluctant to leave the decision of the case so much to his hands. If his report is against one side, that side will wish to call its own expert to contradict him, and then the other side will wish to call one too. So it would only mean that the parties would call their own experts as well. In the circumstances, there will not be any savings as alleged.

This is even more apparent in cases in which there is more than one accepted expert opinion, as Court-appointed experts may not be able to deal with such situations to the satisfaction of all parties.

### Conclusion

The common aim of the expert witness reforms in the various

common law systems is to clearly and formally establish in the Court Rules that experts have an overriding duty to the Court rather than to those who instruct them or pay their bills. The message is that Courts expect experts to be completely impartial and objective in making their reports and not act as advocates for their clients.

However, the effects of these changes have yet to manifest themselves. I believe the ultimate goals are to procedurally refine the role of experts as the courts desire (i.e., as independent, impartial, and objective witnesses rather than as advocates for a party) and, in the long run, to introduce appropriate Codes of Conduct with sanctions and Court-appointed experts for non-contentious matters and low value cases.

Finally, when faced with a choice of opinions between two competing experts, my experience tells me that the Court is likely to believe the one who is thorough and dedicated to his/her task; whose evidence conforms to the Court Rules; and whose demeanour, qualifications, and relevant experience speak louder than how well s/he advocates for his/her client. ■

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歡迎預定設施，請電2526 3679 或 電郵 [slcbooking@hkis.org.hk](mailto:slcbooking@hkis.org.hk)



# Interpretation of Construction Contracts: No New Thing under the Sun (Part I)



**Mr Eric Chung**

Barrister-at-Law  
FHKIS, FRICS  
Past Chairman of the Quantity Surveying Division of HKIS

## A recent article

An interesting article was published in two parts in the December 2011 and January 2012 issues of *Surveyors Times*. The article discussed the different approaches to interpreting waiver provisions purporting to remove the Contractor's right to direct loss and expense ("L&E") for delay under contract and damages in law.

Mr Hon Chi Yi, Ludwig ("Mr Hon"), its author, started with a review of the recent High Court case of *Brington Engineering Ltd v Cheerise Asia Ltd*, HCCT 2/2011, which was a decision of Deputy High Court Judge Cheng, SC. He then offered his opinion on a 'real' case he was involved in and in which the Contractor relied on Brington in an attempt to circumvent a similarly worded waiver provision.

## The Brington Case

It is true that there was a waiver provision in *Brington* purporting to exclude the sub-contractor's right to L&E for the first 120 days of the EOT, but there was no argument by counsel over this point. The reason was obvious: even if the sub-contractor's claim for 74 days of EOT had been wholly successful – which was not in the judge's findings – there still would not have been any prospect of L&E because of the 120-day waiver period.

I have been unable to derive from *Brington* any general guidance on how such waiver provisions should be interpreted. If *Brington* had decided on anything of at least some value to the construction industry, it would be its approval of the generally-held view that the expression "back to back" does not have a legally defined meaning. Like a chameleon, it changes its colour to suit its background.

## The question of interpretation raised in Mr Hon's article

The theme of Mr Hon's article is the interpretation of this specific waiver provision, which, he said, arose from a real case:

*SCC-20(6)(4) The Main Contractor also hereby*

*irrevocably waives any right to direct loss and/or expense and any other claims (including claims for damages) arising from any circumstances for the first 90 calendar days of extension of time granted by the Project Manager...* (Mr Hon's underlining).

The real case concerned a renovation contract that was set for completion on 4 January 2011. An EOT of 61 days was granted on the account of inclement weather, which thereby extended the completion date to 5 March 2011.

According to Mr Hon, what divided the Contractor and the Architect is this simple question:

***Should "the first 90 days" in SCC-20(6)(4) begin to run from 5 January 2011, or 6 March 2011?***

The Contractor argued for 5 January 2011; while the Architect wanted 6 March 2011.

The practical difference between these two interpretations, of course, is that according to the Contractor, he merely undertook to waive any L&E entitlement he might have had (including any right to common law damages) for the first 90 days of the EOT, whether or not such an EOT included an entitlement to L&E, whereas the Architect took the Contractor to have agreed to waive the first 90 days of the EOT with an L&E entitlement.

