

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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"Sr" – The Abbreviation for Surveyor

"Sr" is adopted as the abbreviation for surveyor by The Hong Kong Institute of Surveyors. The pronunciation for "Sr" is "surveyor".

In order to promote its use to the public, corporate members are encouraged to adopt the abbreviation "Sr" in front of their English names in their official communications. Likewise, corporate members are also invited to address themselves as "測量師" after their Chinese names.

"Sr" - 測量師的英文簡稱

香港測量師學會採納「Sr」作為「Surveyor」（測量師）的英文簡稱。其發音與 Surveyor 相同。

為向公眾宣傳「Sr」的用法，我們鼓勵正式會員在日常生活中，在英文名字之前加上「Sr」。至於中文方面，我們亦會邀請正式會員在其中文名字之後加上「測量師」。



Sr Serena Lau

Time flies. We are now in the fourth quarter of 2012. Both property prices and construction costs in Hong Kong continue to escalate and, to a certain extent, are viewed as unhealthy, if not alarming. Nevertheless, job opportunities in the real estate and construction sector remain good and the demand for quality surveyors and surveying trainees is still high. The pressure on the Institute in the meantime is to ensure that quality training will be offered by the educational institutions in a timely manner, the latest professional development events will be available to members, and reasonable assessment criteria will be maintained to admit quality candidates into our profession.

We are certainly concerned about the medium-to-long term sustainability of our economy and the industry. Our divisions are busily arranging events for members to exchange their views on future challenges and opportunities. For example, the Building Surveying Division just held its Building Surveyors Conference on 20 October 2012 with the theme of "Readiness for Tomorrow". The Land Surveying Division held its Annual Dinner on 19 October 2012, with Chairman Sr Koo pointing out during the event that there is an essential and imminent need to construct a spatial data system to keep pace with developments in the New Territories. The Quantity Surveying Division arranged a BBQ Buffet cum QS Practice Notes Launching party, which successfully attracted many younger members to join. We certainly wish for our members to actively participate in the CPD and in the social events being arranged, plus take advantage of every opportunity to exchange their views with our council members on the way forward for our profession.

The Policy Address 2013, together with the 2013-14 Budget, will now be delivered next year by the new government. A consultation exercise to collect views from members of the

public has commenced. You may want to share your views directly with the government or with the Institute. Each division will collect members' views and hopefully forward our concerns and ideas to the government. In fact, members should be aware that all divisions and their spokesmen have, from time to time, been expressing our professional views to the public through the mass media. Apart from the various promotions and press conference by the Building Surveying Divisions concerning the implementation of the Mandatory Building Inspection Scheme, the General Practices Division has arranged press conference to introduce its views on land supply, particularly on the New Development Area of the Northeast New Territories recently.

While the Mainland property market has been subject to numerous measures that have placed pressure on its transaction volumes and prices, we know that the opportunities there, particularly for our younger generation of members, are huge. The CEPA Committee, led by Senior Vice President Sr Stephen Lai, and all the Divisions have continued to explore further opportunities with the administrators of the Qianhai Shenzhen-Hong Kong Modern Service Industry Cooperation Zone for members, and will arrange an official visit to Beijing in late November to pave the way for our Hong Kong members to practice in China and cooperate with local counterparts on the Mainland. Certainly, the Mainland Affairs Committee, led by Sr Albert Cheung, and our Mainland forums will continue to arrange visits and establish contacts with members on the Mainland with the aim of catering to their needs and enhancing communications with the General Council.

The Institute has been constantly gathering with the HKIA, HKIP, HKILA, and HKIE to exchange views on the real estate and construction industry, as well as to share their experiences in order to provide better services to members

and learn the best administrative practices and procedures from one another. Apart from the expectation of more joint forums and CPD events, the recent information exchanges concerned the joint premises in Hong Kong and China, the corporate governance structure, legal costs in disciplinary cases, public enquiries, etc., which are worth further consideration and exploration by the Institute. In fact, we have noticed the phenomenon of the public to increasing enquiries and even complaints by members of the public to each institute. In order to uphold the exercising of disciplinary procedures, we anticipate that increases in the costs of providing insurance coverage for our operating colleagues, legal advice, and administration are necessary. In the face of inflation and all of the above issues, we need to conduct an review of our annual subscription fee soon.

時光飛逝，轉眼間已是 2012 年的第四季度了。香港的樓價及建築成本繼續攀升，某程度上，樓市若不是已達警戒水平，亦處於不健康的狀況。然而，房地產及建造業的就業情況卻仍然良好，並對具水平的測量師及正接受培訓的測量人員需求仍然殷切。對此，學會需要確保教育機構提供優質的培訓、安排最新的與專業相關的活動給會員，以及維持合理的評核標準，從而為測量專業錄取具水平的會員。

學會十分關注社會經濟及行業的中長期的持續發展方向。各個組別均忙錄地為會員安排一些活動，促進會員就有關未來機遇與挑戰的議題交換意見。例如：建築測量組剛於 2012 年 10 月 20 日舉辦了建築測量師論壇，主題為「Readiness for Tomorrow」。土地測量組於 2012 年 10 月 19 日舉行了其組別周年晚宴，主席古德明測量師在席間指出，必須建立空間數據系統以配合新界的發展。而工料測量組早前亦舉辦了一個燒烤自助餐暨工料測量師實務指引發佈活動，成功吸引年輕會員參加。我們希望會員能積極參與我們安排的 CPD 及社交活動，並利用每一個與我們理事會成員溝通的機會，交流行業未來發展的意見。

新一屆政府將 2013 年的施政報告和 2013-2014 年度的財政預算案安排於明年發佈，公眾諮詢已展開。閣下可直接或透過學會向政府發表意見。各個組別將收集會員的意見，並在統籌考慮後，向政府發表學會整體的關注及意見。會員應該注意到，所有組別和其發言人亦不時透過傳媒向公眾發表專業意見。除了建築測量組舉辦了多個關於強制驗樓計劃的推廣活動及新聞發佈會外，產業測量組最近亦舉行了一個記者會，講解其對土地供應（尤其於新界東北發展項目）上的意見。

鑑於國內推出多項壓抑樓市的措施，國內樓市的交投量及房價均備受壓力。然而，我們明白國內的發展機遇，特別對我們的年青會員而言，是龐大的。由高級副會長賴旭輝測量師

Please be reminded that the Annual General Meeting (AGM) will be held on 14 December 2012 and may be the final opportunity for you to visit the Institute's office located at Jardine House before we move to new premises in January 2013.

On 27 September 2012, the General Council resolved to nominate Dr Ann Heywood as an Honorary Fellow at the coming AGM. Dr Heywood is currently the Principal of the College of Estate Management (CEM), University of Reading. We look forward to our members endorsing the nomination in the AGM.

Sr Serena Lau
President

所領導的CEPA委員會，聯同各個組別，已與前海管理局會面，繼續發掘更多發展機遇。此外，亦正安排於 11 月底到訪北京，爭取香港會員於國內執業及與國內本地公司合作發展的契機。此外，由張孝威測量師領導的內地事委員會，以及內地議會將繼續安排探訪和與身處國內會員建立聯繫，期望藉此照顧到他們的需要及促進其與理事會之間的溝通。

學會定期與香港建築師學會、香港規劃師學會、香港園境師學會和香港工程師學會就房地產及建築業的相關議題交換意見，以及分享各學會在提供更佳的會員服務、行政事務及程序上的經驗。除了舉辦聯合論壇及 CPD 活動外，最近我們亦討論到各個學會於香港及國內共同使用一個辦事處地點的可能性、企業管治及架構、紀律聆訊方面的法律事務支出，以及處理公眾查詢等等，該等議題均值得學會進一步探討及考慮。事實上，我們已注意到，各個學會比以前接獲更多公眾查詢甚至投訴。我們有責任履行紀律程序，亦因此，我們預期涉及相關事項的保險、法律諮詢及行政成本將會增加。面對通脹及以上事務，我們將有需要研究修訂年費。

溫馨提示，會員周年大會將於 2012 年 12 月 14 日舉行。這可能是 2013 年 1 月學會辦事處搬遷前，你到訪位於怡和大廈的學會辦事處的最後機會。

在 2012 年 9 月 27 日，理事會議決於 12 月 14 日的會員周年大會提名 Ann Heywood 博士為名譽會員。Ann Heywood 博士現時是 University of Reading College of Estate Management 的院長。我們期望會員在息AGM 當日確認此項提名。

劉詩韻測量師
會長

HKIS Webmail User Guidelines

Please refer to the following link for the HKIS's webmail user guidelines (English version only).

<http://www.hkis.org.hk/hkis/general/manual/hkis-webmail.pdf>

Please note that if you did not tick the related box in your renewal form, news and announcements will be sent to

members through HKIS webmail. If you prefer to receive e-mail at your personal /office email address, please login via our website (www.hkis.org.hk) and change your personal information.

Congratulations to the Following who were Elected as HKIS Members on 27 September 2012

FELLOW (1)

LS DIVISION

SHAM PO FAI

MEMBERS (19)

BS DIVISION

HO WAI TAK

HUI KWOK WAI

KIANG TSZ CHIU

LAM SZE MAN

LEUNG KAM FAI

NG CHI PONG

WONG KA WAI

GP DIVISION

CHAN KING SUM

CHEUNG MUN YEE

KONG TSZ WING CLARA

LAM TERENCE

PANG HO LUN

LS DIVISION

FOK LAP SHUN NELSON

QS DIVISION

CHEUNG CHIU CHUNG

KWAN CHEUK KWAN

LI TSZ WAI

MA HOI YIU VICTORIA

PAK KA CHUN

TAM FEI LUEN

CORPORATE MEMBERS REGISTERED IN OTHER DIVISIONS (3)

PD DIVISION

CHEUNG SUM YIN

PFM DIVISION

CHOY PIK KWAN

LEE CHUNG FUN

HKIS Annual General Meeting 2012

Friday, 14 December 2012

7.00 pm

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

Agenda and details will be sent to members of the
Institute by post.

For enquiries, please call 2526 3679.

Council Members Reaching Out

1 October 2012	Flag Raising Ceremony cum National Day Reception to celebrate the 63rd Anniversary of the Founding of the People's Republic of China organised by Home Affairs Department	Sr Serena Lau Sr Dick Kwok
1-4 October 2012	26th Pan Pacific Congress of Real Estate Appraisers, Valuers and Counsellors, Melbourne, Australia	Sr Edward Au
8 October 2012	Joint Institutes' Dinner hosted by HKIA	Sr Serena Lau Sr Stephen Lai Sr Simon Kwok
11 October 2012	Cocktail Reception of Gammon Construction Ltd.	Sr Serena Lau Sr Edwin Tsang
11 October 2012	The Celebration Dinner of the 63rd National Day of the People's Republic of China and the 21st Anniversary of the Association of the Hong Kong Real Estate Association	Sr Francis Ng
17 October 2012	BEAM Plus Interiors Stakeholder Workshop organised by BEAM Society Limited	Sr Vincent Ho
19 October 2012	The Chartered Institute of Building Annual Dinner 2012 cum Construction Industry Honorary Award Presentation	Sr Keith Yim
19 October 2012	International Conference on "New Horizons for Construction Management - China, United Kingdom and Hong Kong Perspectives" organised by the Chartered Institute of Building (Hong Kong)	Sr Dr Paul Ho
20 October 2012	The 7th Recreation and Sports Night organised by the Law Society of Hong Kong	Sr Lesly Lam
24 October 2012	Brainstorming Workshop for Construction Manpower Study co-hosted by Works Branch of Development Bureau and Construction Industry Council	Sr Dr Paul Ho
24-27 October 2012	International Valuation Standards Council Meetings, Milan, Italy	Sr K K Chiu
25-26 October 2012	Conference on "Third International FIG Workshop on 3D Cadastres" jointly co-organised by Urban Planning, Land and Resources Commission of Shenzhen Municipality, Wuhan University and the International Federation of Surveyors, Shenzhen China	Sr Simon Kwok
25 October 2012	Opening Ceremony of Veggie Arts Jamboree @ Tsun Yip Street Playful Thursday Jointly organised by Energizing Kowloon East Office, Development Bureau and Agriculture, Fisheries and Conservation Department	Sr Serena Lau
27 October 2012	The Hong Kong Polytechnic University Eighteenth Congregation (Doctoral and Honorary Degrees Conferment)	Sr Lesly Lam Sr Thomas Ho
31 October 2012	2012 Annual Meeting and Executive Committee Meeting of the Chinese Society of Geodesy, Photogrammetry and Cartography, Shenzhen, China	Sr Simon Kwok



Building Surveying Division Chairman's Message



Sr Vincent Ho BSD Council Chairman

Meeting with Qianhai Authority

Members may remember that the BSD has been keeping a close eye on the development of Qianhai (前海) in Shenzhen and the opportunities for expanding the professional services of building surveyors in this new development area. Representatives of the BSD council, Nathan Lee, Edgar Li, and I, visited Qianhai Authority on 6 September 2012 to obtain updates on the progress of Qianhai's development and to offer their expertise to its Human Resources Division (人力資源處). Following our visit, the Human Resources Division (人力資源處) formally visited the HKIS on 27 September to meet with representatives of all the HKIS's divisions with a view to getting a thorough and comprehensive understanding of the professional expertise of HKIS members in relation to Qianhai's development. This was an important and successful meeting that laid a foundation for further cooperation between Qianhai Authority and the HKIS, in particular by introducing the surveying profession to Qianhai.

Along with the further dialogue between Qianhai Authority and the HKIS, the BSD will explore and develop actual career and job opportunities for its members forthwith.

Members may wish to visit the website of Qianhai Authority (<http://www.szqh.gov.cn/>) to learn more about the details of the development.



Visit to Qianhai Authority by BSD representatives on 6 September 2012

Press Conference on 4 October 2012 on MBIS

In order to promote our professional expertise on building inspection, maintenance, and repairs, as well as to help the public become more aware of the recently implemented MBIS/MWIS, we held a press conference on 4 October 2012 to explain the details and requirements of MBIS/MWIS to the media. During the press conference, we elaborated on the preparations building owners may need to take in response to MBIS/MWIS. We also published the MBIS inspection and repair services professional fee scale reference, as well as the general repair cost reference of ageing buildings for the reference of building owners in general.

The press conference attracted much attention from the media and the public, with eight newspapers and five electronic media outlets joining the conference and following it up with a widespread report on the issue. The full version of the press release in Chinese can be downloaded from the HKIS website at http://www.hkis.org.hk/ufiles/20121004_bsd_fee_scale.pdf.





MBIS Inspection Fee Scale Reference

In order to assist the public and building owners to budget their funds for a professional quality building inspection and the management of repair works by appropriate building professionals, the BSD has released a reference fee scale for professional surveyors who undertake the relevant services. We expect the fee scale to help the public gauge and compare the fee proposals prepared by different professionals or service providers in the market so that owners can select their providers wisely. We have made it clear to the media and the public that the fee scale is not mandatory, and building owners should still need to judge and compare the fees and services of different consultants with comprehensive perspectives based on the circumstances of each building.

An extract from the fee scale reference is appended on the right. The full version of the same could be downloaded from the BSD webpage in the HKIS website at http://www.hkis.org.hk/hkis/general/bsd/ProfFeeScale_FINAL_e.pdf.

Professional Fee Scale (Stage One: Building Inspection)

Building Scale (Total no. of units)	Fee Scale (HK\$)	
	Per Building	Per Unit
No. of units 20	Around HK\$50,000	Around HK\$2,500
20 < no. of units 50	HK\$50,000 – HK\$75,000	HK\$1,500 – HK\$2,500
50 < no. of units 150	HK\$75,000 – HK\$150,000	HK\$1,000 – HK\$1,500
150 < no. of units 200	HK\$150,000 – HK\$200,000	Not exceeding HK\$1,000
Above 200 units	Around HK\$200,000	

Professional Fee Scale (Stage Two: Repair & Rectification Works)

Project Scale (Total Construction Cost)	Fee Scale % Rate	Minimum Charge HK\$
Not more than HK\$3M	-	HK\$250,000
HK\$3M < Cost HK\$5M	8%-10%	HK\$250,000
HK\$5M < Cost HK\$8M	7%-9%	-
Above HK\$8M	6%-8%	-

Please refer to the full version of the fee scale for details.

Repair Cost Research

A study on the cost level of typical repair works for ageing buildings was recently completed by the BSD in collaboration with the Department of Civil and Architectural Engineering, the City University of Hong Kong (CityU). The study aims to establish an information system for common building repairs in Hong Kong. We hope it can give layman owners and Incorporated Owners a rough indication of the cost range for repairing and maintaining their buildings. The research results were released to the public via the media on 4 October, and a summary of the research findings is available for members' reference at the BSD webpage (http://www.hkis.org.hk/hkis/general/bsd/BuildingMainCostDataFINAL_e.pdf). The key findings are summarised on the right.

Building Maintenance Cost Range (at 1st Quarter 2012 Price Levels)

Building Age \ No. of Storeys	No. of Storeys	
	< 7 storeys	≥ 7 storeys
< 30 years	HK\$38,000 – \$65,000 per Unit	HK\$38,000 – \$45,000 per Unit
≥ 30 years	HK\$51,000 – \$68,000 per Unit	HK\$44,000 – \$54,000 per Unit

Please refer to the summary sheet of the study for a full understanding of the findings.

Encourage more BS to apply for RI registration

Further to our series of events on MBIS held this month, I fully believe that the general public desires quality services from professional building surveyors. In this regard, I would like to lodge my further appeal to our surveyors to register as

Registered Inspectors (RIs). It is a unique opportunity for us to develop and cultivate a proper building maintenance and repair culture in Hong Kong.



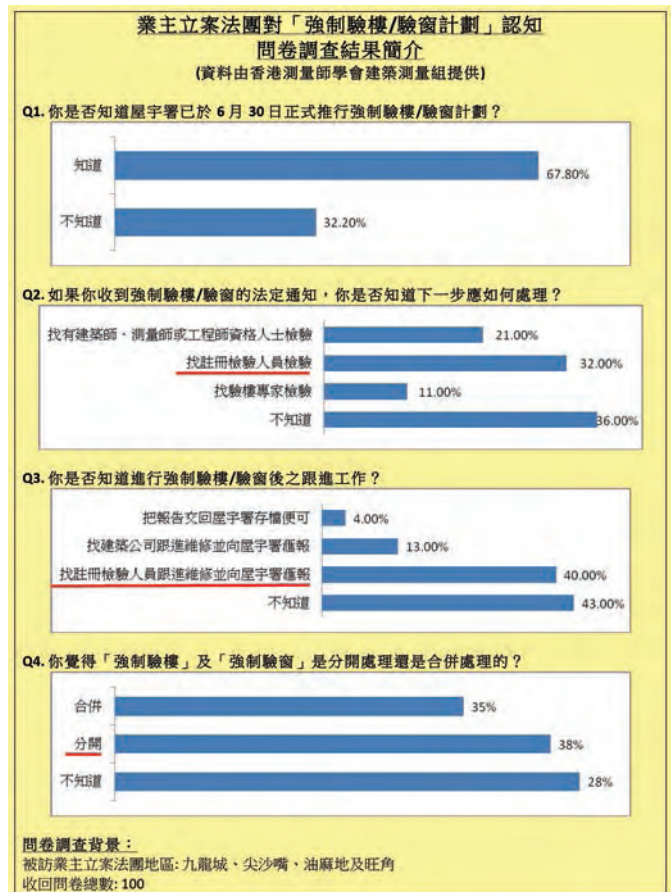
MBIS/MWIS Workshop on 14 October 2012

In line with the public promotion exercise launched by the BSD in June 2012, a workshop for owners of ageing buildings was held by the BSD on 14 October 2012 at Caritas Community Hall to help them understand the details and requirements of MBIS/MWIS and prepare them to engage professionals on how to handle the inspection and repair works. Owners' representatives of over 70 buildings in the Kowloon City, Mong Kok, Yau Ma Tei, and Tsim Sha Tsui districts joined the workshop and shared their concerns and raised questions over MBIS/MWIS. They also undertook a thorough reading of the information boards prepared by our young building surveyors. We set up consultation booths and invited several experienced building surveyors, including David Chan, Edwin Tang, Kenneth Yun, Andrew Kung, and Kenny Tse, to provide professional advice on the subject to the participants after Edwin Tang and I delivered the talks.

Questionnaire surveys to the invited owners were also conducted to understand their awareness of MBIS/MWIS. The survey revealed that not many owners were sufficiently acquainted with their duties and liabilities under the schemes. A summary of the survey findings can be found below.

The workshop was a successful and meaningful event in that not only did it provide assistance to building owners, but it also boosted the public image of building surveyors. I hereby thank the event organizing team led by our council member, Peter S K Wong, for its hard work. We hope to arrange

another round of workshops on Hong Kong Island in the near future.



Update on Green Building issues

The Professional Green Building Council - Green Building Award 2012

Subsequent to the award presentation ceremony held in early June 2012, the organizing committee arranged a review session in September to summarize the lessons learnt and to prepare proposals for the next organizing committee's consideration. The next Green Building Award will be held in 2014. Members are encouraged to closely monitor their projects and be prepared to join the award ceremony.

The Hong Kong Green Building Council - Green Labelling Committee

Until mid-September, 253 projects had completed the registration procedure for the BEAM Plus Assessment.

Subsequent to the release of BEAM Plus Version 1.2 for New Buildings and Existing Buildings in July, the Hong Kong Green Building Council is going to farm out BEAM Plus Interiors to cover fitting-out and interior projects. Two Stakeholders Engagement Workshops were held in mid-October before the finalization of this new manual. Representatives from the BSD participated in these workshops.



Building Surveyors Conference 2012

The Building Surveyors Conference, which is one of the most important annual events organized by the BSD, was successfully held on 20 October at the JW Marriot Hotel. This year's conference, titled "Readiness for Tomorrow," was attended by over 250 members and guests.



This is the 26th year that the conference has been held, and we have conducted it annually without any discontinuity since we first organized it in 1987. The main objective of our conference is to provide a platform for knowledge and experience-sharing so that we can learn from those inspiring presentations conducted by our distinguished speakers. We can also visit exhibition booths set up by material suppliers or service providers and meet friends, ex-colleagues, and old classmates to update each other on our current situations. This year, the theme of "Readiness for Tomorrow" was particularly apt for our mission. Apart from observing the

upcoming challenges and opportunities in Hong Kong and Mainland China, our Conference shed light on how we should nurture our successors and equip them for the challenging "tomorrow".



I would like to take this opportunity to thank all speakers, moderators, guests, sponsors, the Organizing Committee, and helpers for their invaluable time and efforts in making this conference fruitful and meaningful.