Mr Hon supports the Architect's interpretation. I belong to the opposite camp.

## Paraphrasing the question

I think the debate could be much simpler if I paraphrase Mr Hon's question in this way:

***Do the words, "the first 90 calendar days for extension of time granted" include both the entitling events (by which I mean events with an L&E entitlement) and the neutral events (events such as inclement weather, which provide no L&E entitlement) or the entitling events only?***

### Mr Hon's opinion

Mr Hon, who identified himself "as the in-house QS consultant for the Architectural firm," asked readers to consider which of the two rival interpretations was correct. He found the Architect's interpretation "more reasonable and contractually correct" for the following reasons (which are quoted verbatim):

***In construing the original intent of this clause (SCC-20(6)(4)), it was clearly that the Employer who wants the Main Contractor to agree to waive the 1st 90 days of loss and/or expenses, for those EOT days that entitling associated loss and/or expense (emphasis mine).***

- *It was totally unreasonable and absurd that if the 1st 90 days commenced from 5.1.2011, the first 61 days of granting of EOT due to inclement weather, they were all originally did not entitle to any loss and/or expense, i.e., Monetary no cost effect! In this way, only the (90 – 61) = 29 days loss and/or expenses were eventually forfeited by the Main Contractor.*
- *In this way, I am in the opinion that, the 1st 90 days should be commenced and applied to those days that MUST have entitling of loss and/or expenses so as to meet the originally intent of this SCC clause.*

### The author's opinion

I am unable to discern, from the material provided, "the original intent" of SCC-20(6)(4) to the effect that the Employer "wants the Main Contractor to agree to waive the 1st 90 days of loss and/or expenses." But, more importantly, I see no useful purpose to be gained from determining the Employer's "subjective" intention.

The principles by which a contract document or statement should be interpreted are well-settled and summarized by the House of Lords in Investors Compensation Scheme Ltd v West Bromwich Building Society [1998], 1 WLR 896, 912-913. The ultimate objective of interpretation is to find out what a reasonable person in the position of the parties would understand the disputed document or statement to mean (Lord Hoffmann's famous first statement of principle):

*Interpretation is the ascertainment of the meaning which the document would convey to a reasonable person having all the background knowledge which would reasonably have been available to the parties in the situation in which they were at the time of the contract.*

As "the in-house QS consultant for the Architect," Mr Hon might have been privy to what the Employer intended SCC-20(6)(4) to achieve, but a reasonable outside observer would not. A party's "subjective" intention is inadmissible as an aid to interpretation. Save for limited exceptions (such as rectification), the current law in this area is still very strict (Prenn v Simmonds [1971], 1 WLR 1381, Chartbrook v Persimmon Homes [2009], 1 AC 1001, etc.). As Lord Clarke pointed out in Rainy Sky v Kookmin Bank [2011], 1 WLR 2900:

...[these cases] stressed the irrelevance of the parties' subjective intentions.

Hence, the Employer's subjective intention of what he intended SCC-20(6)(4) to mean, even if proved, is irrelevant to the task of interpretation.

I accept that generally, if a literal and natural reading of a contractual term yields a "totally unreasonable and absurd" result, the court is unlikely to give effect to that interpretation because contracting parties, especially in commercial contracts, are unlikely to have agreed to totally unreasonable and absurd terms. But the question here is on what basis can one say that a contractual arrangement in which the Contractor is asked to waive any contingent L&E entitlement he might have for the first 90 days of the EOT should be regarded as "totally unreasonable and absurd".

Mr Hon sought to justify the Architect's interpretation by saying that given the facts of the case (i.e., the first 61 days of the EOT being granted for inclement weather), the Contractor would have forfeited L&E for 29 days only (90 days less 61 days with no L&E entitlement), and so limited a forfeiture would be contrary to what the employer wanted. But this is a circular argument because it assumed, in the Architect's favour, that his starting point is correct, namely that the Contractor had undertaken to waive 90 days of L&E entitlement, but that is precisely the very matter that still requires determination. As a matter of interpretation, one does not start with what the Employer subjectively intended the disputed clause to achieve and then works backwards to try to make the language used match his intention. The task of interpretation is to find out what the language used would mean to a reasonable person interposed between the parties.

*The author wants to emphasize that there is no "right or wrong" answer in the interpretation of contract clauses. Only judges have the last say. ■*

# Are Surveyors sidelined in Society? 測量界別是否被社會忽視?



**Sr Tony Tse Wai Chuen**

FHKIS, RPS(GP), Past President of the HKIS

The surveying profession has enjoyed a long standing in the United Kingdom and even helped conduct the first land sale in Hong Kong. Since the early 1980s, localization of the profession has accelerated and we now boast a 5,000-plus membership, which should be a significant component of society.

From acquisitions, design, construction, sales, and leasing to the property management of a development, the hand of surveyors is present in many components of extensive economic activity. Yet the public knows pitifully little about surveyors and their indispensable responsibilities. This is a social blind spot that we need to ponder and address. Another puzzling fact is that even within the single largest employer of surveyors --- the government --- leadership roles are more, often than not, taken by non-surveying personnel, which has led to the deterioration of the profession since the handover.

Did such a problem arise from the minute classification of the surveying specialty? Is the public confused over our different tasks? Or are there other reasons for this lack of acknowledgement? Surveyors contribute greatly in all sectors of the housing and real-estate industry, and our collective voices should be heard in society.

It is not too late to rectify society's unfamiliarity with the surveying profession's economic contributions, and now we have been presented with a chance to do that. Whether or not we can consolidate and act as a single entity and find an united voice and speak up will very well be the tipping point towards our better representation in Hong Kong. The new administration has big plans for the future, and whether or not surveyors will play a major role in them depends on everyone in the surveying community choosing the right path.

測量師的專業，在英國有數百年的歷史；其於香港的足跡，在開埠後首次拍賣土地，已是由測量師主持。時至 1980 年代初，測量師加促本地化，至今學會已有超過五千位專業會員，應是社會一股不可小看的中流砥柱。

從土地規劃、發展以至物業管理、維修保養等，都是測量師

的專業，但在一般市民大眾心中，測量師的工作，最深的印象大抵是樓宇按揭估價、樓市評論和在街頭豎鏡製作地圖；對測量師的專業則了解甚少。何會有如此現象，作為業界的一份子，大家都或許曾有疑竇。

不少測量師於政府機構內服務，參與大量實務工作；但令人費解的是在關於房地產專業範疇內的決策領導階層，卻往往不是測量師；這個「外行指示內行」的現象，在回歸十五年後，情況反而比殖民地時代更為嚴重！

測量師在經濟民生的貢獻，是否被廣泛認受，從種種事例可見一些端倪：建築測量師對樓宇安全監督功不可，但有危樓情況之際，公眾接受之專家是否一定是建築測量師呢？工料測量師於物業發展成本控制，成績有目共睹，但屢屢發生嚴重超支的公共基建工程，政府決策人對工料測量師作為獨立成本控制專家，其所的提議卻無動於衷；道路爆水管緊急搶修時，才驚覺土地測量工作重視不足，管道圖則錯漏百出..... 各種例子不勝枚舉，令人握腕。

問題是否出於測量師的專業，有太多精細的分類，以致群眾不清楚各個專業範疇，導致其形象模糊而專業被忽視，或是尚有其他原因？本地化進程超過四十年，六個專業界別其實鏈鏈相扣，對香港經濟社會支柱 --- 房屋地產，有著舉足輕重的貢獻；如果能夠集合各從業者，團結數以千計的界別力量，在社會中發聲時，是否會有更響亮、更合符測量業界實力之效應！

而測量師業界是否決意找適合代表，從各種不同渠道，於制度中爭取發揮所長位置，亦是我們要深思的議題。很多全人因為生活緊張，業務繁忙，無暇兼顧社會或專業發展的問題；但連學會應否置業作永久辦公室這樣簡單但重要的議題，問卷調查反應毫不踴躍，那是否表示，測量師自身亦不關心自己專業的發展，願意放棄其應得的社會認受和重視呢？