CPD Updates

Site Visit to Hong Kong's Revitalization Projects - Lui Seng Chun and the Jockey Club Creative Arts Centre

With the kind arrangement of Mr L C Lam of Hong Kong Baptist University, we made a site visit to Lui Seng Chun and Jockey Club Creative Arts Centre on 29 September 2012. The revitalization projects brought out some touching stories behind these old buildings. The projects are good practical examples showing the creativity in overcoming the restriction in converting historical buildings to meet the requirements of the users and building controls. The revitalisation of the old industrial building at Shek Kip Mei into Jokey Club Creative

Arts Centre would further generate the creative power of the society.



BSD Scholarship for Secondary School Students

Further to the report in the last issue, we have received 16 nominations for this scholarship and plan to assess these entries in mid-November, after which we will shortlist candidates by conducting interviews in mid-December. The

results should be released by the end of December. Shortly after the release of results, we will arrange for the Award Presentation by the end of January 2013..



General Practice Division Chairman's Message



Sr Francis Ng GPD Council Chairman

The 26th Pan Pacific Congress of Real Estate Appraisers, Valuers and Counsellors, 1-4 October 2012 in Melbourne, Australia

Sr Edward Au represented the HKIS and attended the 26th Pan Pacific Congress of Real Estate Appraisers, Valuers And Counsellors (PPC). It was held from 1 to 4 October 2012 in Melbourne, Australia. The PPC is held biennially on a rotating basis around the Pacific Rim by member associations. This year, the Congress focused on sustainable development, green buildings, and their effect on valuation. A number of concurrent sessions were available for delegates' participation. Other discussion topics included financial instruments, intangible assets, detrimental assets, green building valuation, and capital investment. Sr Edward Au has written a separate report on the PPC event in this issue of Surveyors Times.

John Teo (SISV), and Gan Bee Ghee (SISV)(WAVO Secretary). The meeting was chaired by Prof Lim. Mr Ricardo Garza, President of the Federacion De Colegios De Valuadores in Mexico, was in attendance to the board meeting.



HKIS Representative, Sr Edward Au, at the 26th PPC's Opening Ceremony



Performance by Australian Indigenous Natives at the Opening Ceremony

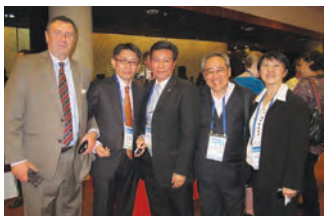


WAVO Representatives at the 2012 WAVO Council Meeting

Front row from the left : Richard Borges (AI (USA)), Sr Edward AU (HKIS), Prof LIM (SISV), Keith Goodwin (AIC (Canada)), Dr Adrian Crivii (ANEVAR), David SHUM (AIC (Canada))
Rear row from the left : Mrs Borges (AI (USA)), Tan Choi Heng (SISV), Ian Campbell (PINZ), Ricardo Garza (FDCDV (Mexico), observer), David Clark (PINZ), Keith Lancaster (AIC), John Teo (SISV), Gan Bee Ghee (SISV)



Congress proceedings at the 26th PPC



Meeting counterparts from Japan, Romania, and Singapore at the venue

WAVO Board Meeting 2012

The World Association of Valuation Organizations (WAVO) held its Board Meeting on Monday, 1 October 2012, at the Travelodge, Dockland of Melbourne, Australia. In attendance were representatives from association members, including Messrs Richard Borges (AI (USA)), Edward Au (HKIS), Prof Lim (SISV), Keith Goodwin (AIC (Canada)), David Shum (AIC), Keith Lancaster (AIC), Adrian Crivii (ANEVAR), Ian Campbell (PINZ), David Clark (PINZ), Tan Choi Heng (SISV),

The attendees reviewed the progress of the work that was initiated from the last WAVO Board Meetings and discussed future developments of the organization. The following key issues were discussed:

- (i) The WAVO International Valuation Certificate (known as WIVCert) is 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 meet the following requirements: 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. The attendees agreed that the proposal was a good initiative and should help raise the profile of WAVO. A panel of real estate professors will be invited to join the WAVO Board of Assessors with a view to offering relevant modules to participants.

- (ii) The WAVO Competency and Practice Guide for Valuation Professionals – the Guide is intended to encourage the best practices for valuers around the globe based on international standards and practices (e.g. IVSC), as well as the valuation standards and practices adopted locally by member associations. Representatives of member associations expressed different views at the meeting over the possible overlapping of local standards and guidance(s) and usefulness of the proposed Guide. The attendees agreed to consider the proposal further. The draft Guide will be circulated to all member associations for their comments.
- (iii) Valuation experts – the principal objectives of WAVO are to ensure a consistent application of valuation standards, methodologies, and practices; to set criteria for education standards; and to raise the standards of professionalism. The WAVO Board decided to compile a list of the world's experts in the valuation field. The WAVO Secretariat is now inviting valuation experts from member associations to join the expert panel.
- (iv) The WAVO Certified Valuer – another proposal raised during the Board Meeting was the awarding of a WAVO

Certificate to competent evaluator(s), thereby making them WAVO Certified Valuers. Qualified evaluators or those who have obtained the WIVCert and were approved by a vetting panel would be awarded with the title, "WAVO Certified Valuer" alongside their listed names on the WAVO website. This proposal will be further explored by the WAVO Board.

- (v) International Valuation and Appraisal Week – last year, the first "International Valuation and Appraisal Week" was adopted by a number of leading valuation and appraisal organizations around the world. It helped enhance the important contributions of evaluators and appraisers towards the global economy. This year, the WAVO Board has continued with the same theme and has organized the second Valuation and Appraisal Week for 1-7 November 2012. The purpose is to further raise the profile and awareness of the important role of evaluators and appraisers in the global community and to commemorate the significance of the valuation and appraisal practice in the global marketplace. The GPD will organize CPD and valuation activities during the second International Valuation and Appraisal Week.
- (vi) The WAVO Congress 2013 – it was proposed that the next WAVO Congress be held in Chennai, India in 2013.
- (vii) The WAVO Board Meeting will be held in April or May 2013. As suggested by the President of the AIC, this meeting may be held in Calgary, Canada.



The World Association of Valuation Organizations (WAVO) held its Board Meeting on Monday, 1 October 2012, at the Travelodge, Dockland in Melbourne, Australia



Mr. Richard Borges (AI (USA)) and Prof LIM (SISV) signed a MOU after the Board Meeting



Members discuss the future development of WAVO

A little briefing note about WAVO – it 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 educational institutes, as well as some specialized groups that interact frequently with the profession. WAVO’s mission is to develop and enhance the valuation and related professions and to ensure that the provision of services is of consistently high quality and uniformity in the public interest. WAVO will carry out its mission by promoting the best practices, supporting the most robust and consistent standards, encouraging higher education, and facilitating lifelong learning among its Member Associations and their members. Member Associations (with countries in parentheses) include:

Full Member

1. Appraisal Institute of Canada **AIC (Canada)**
2. Appraisal Institute **AI (United States)**
3. China Appraisal Society **CAS (China)**
4. China Institute of Real Estate Appraisers and Agents **CIREA (China)**
5. Consiglio Nazionale Geometri e Geometri Laureati **CNG (Italy)**
6. Hong Kong Institute of Surveyors **HKIS (Hong Kong)**
7. International Association of Consultants, Valuers and Analysts **IACVA (Canada)**
8. Korea Appraisal Board **KAB (Korea)**
9. National Association of Romanian Valuers **ANEVAR (Romania)**
10. Property Institute of New Zealand **PINZ (New Zealand)**
11. Singapore Institute of Surveyors and Valuers **SISV (Singapore)**

Nominee Members

1. Institution of Govt. Approved Valuers **IGAV (India)**
2. Korea Association of Property Appraisers **KAPA (Korea)**
3. Vietnam Valuation Association **VVA (Vietnam)**

Observer Members

1. Hoang Quan Appraisal Co., Ltd. **HQA (Vietnam)**
2. The Real Estate Regulatory Agency **RERA (Dubai)**



Visit of the Property Institute of New Zealand

On 22 October 2012, 23 members from the Property Institute of New Zealand (NZPI), led by Ian Campbell (Past President & Board Member) and David Clark (CEO), visited the HKIS. The delegation was greeted by the HKIS President, Sr Serena Lau; the Hon Treasurer, Sr Gary Yeung; Sr Francis Ng; Sr KK Chiu; Sr Eugina Fok; and Sr Edward Au. Attendees exchanged views on current intuitional affairs and the property situation in Hong Kong and New Zealand.

The NZPI delegates were briefed on the structure, history and organization of the HKIS and the Hong Kong property market. They showed a keen interest in the residential property market and property prices in Hong Kong. The NZPI intends to expand its cooperation with overseas institutes. Questions on the reciprocity arrangements on professional qualification with the relevant organizations in the Mainland China were raised. On the other hand, the HKIS noted that the NZPI has launched online property professional teaching courses that may be of interest to HKIS members. We shall ask for further information in this regard and keep members informed on its progress.



NZPI delegation – led by Ian Campbell (middle) and David Clark (right)



HKIS representatives (from left: Sr Edward Au, Sr Eugina Fok, Sr Francis Ng, Sr Serena Lau, Sr Gary Yeung, Sr KK Chiu)



Group photos of members of the NZPI delegation and the HKIS representatives



HKIS representatives presented a souvenir to the NZPI's Ian Campbell

Press Conference on the New Territories East New Town

The GPD's comments and response to the government's New Territories East New Town Development (NENT) proposal was reported in the September issue of Surveyors Times. The GPD held a press conference on 22 October 2012 to promulgate the HKIS's view. The conference went off well with elaborations made by Sr CK Lau, convener of the Working Group on Land Supply, and Sr Francis Ng.



The HKIS Press Conference on the New Territories East New Town



Elaboration of GPD's view on land supply by Sr CK Lau, Convener of the Working Group on Land Supply, and Sr Francis Ng



The 26th Pan Pacific Congress of Real Estate Appraisers, Valuers and Counsellors 1-4 October 2012, Melbourne, Australia

Edward Au, GPD Council Member, GPD Hon Treasurer, Member of Editorial Board



The welcome reception of the 25th Pan Pacific Congress was held at the Melbourne Convention and Exhibition Centre

The Australian Property Institute (API) hosted the 2012 Pan Pacific Congress (PPC) from 1 to 4 October at the Melbourne Convention and Exhibition Centre.¹ Delegates from Japan, China, Hong Kong, Singapore, USA, Canada, Malaysia and many others attended this conference, along with delegates from every Australian state and territory.

The PPC is organized biennially by different countries around the Pacific Rim. It provides an opportunity for members professional associations (including the HKIS) to come together and exchange information, network, and give insights into the culture and real estate market of their country. On the PPC's educational side, distinctive speakers from around the region presented issues that were relevant to various property markets. The PPC was founded with the objectives of developing closer relationships between various appraisal and valuation associations and for members to share and exchange information for the well-being of the profession.

The Melbourne Pan Pacific Congress a Success

This year's PPC was hailed as a tremendous success by its organizers and delegates. It provided opportunities for delegates from more than 15 professional associations from various countries to share their experiences on the latest developments in valuation, planning and development, sustainable development, and asset management, as well as to give insights into the culture and real estate market of the host and other countries.

The Congress Proceedings

The proceedings started with a brief performance and introduction to Melbourne by an Australian indigenous villager. During the ceremony, Mr Robert Doyle, the Lord Mayor of Melbourne, delivered the opening address followed by short country reports by each of the delegates from the participating member associations.