測量師的專業知識與經濟貢獻，與獲得社會重視不成正比，並非不可逆轉的情況；千里之路始於足下，與其默默耕耘、低著頭逆來順受，在新特首帶領的新一屆行政架構，決意積極檢討房屋政策的當下，現在是否是一個最佳的時機，讓我們團結力量、積極展現社會能量究竟我們可以做些什麼，令測量師能發揮其應有專長並展現影響力，提升社會的地位及再引起群眾重視呢？請大家集思廣益，為自己的專業奮鬥吧！



## Sports and Recreation Committee Chairman's Message



*Sr Lesly Lam Chairman*

### The HKIS Dart Team – A big team has been formed!

**Team Captains: Jason Chan and Sylvia Leung**

The second practice of the HKIS Dart Team has just been announced. The captains would like to express their sincere gratitude to members who were interested in joining the dart

team and practicing hard for the proposed Joint Professional Dart Competition. Practices are being held on a regular basis. All members are welcomed to join the team.



### Surveyors Band S.I.R.! Concert 2012 (7-10 pm, 17 August 2012 @ Backstage Live Restaurant)

**Band Soul: George Chan, Band Manager: Mandy Ko, Band Adviser: Denys Kwan**

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

The surveyors band, S.I.R.!, won accolades for its first performance during the 2011 HKIS Annual Dinner. All VIPs, guests, and members enjoyed its performance. The band's first official concert will take place at the Backstage Live Music Restaurant (1/F, Sompteux Central, 52-54 Wellington Street, Central).

**那年的夢想 – S.I.R.! 演唱會 2012**  
**Surveyors' Band - SiR Concert at Backstage 2012**

Tickets will go on sale soon. Please stay tuned for the e-mail notification.





### The HKIS Dragonboat Team

**Team Captains:** *Ryan Wong, William Lai, Young Surveyors Group*

The HKIS Dragonboat Team performed well at Stanley Beach during the Tuen Ng Festival after undergoing tough training for a few months. All members shared in the happiness and victory. The President, Sr Serena Lau, and Past President, Sr

Tony Tse, came out to cheer for and encourage us to do our best. Two dragonboats full of HKIS paddlers developed a strong team spirit. For more photos, please refer to the back cover.

### The HKIS Sailing Team – Hebe Haven Yacht Club 24 Hours Charity Race (October 2012)

**Team Captain:** *Vienna Pang, Coach: Alain Choi*



The sailing team would like to form a team again to join the Hebe Haven Yacht Club's International 24 Hours Charity Aquathon to be held in October in Hebe Haven, Sai Kung (西貢白沙灣). This is an event to raise funds for the Children's Cancer Foundation and other charity organizations. Details are available at:

[http://www.hhyc.org.hk/page.php?page=page5\\_6.php&limit=1](http://www.hhyc.org.hk/page.php?page=page5_6.php&limit=1)

Members are welcomed to join the team and practices will be arranged very soon. Please stay tuned.



### The HKIS Snooker Team - Joint Professional Snooker Tournament 2012

**Team Captains:** *Jeremy Tse and Willie Tang*

The Joint Professional Snooker Tournament will be held on Sunday, 8 July 2011 from 12:00 noon to 7:00 pm at the General Snooker Club - 尖沙咀名將桌球城 (Rear B2/F, Auto Plaza, 65 Mody Road Tsim Sha Tsui East, Kowloon). Members are welcomed to come support the team.

After practicing throughout the year, our Snooker Team looks forward to winning the championship again, which would be its third title. 🇬🇧



**Tryouts are always open to all qualified members, probationers, and student members. We look forward to seeing you.**

## Gasoline

### Caltex Starcard

From 1 May 2012, HKIS successful applicants of the Caltex StarCard can enjoy a discount of HK\$1.5 per litre. Click here to download application form. From now till 31 August 2012, HKIS successful applicants will also enjoy a further HK\$20 discount for every 100 litre per month. Terms and conditions apply. For enquiries, please call Mr Philip Szeto of Ming Xing Investment on **2851 3297** or **2116 5401**.