Ms Justine Jacono, API Victorian President, gave the opening remarks during the welcome reception of the 25th PPC



Mr. James Pledge, Chair of the 26th PPC Organizing Committee, delivered the welcome speech and announced the Best Paper Award of the 26th PPC, which was awarded to HKIS Delegate, Mr. Edward AU



Mr. Ian Cover opened the 26th PPC and led Chief Delegates from the participating Member Associations to the venue



Mr Robert Doyle, Lord Mayor of Melbourne, delivered the opening address

¹ API is one of the Professional Institutes who had signed the reciprocity agreement with HKIS, whereas, HKIS or API membership is open to members of the counterpart institute provided that members of the opposite institute have obtained not less than one year post qualification engagement in local professional practice and that their relevant competence is considered acceptable.



Country reports were delivered by Delegates from the participating Member Associations

The 26th Pan Pacific Congress provided opportunities for selected international and Australian speakers to present their cases in Melbourne. Almost 350 delegates attended the event, including 50 eminent speakers from the Pacific Region. Delegates came from China, Japan, Hong Kong, Canada, the United States of America, Mexico, Singapore, New Zealand, Indonesia, and Malaysia. The social side of the Pan Pacific Congress was a key component to the event's success, with a welcome reception on the opening night that highlighted the unique flavors of Victorian produce and a gala dinner on the second evening, which provided plenty of opportunities for networking and social enjoyment.

PROGRAM	
MONDAY 1 OCTOBER 2012	
1:00pm - 7:00pm	Registration Open - Registration and Information Desk
2:00pm - 5:00pm	TECHNICAL TOURS
Tour A	Tour B
Discovers Top	Melbourne Sporting Precinct
Discovers and	AMM Park and the Melbourne Park
Discovers North	in development
Tour C	
Trinity Village	
Residential Development, Parkside	
8:00pm - 8:00pm	Welcome Reception "Tastes of Victoria" - Level 1/Foyer, Melbourne Convention and Exhibition Centre
TUESDAY 2 OCTOBER 2012	
7:00am - 8:00pm	Registration Open - Registration and Information Desk
8:00am - 8:00pm	Exhibition Open - Level 1 Foyer
9:00am - 10:30am	OPENING CEREMONY - Room 105/106
Presentations from:	
Robert Doyle	Lord Mayor Melbourne
Chief Delegates from participating Member Associations	
Member of Committee: Ian Clew	
10:30am - 11:00am	Morning Tea and Exhibition - Level 1 Foyer
11:00am - 1:00pm	PLENARY SESSION 1 - Room 105/106
11:00am - 12:00pm	Raising the Bar for the Valuation Profession
Shere Sherman	Chairman, Standards Board, International Valuations Standards Council
	United States of America
	Member of Committee: Ian Clew
12:00pm - 1:00pm	Shere Sherman - The Victorian Experience
	The Hon Jeffrey Bennett AC
	Premier of Victoria 1992-1999
	Australia
	Member of Committee: Ian Clew
1:00pm - 2:00pm	Lunch and Exhibition - Level 1 Foyer

2:00pm - 3:00pm CONCURRENT SESSION 1				
	Property Development Concurrent Session 1A Room: 103	Specialised Valuations Concurrent Session 1B Room: 105/106	Rating and Taxation Valuation Concurrent Session 1C Room: 104	Commercial Property Management Concurrent Session 1D Room: 102
2:00pm - 2:30pm	Revitalising Melbourne Tim Bamford Executive Director Major Projects Victoria, Australia	Valuation of Vineyards Daniel Thomas SRIE, Australia	The Use of "Regression Analysis" as a Mass Valuation Tool in Rating Valuations Gino Mitrone City of Whittlesea, Australia	Occupational Health & Safety Cassandra Abbey Greencap Consulting, Australia
2:30pm - 3:00pm	Revitalization of Industrial Building in Hong Kong Edward Sh Au The Hong Kong Institution of Surveyors, Hong Kong	Valuation of Water Rights David McKenzie Opteon Property Group, Australia	Old Tax - New Challenges: Property Taxation and Statutory Valuation into the Future Mike Welferian University of the Sunshine Coast, Australia	Practical Application of DCF Approach to the Commercial Property Under Property Management by Professionals - Application to Seoul Commercial Property Market Jae Sang Kang Korea Association Of Property Appraisers, South Korea
3:00pm - 3:30pm Afternoon Tea and Exhibition - Level 1 Foyer				
3:30pm - 5:00pm CONCURRENT SESSION 2				
	Property Development Concurrent Session 2A Room: 103	Valuation Issues Concurrent Session 2B Room: 105/106	Mixed Session Concurrent Session 2C	
3:30pm - 4:00pm	The Redevelopment of Apex Urban Areas in Korea and Valuation Process In-Chul Baik Korea Association Of Property Appraisers, South Korea	Where is the Value in a Valuation? Peter Power PricewaterhouseCoopers, Australia	The Analysis of Disaster Risk Measurements and Mitigations from Investors' View Point Yuko Tomizuka WBI Real Estate Finance, Japan	
4:00pm - 4:30pm	Influence of the Developer's Brand on Real Estate Value Nan-Yu Chu Taiwan	The Catch 22 of Valuation's Biggest Global Challenge Michael McDermott Heron Todd White Global Consult, Australia	Toward a Blue Economy Resilience in Indonesia Devil Samudragina Indonesian Society of Appraisers, Indonesia	
4:30pm - 5:00pm	A Study on the Activation Ways of Activating Urban Regeneration and Citizen- Governmental Partnership Jae Yang Hwang Korea Appraisal Board, South Korea		Enhancing Value of Residential Developments through Product Branding Lim Lan Yuan Singapore Institute of Surveyors and Valuers, Singapore	
7:00pm - 11:00pm	Gala Dinner "A Melbourne Icon" - The Grand Hyatt Hotel, 123 Collins Street, Melbourne			

The Programme (part) of the 2012 Pan Pacific Congress - my presentation on the "Revitalization of Industrial Buildings in Hong Kong" was arranged for the afternoon session on the 2nd day

The PPC program was distinctive, with speakers covering issues on a range of topics, including the international economy, property recovery following natural disasters, business valuation, green property development, property management, and funds and asset management practices relevant to various property markets around the world. These speakers, together with the high profile Australian speakers, made the conference a unique and diverse educational opportunity. Keynote presentations were delivered by the following speakers:

Keynote Speakers	Theme of Presentation
Jeff Kennett Former Victorian Premier	<i>Urban Renewal - The Victorian Experience</i>
Steven Sherman Chairman, Standards Board, International Valuation Standards Councils, USA	<i>Raising the Bar for the Valuation Profession</i>
Mark Burgess General Manager of the Future Fund	<i>The Role of Sovereign Wealth and Major Pension fund in Global Property Markets</i>
David Rees Head of Research at Jones Lang LaSalle	<i>Regional Property Outlook: What will Drive Asia-Pacific Real Estate over the next ten years?</i>
Drew Ginn Australian Olympian	<i>Rowing the Boat Faster: A Story About Developing Brief and Building Capacity</i>



Keynote Speech by Mr. Steve Sherman, Chairman, Standards Board, International Valuation Standards Councils, USA - Raising the Bar for the Valuation Profession



Keynote Speech by Jeff Kennett, former Victorian Premier - Urban Renewal - The Victorian Experience

Raising the Bar for the Valuation Profession

One of the themes of the Congress was the valuation profession's handling of the financial crisis that began in 2008, which led to extensive reductions in asset values and challenged the solvency of banks, companies, individuals, and even governments. The keynote speaker, Mr. Steve Sherman, analyzed the valuation industry after the financial crisis and provided an update on the recent interactions between the valuation profession and regulators.

Assets that plunged in value during the financial crisis included equities, real estate, and loans across all sectors and geographies. Sherman advised that nearly one-third of the goodwill on the balance sheets of US public companies that was generated via acquisitions in the ten years prior to the crisis were written off between 2008 and 2009 (a value of over US\$700 billion). Although many assets have since recovered in value, we are now on the fringe of yet another financial crisis related to challenges in the Euro Zone and struggling economies elsewhere.

My observation is that valuation standards around the world have started to converge so that diversity in practice can be minimized. This can improve both the consistency and the quality of professional valuation services. According to Sherman, convergence would be the main objective of valuation standards, while the valuation profession's challenge in today's post-crisis environment is to bring about greater consistency, quality, and transparency to those who rely on its work. Many parties, such as investors, regulators, and auditors, need more support from independent valuers than ever before. I fully concur that the risks created by differences in the valuation credentials that exist today range from the seemingly innocuous concerns over market confusion

to the more overt concerns over the objectivity of the valuers and analytical inconsistency. In this regard, members may wish to take a closer look at the proposed changes of the HKIS Valuation Standards, which will be published later this year.

Urban Renewal - The Victorian Experience

Another keynote speaker, Jeff Kennett, the former Victorian Premier of Victoria, delivered an experience sharing on urban renewal in Victoria, Australia.

Urban renewal plays an important role in property development in Hong Kong. Be it a URA or a private renewal project, the redevelopment and regeneration of old urban districts in Hong Kong has become one of the major tasks of GP Surveyors. The renewal of Melbourne's Docklands Area serves as a good example and is a good lesson to learn.



An aerial view of the Melbourne Victory Harbour and Docklands (photo courtesy from Land Lease, Australia)



An early historical picture of the Melbourne Docklands Area under urban renewal (photo courtesy from Melbourne & Australian Architecture Topics Forum)

Victoria Harbour in Melbourne has been labeled the "jewel in the crown" of Melbourne's Docklands. It is one of the largest and most prestigious waterfront developments undertaken in Australia. With over 30 hectares of open space and 2.5km of spectacular promenades and water frontage, Victoria Harbour offers a truly unique Melbourne experience. Melbourne Docklands is a unique waterfront



redevelopment comprised of 200 hectares of land and water and approximately 7 km of waterfront.

The redevelopment of Melbourne's Docklands started in the mid-1990s. The impetus behind it was many of the same factors that drove the London Docklands' redevelopment: the abandonment of the Docklands during the 1960s with the advent of containerization, and its location near the commercial heart of Melbourne. As a key part of Melbourne's Docklands regeneration efforts, the Melbourne Victoria Harbour brings together a vibrant mix of residential, retail, and commercial spaces with direct connections to the core business district with many more exciting developments in the pipeline. Melbourne Victoria Harbour also boasts the highest concentration of green buildings in Australia.

The Docklands are being developed mainly by the private sector, and their distinct, but linked, precincts are a dynamic blend of residential, commercial, retail, and leisure activities. The Docklands are being developed under the responsibilities, objectives, and functions set out by the Australian Legislature. The five key principles that are critical to the success of its development are:

- A place for everyone
- A thriving water place
- Excellence in design
- Environmental sustainability
- Financial viability



Melbourne Docklands Area – Existing dilapidated wharf structure along the Docklands yet to be redeveloped



Existing dilapidated wharf structure along the Docklands Area



New developments along the Docklands Area with the provision of a office and public waterfront promenade



Redevelopment (far end) of the Docklands Area in progress

The Docklands are being developed in stages, based on market demand, over the next 15 years. There will be new playgrounds, residences, workplaces, and waterfront for Melbourne.² This staged process is designed to ensure consistent community development patterns and to establish the environment that would meet and encourage this growth.



Renewal Project - New 'harbour town' in the former Docklands – A retail and commercial complex



Renewed area is well-connected with the road and tram network



New Residential and Commercial developments along Melbourne Dockland



Public Waterfront Promenade built along the Yarra River of the dockland area



Marina is build along the former dockland area



Bridge connection between the North and South Bank

Congress Sessions

More than 50 eminent speakers presented different current real estate and valuation practice-related topics in the congress. There were over 40 concurrent Congress Sessions that spanned the four-day conference. On behalf

² Some key figures of the Docklands

Size: approx 30 Hectares
 2,800 dwellings
 21,615 sq m retail
 350,000 sq m commercial
 24,000 sq m mixed use
 8,000 sq m community facilities
 Population – in 2011, the Docklands had an estimated residential population of 61,341; with an estimated 30,000 more upon completion in 2021.



of the HKIS, I presented a paper on the **“Revitalization of Industrial Building in Hong Kong”** (an abstract of my article is attached at the end of this report). Incidentally, my paper was given the Best Paper Award by the judging panel. The Best Presentation Award was presented to Mr Se-Yeon Eom of South Korea on his topic, “Green Buildings of South Korea”. Mr Eom focused on his country’s Green Building Certification System and how the system affected the rental values of green-certified buildings.



Mr Se-Yeon Eom of South Korea. His topic: Green Buildings of South Korea.

The concurrent Congress Sessions covered issues on a range of topics from the international economy, property recoveries following natural disasters, business valuation, green property development, property development and management, and funds and asset management practices relevant to various property markets around the world. The Korean representatives’ presentations were impressive, as they concentrated on urban renewal subjects. These included “The Redevelopment of Aged Urban Areas in Korea and Valuation Process,” “A Study on the Activation Way of Activating Urban Regeneration and Citizen – Governmental Partnership,” and the

award-winning “Green Buildings of South Korea”. Other presentations also made the conference a unique and diverse educational opportunity for all delegates.



Presentation by Sr Edward Au on the “Revitalization of Industrial Buildings in Hong Kong”



Q & A Session

The Closing Ceremony

The Closing Ceremony was held on 4 October 2012. The next PPC will be held in Singapore in 2014. At the end of this conference, Mr David Moore of the API handed the PPC Flag to Prof. Lim of the SISV, who will be the organizer of the PPC 2014 in Singapore.



Mr David Moore of the API addressed the Closing Ceremony



Mr Moore handed the PPC Flag to Prof Lim of the SISV



Prof Lim introduced the 2014 PPC in Singapore after receiving the PPC Flag

Urban Renewal – About the Melbourne Convention Centre – A part of the former Melbourne Docklands Area

In 2009, the new Melbourne Convention Centre opened as part of a major US\$1.3 billion development project in the new South Wharf precinct by the Yarra River in Central Melbourne. This exciting new development created one of the world’s most versatile convention and exhibition districts. In addition to incorporating the new Melbourne Convention Centre, the South Wharf includes a new Hilton hotel, a residential tower, and a spectacular riverfront precinct for shopping, dining, and experiencing all that Melbourne has to offer.

The development complements the existing Southbank precinct, home to the Crown Entertainment Complex and world-renowned restaurants, such as Nobu, Rockpool, and Bistro Guillaume, boutique shopping, alfresco cafés, and Crown Casino.

As well as becoming a major Melbourne landmark, the new centre has also set unprecedented environmental standards. It has already been awarded the world’s only six-star, Green Star environmental rating for its innovative, environmentally friendly design.



(Abstract)

THE HONG KONG INSTITUTE OF SURVEYORS

Title: Revitalization of Industrial Buildings in Hong Kong
Authors: Edward SH Au, Hong Kong
Keywords: Property Development, Industrial Buildings

SUMMARY

The change in Hong Kong's economic structure over the past 20 years has seen its traditional manufacturing industry decline with the relocation of almost all major factories to Mainland China. As a result, Hong Kong's industrial buildings became vacant or underutilized, thus constituting a waste of valuable land resources.

In view of this, the Hong Kong Government tried to expand the number of permissible uses in industrial buildings by rezoning suitable existing industrial land from "Industrial" ("I") to "Other Specified Uses (Business)" ("OU(B)") zones. Statistics showed that more than 500 hectares of industrial land were re-zoned this way in order to facilitate landlords to better utilize their land and buildings. Basically, the redevelopment or conversion of an industrial building will enhance the value of the land on which it sits. However, the pace of this redevelopment or building conversion still lags behind for various reasons.


This paper aims to show how the Hong Kong Government's Land Policy assists in the change of land use and how the land value aspect is nurtured. The principal points made are:

1. The challenge of reaching an agreement from all landlords for redeveloping the industrial buildings due to multiple ownership.
2. In view of the limitations under the Town Planning Ordinance and the Buildings Ordinance, the change of use by converting existing building is restrained. Besides, the payment of a waiver fee will substantially increase the cost.
3. There is a risk involved when converting industrial buildings for commercial use, as the buildings are mostly located in non-prime industrial areas.

4. Raising funds for such projects could be difficult.
5. Unauthorized changes in the use of industrial buildings for commercial activities are common, as the government has difficulty tracking such changes.

On the other hand, potential fire hazards in industrial buildings have increased due to a mix of industrial and other commercial uses that increase the danger to occupants and visitors. As a result, unless a full scale conversion of an industrial building is in place, its owners can hardly obtain the necessary permission and waiver for a change in its use even if they wanted to apply for one. In view of this situation, the government hopes to facilitate the redevelopment of industrial buildings or convert them by introducing a industrial building revitalization policy.

In order to cope with Hong Kong's evolving economy, the new policy initiatives aim to encourage owners to provide more land and usable floor space at very competitive prices for the cultural and creative industries and other suitable economic areas by converting existing underutilized industrial buildings. To meet the requirements dictated by town planning and building restrictions, a wholesale conversion of an entire industrial building for 'non-industrial' use has to be conducted (e.g. addition of lifts, stairs, and fire safety equipment). The 'nil' waiver fee proposal under the new initiative provides a great incentive to revitalize an entire industrial building. The fire risk of a mixed-use building would therefore be eliminated. Nevertheless, the said building cannot revert to industrial use during the waiver validity period. Therefore, the owners of industrial buildings have to agree to these terms if they apply for such a waiver.

According to statistics, there are around 1,400 industrial buildings in Hong Kong. About 1,000 meet the requirements for a wholesale conversion. Although the final outcome depends on the reaction of landlords and the property market, the revitalization of old industrial buildings will help create job opportunities and increase Hong Kong's competitiveness, which is beneficial to the city in the long run. The public can also benefit by having access to more affordable usable floor space. In short, industrial areas can be revitalized when their conversion or redevelopment takes place. 



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Summary of HKIS CPD / PQSL Events 29 September 2012 - 19 December 2012

DATE	CODE	EVENT	CPD HOUR(S)	SPEAKERS	RUN BY	PQSL
05 Nov	2012109	Challenges to "Professional" in the Youth Generation 專業人士在Y世代所面對的挑戰	1.5	Danny Sham	QSD	
10 Nov	2012017	Visit to MTR Training Centre and Operating Control Centre (Full)	3	-	YSG	
16 Nov	2012097	Hong Kong – Our Beautiful City	1.5	Alan Cheung	QSD	
19 Nov	2012113	Corruption Prevention and Professional Ethics for Surveyors	1.5	Angel Kwok	HKIS	
21 Nov	2012112	Introducing the QS Practice Notes: Handling of Contractual Claims and Settlement of Final Accounts	1.5	Kenneth Poon, C Y Fung	QSD	✓
24 Nov	2012116	Half Day Visit about Turning Waste Glass into Bricks (Full)	3	Dixon Chan	QSD	
27 Nov	2012120	Saleable Area – Measurement, Rationale and Development	1.5	Dr Lawrence Poon	PFMD	
29 Nov	2012110	Value Management	1.5	Dr Leung Mei-yung	QSD	✓
04 Dec	2012123	Introducing the QS Practice Notes: Tendering, Cost Control and Financial Statements	1.5	Amen Hor, Amelia Fok	QSD	✓
06 Dec	2012126	An Overview of Expert Evidence	1.5	Phillip Rompoties	QSD	
08 Dec	2012125	Visit to Aluminium Products Factory in Foshan	3	Xian Li Xuan, Ken Chiu	QSD	
12 Dec	2012112	Resolving Disputes between Contractors	1.5	Gilbert Kwok, Honby Chan	QSD	
13 Dec	2012127	Judicial Review and Town Planning Board Decision	1.5	Louie Chan	GPD	
15 Dec	2012117	Visit to LED Screen Factory at Huizhou	3	Jimmy Lo	QSD	
18 Dec	2012119	International Standards for Construction Procurement Policies, Strategies and Procedures	1.5	Dr Paul H K Ho	QSD	
19 Dec	2012065G	Preparation of Self Assessment Report and Final Assessment	1.5	Alex Wong, Peter Dy	BSDYSG	✓
11 Jan 2013	2012124	Introducing the QS Practice Notes: Valuation for Interim Payments and Assessment of Variations	1.5	Sandy Tang, Raymond Kong	QSD	✓

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

STANDARD RESERVATION FORM

Event Date(s) : _____ Event Code : _____

Event Name : _____

Member details

Surname : _____ Other names : _____

Grade of membership* : F M AM P 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

To: Credit Card Service Department

Ref.: [____]

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

Cardholder Name : _____ HKIS No. : _____

Card Number :

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 Expiry Date : _____ / _____

Cardholder's Signature : _____ Date : _____

For Bank Use Only

Approved by :

Date:

Notes

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



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 10 Jul 2012 (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 26 Jul 2012 (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 1 Aug 2012 (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 16 Aug 2012 (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 23 Aug 2012 (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 17 Sep 2012 (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 19 Dec 2012 (Wednesday)	Preparation of Self Assessment Report and Final Assessment	Self Assessment Report (SAR) is the new terms introduced in the new BS APC Rules and Guide. It is considered as a written submission for the counsellors to evaluate the progress of candidates. Candidates may have queries on how to get the well preparation of the SAR to meet the new requirements. Some candidates also get nervous for preparation of final interview. What is the expectation of counsellors and assessors on candidates and is there any technique for better preparation of both SAR and final assessment. The two invited speakers will discuss and also share with the audiences on the mistakes commonly made by candidates.

Language English

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

Deadline One week before the event

Priority BSD Probationers & Students; First-come-first-served

CPD/QSD/2012109

Challenges to “Professional” in the Youth Generation 專業人士在Y世代所面對的挑戰

Speaker Mr Danny Sham, registered Safety Officer (H.K.), registered Safety Auditor (H.K.), registered Safety Practitioner (U.K.), Accredited Safety Consultant (OSHC H.K.), Member of IOSH (U.K.), holder of a Master Degree in Occupational Hygiene (qualified as BOH in the U.K.), Professional Diploma in Health Education, ISO Lead Auditor certificates in Quality Management System, Environmental Management System, Occupational Health and Safety Management System and Food Safety Management System.

Danny is the Managing Director and principal consultant of the EnviroSafe Professional Consultancy Limited with more than 25 years of safety, health, hygiene, environmental, ISO management systems and security experience in logistics, construction, manufacturing, health care and food industries including management systems, site monitoring, promotion, course curriculum development and training in PRC, Shanghai, Hong Kong SAR and Macau SAR. Danny has hands-on professional experience in training, developing, implementing, maintaining and auditing services for multi-disciplines corporations. Danny has got his past and current involvements in the Course Advisory Committee on Assistant Safety Officer of Construction Industry Training Authority, CITA (the name is now called as CICTA), the Steering Committee for Construction Industry of Hong Kong Workers' Health Centre, the Former Vice President of the Institute of Crisis and Risk Management, Chairman of Professional Managers Association, part-time lecturing and tutoring experience in the Construction Industry Training Authority, CITA (the name is now called as CICTA), the Occupational Safety and Health Council (OSHC), the Hong Kong College of Technology, the Open University of Hong Kong, the Centre for Health Education and Health Promotion of the Chinese University of Hong Kong, the Hong Kong Productivity Council, Macau Productivity and Technology Transfer Center.