### Esso Discount Card

(1) For petrol, from 1 February 2012, the discount is HK\$1.30 per litre for successful applicants with consumption exceeding 50 litres per monthly period; otherwise it is HK\$1.10 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. For enquiries, please call Ms Julie Yeung of Ace Way Company on **2807 3001**.

### Esso Fleet Card

From 1 May 2012, the discount is HK\$1.60 per litre for successful applicants. For enquiries, please call Ms Julie Yeung of Ace Way Company at **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**.



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## Others

### Football Shirt

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

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](http://www.putonghua.com/web/promotion/hk_surveyors).

### Opera tickets

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](http://www.operahongkong.org).

### 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**.

### Book and Stationery

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 31 December 2013.

### 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](http://www.chateauchaleur.com).

### Health Check Plan ( / )

Health check-up packages are offered to all holders of HKIS membership cards by Union Hospital at a privilege offer of HK\$2,990 for male and HK\$3,930 for female. Plan inclusive of physical examination and medical history; medical report with comment and two doctors consultations; complete blood count; diabetic screening; lipid profile; hepatitis profile B; liver function test; renal function test; gout screening; urinalysis; stool & occult blood; resting ECG. Plan for male also includes PSA, chest x-ray, and kidneys, ureter & bladder x-ray, while plan for women includes thyroid screening, pelvic examination including pap smear, and mammogram/ ultrasound breast. Privilege lasts until 31 December 2013.

Scaling at Union Hospital and Union Dental Centre at Tsim Sha Tsui is now available with a discount price HK\$200 per visit a year to the HKIS members.

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

### Insurance

HKIS members will enjoy insurance discount offered by Zurich insurance. A 60% discount and a \$800 cash coupon on motor Insurance are available from 1 April 2012 to 30 September 2012 while a 30% discount on single-trip travel insurance is available from now till 31 July 2012. Subscription form for motor insurance and more information about the travel insurance can be downloaded at HKID website, terms and conditions apply. For further enquiries about the above offers and for more information about other insurance offer, please contact the Zurich customer service hotline on **2903 9393**.

**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    |                         |
|-------------|----------|--|-------------|-------------------------|
| <b>2012</b> |          |  |             |                         |
| <b>Jul</b>  | 5-7      | The 7 <sup>th</sup> Cross-Strait-Four-Places Land Conference                             | DSSC, Macau | Macau                   |
|             | 7-10     | The 16 Pacific Association of Quantity Surveyors Congress                                | PAQS        | Brunei Darussalam       |
|             | 7        | Young Quantity Surveyors Group Programme 2012  | PAQS        | Brunei Darussalam       |
|             | 13       | The HKIS Diploma Presentation Ceremony   | HKIS        | Happy Valley Racecourse |
|             | 26       | HKIS General Council Meeting   | HKIS        | Board Room, HKIS        |
|             | 26       | HKIS Executive Committee Meeting   | HKIS        | Board Room, HKIS        |
| <b>Aug</b>  | 23       | HKIS Executive Committee Meeting   | HKIS        | Board Room, HKIS        |
|             | 25-Sep 1 | The XXII Congress of the International Society for Photogrammetry and Remote Sensing     | ISPRS       | Melbourne, Australia    |
| <b>Sep</b>  | 15       | HKIS Annual Conference 2012 - "Development, Supply and Utilization of Land in Hong Kong" | HKIS        | Conrad Hong Kong        |
|             | 27       | HKIS General Council Meeting   | HKIS        | Board Room, HKIS        |
|             | 27       | HKIS Executive Committee Meeting   | HKIS        | Board Room, HKIS        |
| <b>Oct</b>  | 25       | HKIS Executive Committee Meeting   | HKIS        | Board Room, HKIS        |
| <b>Nov</b>  | 6        | HKIS Annual Dinner 2012  | HKIS        | Grand Hyatt Hong Kong   |
|             | 22       | HKIS General Council Meeting   | HKIS        | Board Room, HKIS        |
|             | 22       | HKIS Executive Committee Meeting   | HKIS        | Board Room, HKIS        |
| <b>Dec</b>  | 14       | HKIS Annual General Meeting  | HKIS        | Board Room, HKIS        |

For details, please visit [www.hkis.org.hk](http://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.



# Stanley International Dragon Boat Championships