Date & Venue 7:00 pm – 8:30 pm Monday 5 November 2012
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

Details Professionals have the knowledge and expertise recognized and valued by society. Professionals play a key role in ensuring public trust in specific professions and practices.

The greatest challenge facing in the youth generation is that of apathy. People at large have turned into human machines. Their means of contact with fellow humans are electronic devices. Human factors have faded away in the sands of time. They have lost track of our fellow human beings. We have lost that care and love the early societies shared. They believe in numbers and statistics more than we believe in goodness of human heart. They have suppressed their feelings of empathy. Suspicion has been embedded into their subconscious. They have let the media machine fill their souls with mechanical ideologies and numbness into feelings of empathy.

The media usually promotes sensational news by showing the most gruesome of the contents, and the awareness to deceive the vulnerable.

Because of the complexity of professionals' role and public demanding, clients and / or the public at large must rely on their judgment and expertise. Professional expertise must be applied with honesty, integrity, professional scepticism, self-regulated, and avoidance of misinterpretation.

The talk will not attempt to arrive at a definitive account of what the youth generation is today, but instead will share the situations on the era we are living through and the challenges we are facing. Professionals have to be honest about how care will be paid for and what might alleviate the potential strains. Professionals need to temper abstract political theories and technical arguments with a “nuts and bolts” understanding of how issues play out in the changing world.

Language	Cantonese	Fee	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)
Priority	QSD Members; First-come-first-served		

CPD/YSG/2012017

Visit to MTR Training Centre and Operating Control Centre

- Date & Venue** 9:00 am - 12:00 pm Saturday 10 November 2012
Kowloon Bay Depot Training Centre and Tsing Yi Operating Control Centre
- Assembly Point** 9:00 am at the Reception of MTR Headquarters Building, Telford Plaza, Kowloon Bay
- Details** Kowloon Bay Depot (KBD) training centre has been supporting the railway industry for more than 30 years by nurturing countless railway professionals. In order to provide the most effective training, KBD training centre has introduced numerous simulators, for instance, Cab Simulators, Signaling Indication and Control Panel Simulator and Automatic Train Supervisory System Simulator, etc. You will be able to experience and learn how to be a professional railway operator.
- Tsing Yi Operating Control Centre (TSY OCC) is truly the brain of the railway network in Hong Kong. It is responsible for the control of train service in Tsuen Wan Line, Kwun Tong Line, Island Line, Tseung Kwan O Line, Tung Chung Line, Disneyland Resort Line and the Airport Express. Our experienced speaker will share with you about the operations of OCC. You will surely be amazed by the complexity of it.
- Language** Cantonese supplemented by English **Fee** HK\$150 for members (including Insurance)
Priority First-come-first-served (Maximum 25 participants)

CPD/QSD/2012097

Hong Kong – Our Beautiful City

- Speaker** Sr Alan Cheung, Sub-committee member of QSD, HKIS; Vice Chairman (Membership) and Moderator (Commercial Management) of CICES; Vice-President of Hong Kong Collectors Society.
- Alan is well known for his tram Collection of Hong Kong as well as historic Collector of old Hong Kong stuffs. He has been invited by publishers to publish 3 books in relation of Hong Kong historical postcards and Hong Kong trams. All these books have been awarded with many prizes.
- Alan is always popular with the media for his Collection – TVs, magazines, radios and newspapers. Parts of his Collection are used in websites of Hong Kong Tramways Ltd. and Star Ferry. Materials from his Collections have also been requested for use by Museums, Universities, Colleges, Government Authorities and private sectors.
- Date & Venue** 7:00 pm – 8:30 pm Friday 16 November 2012
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong
- Details** As a surveyor and famous collector, Sr Alan Cheung will present his valuable old pictures and will lead the attendants to travel our memorable old city.
- Don't miss your chance to have an enjoyable journey.
- Language** Cantonese **Fee** 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 student (subject to availability)
- Priority** QSD Members; First-come-first-served

CPD/HKIS/2012113

Corruption Prevention and Professional Ethics for Surveyors

Speaker Ms Angel Kwok, Community Relations Officer, Hong Kong Ethics Development Centre, ICAC

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

Details This aims to:

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

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

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

Language Cantonese
Priority First-come-first-served
Fee HK\$50 for member

PQSL/QSD/2012122

Introducing the QS Practice Notes: Handling of Contractual Claims and Settlement of Final Accounts



Speakers Mr Kenneth Poon, FHKIS, FRICS, RPS(QS)

Mr C Y Fung, MHKIS, MRICS, LLB(Hons)

Date & Venue 7:00 pm – 8:30 pm Wednesday 21 November 2012
Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong

Details The seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims at assisting participants to understand the basics and the various aspects of Handling of Contractual Claims and Settlement of Final Accounts.

Language Cantonese supplemented by English
Fee HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge on all pricings listed).

Priority QSD Probationers and Students

CPD/QSD/2012116

Half Day Visit about Turning Waste Glass into Bricks

Speaker	Dixon Chan - one of the founders of Laputa Eco-Construction Material Co., Ltd, the subsidiary of TIOSTONE Environmental Limited.		
Date & Venue	9:30 am -1:30pm Saturday 24 November 2012 (1) Glass collection point at Luard Road, Wanchai; (2) Glass recycling factory in Tuen Mun; (3) City Hall, Central.		
Details	<p>TIOSTONE Environmental Limited, a Hong Kong company established in 2005 and located in Tuen Mun, recycles used glassware and C&D waste into paving units using a patented technology owned by the Hong Kong Polytechnic University.</p> <p>HKIS QSD is organising a visit starting from the glass collection point at Luard Road, Wanchai and then to the glass recycling factory in Tuen Mun. You will see how glass and C&D waste are treated as well as the production process of making Eco-Glass Bricks. We will end the tour back in Central by illustrating the difference between imported clay bricks and local Eco-Glass Bricks at City Hall.</p> <p>The planned itinerary of this visit is as below:</p> <p>09:15 - 09:30 Gather at the corner of Johnston and Luard Road, Wanchai 09:30 - 10:15 Wanchai Glass Collection Point 10:15 - 11:00 Bus from Wanchai to Tuen Mun 11:00 - 12:15 Factory Tour 12:15 - 13:00 Bus from Tuen Mun to Central 13:00 - 13:30 Application of Eco-Glass Bricks at City Hall, Central 13:30 End of Visit and Dismiss at City Hall, Central</p>		
Remarks	1. Please fill in the below Declaration Form together with standard Reservation Form for this CPD event. 2. Please equip with your own non-slip shoes.		
Language	Cantonese	Fee	HK\$250 for member; HK\$300 for non-member (including transportation and insurance)
Priority	QSD Members; First-come-first-served (with maximum quota of 25)		

DECLARATION FORM

CPD Event: Half Day Visit about Turning Waste Glass into Bricks Saturday, 24 November 2012

I, _____, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall the Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Membership No: _____

Address : _____

Mobile : _____ Email: _____

Remarks :
Members who apply to participate in the above visit shall be in good health conditions.
While HKIS has procured an insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider procure an appropriate insurance policy to cover their own risks before attending the event.

Signature: _____

Date: _____

CPD/PFMD/2012120

Saleable Area – Measurement, Rationale and Development

Speaker	Dr Lawrence Poon, Senior Lecturer Division of Building Science and Technology, City University of Hong Kong		
Date & Venue	7:00 pm – 8:30 pm Tuesday 27 November 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
Details	To enhance the transparency and fairness of the sale arrangements and transactions of residential properties, the Government has launched new measures through legislation to regulate sales of first-hand residential properties by the real estate developers. One of the requirements is to quote flat price on the basis of saleable area, and GFA of residential units must not be quoted. Dr Lawrence was one of the members of the Steering Committee on Regulation of Sale of First-hand Residential Properties by Legislation and Dr Poon will explain how saleable area is defined and measured under the legislation, its rationale and future development.		
Language	English (Supplemented by Cantonese as appropriate)	Fee	HK\$100 for members; HK\$150 for non-members
Deadline	20 November 2012	Priority	PFMD Members; First-come-first-served

PQSL/QSD/2012110

Value Management

Speaker	Dr Leung Mei-yung, BSc(Hons), BSc(Hons), BRS, PhD, MHKIS, MRICS, MCIQB, MHKICM, CVS(SAVE), FHKIVM, Assistant Professor of City University of Hong Kong		
Date & Venue	7:00 pm – 8:30 pm Thursday 29 November 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
Details	This seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims to enable candidates to: <ul style="list-style-type: none">• Understand the knowledge in specialized techniques used in value engineering (e.g. function analysis, creativity, weighted evaluation, design to cost, life cycle costing, etc.).• Apply creative techniques in developing alternatives.• Analyze the cost implications on design variables and construction method.		
Language	English	Fee	HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge for all pricings listed)
Deadline	15 November 2012	Priority	QSD Probationers and Students

PQSL/QSD/2012123

Introducing the QS Practice Notes: Tendering, Cost Control and Financial Statements



Speakers	Mr Amen Hor, MHKIS, MRICS, RPS(QS), ACI Arb		
	Ms Amelia Fok, MHKIS, MRICS, RPS(QS), MCI Arb, MHKICM		
Date & Venue	7:00 pm – 8:30 pm Tuesday 04 December 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
Details	The seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims at assisting participants to understand the basics and the various aspects of Preparation for Tendering, Implementation of Cost Control and Preparation of Financial Statements.		
Language	Cantonese supplemented by English	Fee	HK\$100 for member, HK\$150 for non-member (HK\$20 walk-in surcharge on all pricings listed).
Deadline	29 November 2012	Priority	Priority is given to QSD Probationers and Students

CPD/QSD/2012126

An Overview of Expert Evidence



Speaker	Mr Phillip Rompotis, Consultant, Stephenson Harwood		
	Phillip is a Consultant with Stephenson Harwood solicitors and has nearly 20 years' experience specialising in commercial litigation, arbitration, mediation and alternative dispute resolution in Hong Kong and Australia, with a particular emphasis on disputes arising in the building and construction industry. Phillip represents employers, contractors and professionals. Until recently, Phillip practised as a barrister in Australia, has been appointed as an arbitrator, and is an accredited Mediator.		
Date & Venue	7:00 pm – 8:30 pm Thursday 6 December 2012 Surveyors Learning Centre, Suite 811, 8/F., Jardine House, Central, Hong Kong		
Details	In this talk, the speaker will provide an overview of expert evidence as follows : <ol style="list-style-type: none"> 1. General Principles <ol style="list-style-type: none"> (a) The role of the expert; (b) Importance of instructions; (c) Professional qualities. 2. Practical issues affecting the expert's role. <ol style="list-style-type: none"> (a) Explanation of the disputes process; where the expert fits in; (b) Rules of High Court Code of Conduct including requirement for Statement of Truth/Declaration; general duty to the Court; form of expert report; proceedings for contempt; (c) Types of reports; pre-litigation; provisional, final and joint reports and expectations depending on the type of proceedings, e.g. formal court/arbitration proceedings, mediation, expert determination; (d) Practical tips regarding the content of an experts report. 3. Role and expectations of an expert in formal legal proceedings including preparation for the hearing, giving evidence at hearing and preparation for cross- examination. 4. Immunity for experts/ liability for negligence. 		
Language	English	Fee	HK\$120 for members; HK\$150 for non-members; (HK\$20 walk-in surcharge for all pricings listed)
Deadline	22 November 2012	Priority	QSD Members; First-come-first-served

CPD/QSD/2012112

Resolving Disputes between Contractors

Speakers	Sr Gilbert Kwok, FHKIS, FRICS, LLB, Past Chairman of the HKIS(QSD), Partner of Clyde & Co. Sr Honby Chan, MCF(Distinction), FHKIS, FCIInstCES, FRICS, FICE, FHKICM, FHKIPM, FSZCEA, Vice Chairman of the HKIS(QSD), Managing Director of A1 Surveyors Ltd.		
Date & Venue	7:00 pm – 8:30 pm Wednesday 12 December 2012 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
Details	<p>Sr Kwok is a qualified surveyor and a qualified Hong Kong lawyer. He has extensive experience in drafting and advising on construction contracts, consultancy agreements and other relevant contracts relating to a wide range of construction projects in the region. He has also represented employers, contractors and consultants in resolving their disputes in many litigation, arbitration and mediation cases for two decades.</p> <p>Sr Chan is a Dispute Resolution Advisor (DRAd), Accredited Mediator, qualified surveyor and professional civil engineer, construction manager and project manager. He has extensive experience in quantity surveying, contract and project management, preparing and advising on quantity surveying, contractual claims and dispute management relating to a wide range of construction and decoration projects in the region. He has been appointed or jointly appointed as the DRAd, contract advisor, mediator, expert witness and single joint expert by various employers, contractors and consultants in resolving their disputes in many contractual claims, litigation, arbitration and mediation cases.</p> <p>The speakers of this CPD event will analyze and discuss dispute resolution between contractors under common Hong Kong contract forms and common strategies adopted by representatives of contractors.</p>		
Language	Cantonese	Fee	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)
Deadline	28 November 2012	Priority	QSD Members; First-come-first-served

CPD/GPD/2012127

Judicial Review and Town Planning Board Decision



Speaker	Mr Louie Chan FHKIS MRICS Barrister-at-law		
Date & Venue	7:00 pm – 8:30 pm Thursday 13 December 2012 Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong		
Details	In the recent case of Hysan Development Limited & others vs Town Planning Board ("TPB"), the Hysan Group sought judicial review of the TPB's approval of the draft OZP that imposes building height restrictions, setbacks and non-building areas on properties owned by the Group. The speaker will lead a discussion on the principles of judicial review and the challenges by the developers on the decisions of the TPB and/or other Government agencies/departments.		
Language	English supplemented with Cantonese	Fee	HK\$120 for member; HK\$150 for non-member (HK\$30 walk in surcharge for all pricings listed)
Deadline	06 December 2012	Priority	GPD Students & Probationers

CPD/QSD/2012125

Visit to Aluminium Products Factory in Foshan



Speakers	Mr Xian Li Xuan – Sales Officer of Xingfa Aluminium (HK) Ltd. Mr Ken Chiu – Senior Project Manager of Universal Door & Window Holdings Ltd.		
Date & Venue	9:00 am – 7:45pm, Saturday, 8 December 2012 Foshan Factory of Xingfa Aluminium (HK) Ltd. No.5 Industrial Section D, Leping Town, Sanshui Central Science And Technology Industrial Zone, Foshan, Guangdong, China. (興發鋁業(香港)有限公司佛山廠房) - 廣東省佛山市三水中心科技工業園樂平鎮工業區D區5號 (三水生產基地)		
Details	<p>Itinerary:</p> <p>08:45 am – Gathering at Kowloon Tong MTR Station (at Junction of Kent Road and Somerset Road)</p> <p>09:00 am – Depart from Hong Kong to Foshan</p> <p>12:30 pm – Lunch</p> <p>02:00 pm – Factory visit</p> <p>05:00 pm – Depart from Foshan to Shenzhen</p> <p>07:45 pm – Dismiss at Fu Tian Check Point, Shenzhen (福田口岸) (Successful registration will receive details of the visit.)</p> <p>Xingfa Aluminium (HK) Ltd. (“Xingfa”) is a local extrusion and aluminium products supplier. Xingfa has its production line in Foshan factory. The factory has a total floor area over 70,000 m², which offers wide range of extrusion products including PVF2 coating system, etc.</p> <p>This event will visit the aluminium products factory of Xingfa in Foshan. The manufacturing process of aluminium extrusion products (e.g. curtain wall, window, door and cladding, etc.) and the coating (e.g. PVF2 and powder coat, etc.) process for aluminium products will be demonstrated during the visit.</p> <p>The speakers will also introduce the technical knowledge and market information of aluminium products.</p>		
Remarks	<p>1. Please fill in the below Declaration Form together with Standard Reservation Form for this CPD event.</p> <p>2. Please bring valid travel documents.</p> <p>3. Please equip will your own non-ship shoes.</p> <p>4. Latecomers will not be picked up.</p>		
Language	Cantonese	Fee	HK\$300 for member; HK\$350 for non-members (subject to availability) (fee includes transportation, lunch and insurance)
Deadline	24 November 2012	Priority	QSD members; first-come-first-served with payment (with maximum quota of 45)

DECLARATION FORM

CPD Event: Visit to Aluminium Products Factory in Foshan Saturday, 8 December, 2012

I, _____, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Membership No: _____

Address : _____

Mobile : _____ Email: _____

Remarks :

Members who apply for participating the above visit shall be in good health conditions.

While HKIS has effected insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider to procure an appropriate insurance policy to cover their own risks before attending the event.

Signature: _____

Date: _____

CPD/QSD/2012117

Visit to LED Screen Factory at Huizhou

Speaker Mr Jimmy Lo, Director - Business Development of Lighthouse Technologies Limited

Date & Venue 8:30 am – 6:00 pm Saturday 15 December 2012
惠州市兆光光電科技有限公司 中國廣東省惠州市江北惠州大道南26號

Details Itinerary:
 08:15 a.m. - Gather at Junction between Kent Road and Somerset Road near Kowloon Tong MTR Station
 (late comers will not be picked up)

LED video display screens are widely used in retail and office projects in Hong Kong. QSD will organise a one-day visit to Lighthouse Technologies's LED video display screen factory at Huizhou and members can look at their production lines and also attend a briefing from Lighthouse Technologies on the followings:

- initial cost and maintenance cost of LED screens
- safety of LED screens
- best viewing angle and distance from LED screen at building facade with best installation position
- usual procurement arrangement for LED screens
- latest trend of LED screens
- builders' work provisions for LED screens, such as anchor supports, platform etc.
- comparison with other products

Lighthouse Technologies Limited is a global leader in LED display technology founded in 1997 that develops, manufactures, and markets LED video display solutions for multiple indoor & outdoor applications, media and entertainment events, and sports arenas across the globe. Our guest speaker, Mr Jimmy Lo, is one of the founders of Lighthouse Technologies Ltd, which has been specializing in the design and production of large LED video screens since 1997. Jimmy's interest and credential in LED display technology dated back to 1989, when he founded Roctec Electronics, an electronics factory that produced Pay TV systems and LED display products. Jimmy holds a Bachelor of Science Degree from the University of Hong Kong and a Master of Science Degree from the University of Wales in the United Kingdom.

The rundown of the visit is as follows:

- 08:30 a.m. – Depart from HK to Huizhou Lighthouse factory
- 11:30 a.m. – 1:00 p.m. - Introduction of Lighthouse & its products, latest trend of LED screens (also having quick lunch at the boardroom)
- 01:00 p.m. – 2:30 p.m. – Factory tour (split into two groups)
- 02:30 p.m. – 3:30 p.m. – Seminar (at factory board room)
- 03:30 p.m. – 4:00 p.m. – Q&A
- 04:00 p.m. – Back to HK
- 06:00 p.m. – Drop off at Kowloon Tong

Remarks 1. Please fill in the below Declaration Form together with standard Reservation Form for this CPD event.
 2. Please check the validity of your re-entry permit or other travel documents for entering Mainland.
 3. Please equip with your own non-slip shoes

Language Cantonese **Fee** HK\$300 for member; HK\$350 for non-member (including transportation, refreshment for lunch and insurance)

Deadline 4 December 2012 **Priority** QSD Members; First-come-first-served (with maximum quota of 24)

DECLARATION FORM

CPD Event: Visit to LED Screen Factory at Huizhou Saturday, 15 December

I, _____, confirm that I fully understand and accept the risk of entering into a factory for the above visit. Under no circumstances shall the Hong Kong Institute of Surveyors (HKIS), their staff or agents be held liable for the consequence of any accidents whether or not they are caused by the negligence of HKIS, their staff and/or agents.

Membership No: _____

Address : _____
 _____ Mobile : _____ Email: _____

Remarks :
 Members who apply to participate in the above visit shall be in good health conditions.
 While HKIS has procured an insurance policy for members joining the above visit, who have been accepted for joining the above visit shall consider procure an appropriate insurance policy to cover their own risks before attending the event.

Signature: _____

Date: _____

CPD/QSD/2012119

International Standards for Construction Procurement Policies, Strategies and Procedures

Speaker Dr Paul H K Ho

Dr Ho was the Chairman (2005-06) of the Quantity Surveying Division of the Hong Kong Institute of Surveyors. He was the Head (2007-12) of the Division of Building Science and Technology, City University of Hong Kong. Before joining the City University, he has been worked as a quantity surveyor and project manager for over ten years. He is an active researcher and has published a good number of research papers.

Date & Venue 7:00 pm – 8:30 pm Tuesday 18 December 2012
Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong

Details This seminar will provide an overview of the Code of Practice on the policies, strategies and procedures for the procurement of construction recently introduced by the British Standard Institution. These standards can apply to public or private sector client organizations in the development of their procurement systems and their principles can also apply down the supply chain. The objective is to create a generic framework for the development of procurement systems that facilitate fair competition, reduce the possibilities of abuse, improve predictability of outcome and allow the demonstration of best value.

Language English

Fee 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)

Deadline 4 December 2012

Priority QSD Members; First-come-first-served

PQSL/QSD/2012124

Introducing the QS Practice Notes: Valuation for Interim Payments and Assessment of Variations



Speakers Dr Sandy Tang, MHKIS, MRICS, M UrbDes, PDip

Mr Raymond Kong, MHKIS, MRICS, RPS(QS), LLB(Hons), BSc(Hons)

Date & Venue 7:00 pm – 8:30 pm Friday 11 January 2013
Surveyors Learning Centre, 811 Jardine House, 1 Connaught Road Central, Central, Hong Kong

Details The seminar is part of the HKIS QSD PQSL Series 2012 - 2013 and aims at assisting participants to understand the basics and the various aspects of Valuation for Interim Payments and Assessment of Variations

Language Cantonese supplemented by English

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

Deadline 04 January 2013

Priority QSD Probationers and Students

YSG/S/201213

mella

MEET THE PROFESSIONALS networking drinks

YOUNG DENTISTS GROUP OF HONG KONG DENTAL ASSOCIATION

YOUTH COMMITTEE OF HONG KONG MEDICAL ASSOCIATION

YOUNG SURVEYORS GROUP OF HONG KONG INSTITUTE OF SURVEYORS

YOUNG SOLICITORS' GROUP OF THE LAW SOCIETY OF HONG KONG

TIME & DATE: 19:00-22:30 THURSDAY, 22ND NOVEMBER 2012

VENUE: MELLA, 1ST FLOOR, 17 LAN KWAI FONG, CENTRAL

CO-ORGANIZED BY



info@mella.hk

www.facebook.com/clubmella

9720 0053

Entrance Fee: \$220 per head with 3 standard drinks (Non-members at \$250)

Light refreshments will be served.

Registration : Please complete the Standard CPD Registration Form, and return with payment to HKIS Office (cheque payable to "Surveyors Services Ltd.", Paypal not available for this event)

Priority will be given to YSG Member.

SURVEYORS LEAGUE 2012



活動編號: YSG/S/201211
 比賽日期: 2012年12月至2013年2月週末或日
 費用: 每隊報名費為港幣 \$1,200
 名額: 8 隊 (先到先得, 額滿即止)

比賽概要:

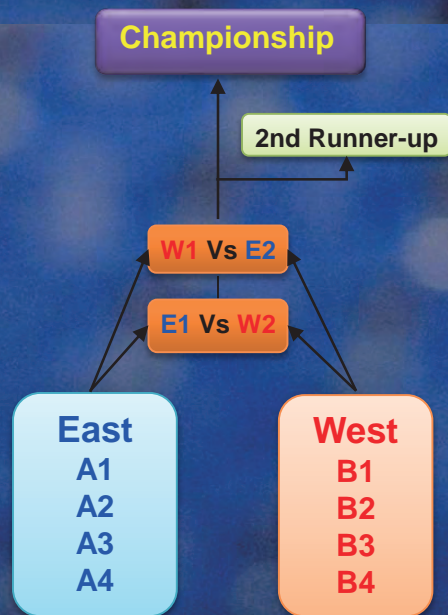
- 1) 比賽為 5人對 5人之籃球賽事;
- 2) 球員必需為香港測量師學會會員;
- 3) 每位球員只限代表一支球隊參賽;
- 4) 每隊註冊人數上限 12人, 每場出場人數上限 12人;
- 5) 先以東西岸各四隊以單循環作賽, 隨後東西岸首名及次名進入決賽週淘汰賽;
- 6) 賽事設有冠、亞、季 3個團體獎項及「得分王」個人獎項, 得獎隊伍及選手可得獎牌乙面。
- 7) 首 4場比賽將於 2012年12月內進行, 詳情請參閱下表。其他賽事擬定於 2013年1至2月份舉行, 詳情將另行通知合資格隊伍。

截止報名日期: 2012年11月20日
 隊伍抽籤日期: 2012年11月23日 (會在 2012年11月21日另行通知合資格隊伍抽籤安排)

參加隊伍請於截止日期前填妥報名表格, 連同支票交回學會。報名表格及聯賽章程可於學會網頁 www.hkis.org.hk 青年組版面下載。如有任何查詢, 請致電 2526 3679 或電郵至 cpdreg@hkis.org.hk 與黃小姐聯絡。

單循環賽事賽程

日期	12月8日 (星期六)	12月15日 (星期六)	12月22日 (星期六)	12月29日 (星期六)
地點	紅磡市政大廈 體育館	摩士公園 體育館	摩士公園 體育館	摩士公園 體育館
時間	15:00 - 18:00	12:00 - 15:00	12:00 - 15:00	12:00 - 15:00
第一場	A1 Vs A2	B1 Vs B2	A1 Vs A4	B1 Vs B4
第二場	A3 Vs A4	B3 Vs B4	A2 Vs A3	B2 Vs B3





Land Surveying Division Chairman's Message



Sr Koo Tak Ming LSD Council Chairman

LSD Annual Dinner 2012

The LSD Annual Dinner 2012 was held on Friday, 19 October 2012 at the Pearl Ballroom of the Eaton Hotel Hong Kong on 380 Nathan Road, Kowloon. We were humbled by the presence of Sr Hon Tse Wai-chuen, the Legislative Councillor for the Architectural, Surveying and Planning Constituency, as our honoured guest. The dinner was an important occasion for meeting friends in the industry and academia, as well as the Institute's officer bearers and division chairmen and honoured guests.

We were also delighted to have Sr Wong Chung-hang, Past President of the HKIS; and Sr Siu Wai-ching JP, Deputy Director/Survey and Mapping of the Lands Department of the HKSAR Government, as our head table guests.



Report from Sr Koo Tak-ming, LSD Chairman



Sr Serena Lau, Sr Koo Tak-ming, Sr Hon Tse Wai-chuen, and Sr Siu Wai-ching at Head Table 1



Toast from the LSD Council



Game with measurements



Lucky draw by Sr Siu Wai-ching



Lucky draw by Sr Serena Lau



LSD Council and OC at the LSD Annual Dinner

I would especially like to thank the Organizing Committee's dedicated efforts in making the event a success and the evening enjoyable.



Cadastral System in Hong Kong – Future & Development

The Cadastral System in Hong Kong – Future & Development
The present system of land registration in Hong Kong is a deed registration system (DRS) governed by the Land Registration Ordinance (LRO) (Cap. 128). The system provides a record of the instruments that affect a particular property, but gives no guarantee of title.

Prior to the enactment of the Land Survey Ordinance (LSO) (cap. 473) in 1996, there was no law that specified the standard, the format, and other related matters with reference to land boundary surveys in Hong Kong. Land surveyors in Hong Kong had to rely on survey practices adopted in other parts of the world to carry out cadastral surveys. Without a standardized approach, there were various drawbacks in the compilation of land boundary records during Hong Kong's fast-paced growth of the 1970s.

The LSO aims to provide for the registration and discipline of land surveyors engaged in land boundary surveys for the control of the standards of land boundary surveys, the establishment of land boundary records, and related matters. A Committee has been appointed under the LSO to handle matters related to the registration of Authorized Land Surveyors (ALSs), who shall ensure that every land boundary survey or any part thereof will be carried out by either the surveyor or others under his/her supervision in accordance with the requirements of all codes of practice approved by the Ordinance. An ALS shall sign and certify in the specified form all field notes, survey record plans, and land boundary plans that he/she or other persons under his/her supervision has prepared. He/she shall also be personally responsible for the accuracy and completeness of every land boundary plan that he/she has signed, certified, and produced from a land boundary survey that he/she or someone under his/her supervision has carried out. He/she shall be liable for any loss or damage suffered by any person as a result of any inaccuracy or incompleteness of any land boundary plan so signed and certified.

The LSO also empowers the Land Survey Authority (LSA) to maintain land boundary records; to advise the Secretary for Development regarding alleged commissions of disciplinary offences by authorized land surveyors; and other functions that are imposed or conferred on him/her by this Ordinance or any other enactment. However, the LSO only specifies that land boundary plans for subdivisions have to be signed by the ALS and deposited with the LSA under Section 30(4) of the LSO. It does not contain provisions for the depositing of land boundary plans with the LSA other than those for land subdivisions. This is highly undesirable when trying

to control the standards of land boundary surveys outside the scope of the LSO. In fact, there is no provision in the Ordinance stating how the LSA should establish land boundary records, how the records should be maintained, or how the public, other than the ALS, would be able to inspect the land boundary records.

The standard for land boundary surveys is mainly controlled by issuing the Code of Practice (COP) approved by the LSA under the Ordinance. This control mechanism is weak in the sense that it covers only a small portion of the land boundary surveys performed by the ALS. There was a chance to improve on these limitations after the enactment of the Land Title Ordinance (LTO) (Cap 585) in 2004. Section 94 of the LTO allows for the Director of Lands to determine land boundaries. It only applies to land that is bought under the LTO. There is a 12-year period between the commencement of the LTO and the time in which land already granted will come under its jurisdiction. During deliberations over the then-Land Titles Bill, the Administration indicated to the Legislative Council (LegCo) that it would consider introducing a similar provision in a suitable Ordinance that would apply to land that was not covered by the LTO. The Administration intended to introduce into the LSO provisions for the determination of land boundaries that would apply to both land currently governed by the Land Registration Ordinance (Cap. 128) (LRO) and land bought under the LTO. In this connection, Section 94 of the LTO would be repealed and replaced by the proposed amendments that would be made under the LSO through the enactment of the Land Titles (Amendment) Bill.

The determination of land boundaries was discussed by the Joint Subcommittee during the Fourth Legislative Council's (2008-2012) meetings. However, the Administration stated during the joint panel meeting on 23 December 2010 that it was appropriate to examine the proposal for determining land boundaries as a separate exercise from amending the LTO due to the complexity of the issue. Under this approach, the momentum for propelling the exercise forward can hardly be sustained. Thus, the hope of improving the Ordinance in favor of a better system in a cadastral survey in Hong Kong has faded.

The HKIS strongly supports the enactment of legislation for the determination of land boundaries, which will enable the extent of land parcels to be identified with certainty. Knowing the exact boundaries of a property is of utmost importance for an owner to protect his/her rights and interests. Certainty over land boundaries is essential for the



government to carry out its duties to administer leased and unleased land, to control land use, and to formulate policies for planning and land development. Good land governance needs the support of an effective land boundary system. Legislation for determining land boundaries is necessary for bringing certainty to the location of land parcels. The provision should best be incorporated into the Land Survey Ordinance (Cap 473) so that the standards and controls for the relevant professionals will already be in place. To help the public and other professionals access relevant land boundary information, we also propose establishing a cadastre system in Hong Kong. A cadastre is a record of land rights supplementing the current land registration system in Hong Kong. There are various ways in which details on a plot of land may be recorded, which reflect the diverse

ways that land can be viewed. The cadastre is one of the important aspects of such a system in that it contains more evidence on the physical size and shape of areas and data on land values or land use. The cadastral map or plan serves the purpose of locating areas of land and providing information on these areas. It is able to provide details on a single parcel of land in support of a land book entry or it can show all the parcels within a designated area, thus acting as an index to help identify each plot of land relative to the others.

Last, an efficient Spatial Data Infrastructure (SDI) to disseminate the cadastral information would be an integral part of the proposed cadastral system that supports a fast-growing economy for the effective management of land in Hong Kong.

LSD APC Part I Written Assessment

The new Assessment of Professional Competence (APC) became operational following the amendment of the HKIS Constitution and By-Laws on 18 July 2011. After the release of the 2012 LSD APC Rules & Guide on the HKIS website on 1 June 2012, the LSDEC and YSG jointly organised the LSD APC Workshop on 24 August 2012 to summarize the details of the APC reform and the new LSD APC Rules & Guide. The event was well-attended by over 70 participants and the relevant presentation materials were subsequently posted to the HKIS website for easy reference.

You may also want to note that the LSDEC has arranged for the first LSD APC Part I Written Assessment to be held on 15 December 2012. Probationers who have been approved to enter the LSD APC scheme are eligible to apply for this Part I Written Assessment. The application deadline is 30 November 2012 (Friday). Details can be found at http://www.hkis.org.hk/lsd/en/newsroom_event_details.php?id=2934.

LSD Contact Points

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

me at lsdchairman@hkis.org.hk. 🇺🇳

LSD APC Part I Written Assessment (15 December 2012)

Date: 15 December 2012 (Saturday)
Time: 10 AM to 12 Noon
Venue: Hong Kong Management Association
Room 301, 3/F, First Commercial Building, 33-35 Leighton Road, Causeway Bay

Only Probationers who have been approved to enter the LSD APC scheme are eligible to apply for this Part I Written Assessment.

The completed form (APC-3/LS), together with the application fee (a cheque for HK\$550 payable to "SURVEYORS SERVICES LTD."), must be returned to the HKIS **no later than 5:30 PM on 30 November 2012 (Friday)**. Late submissions will not be accepted. Incomplete application forms will not be entertained.

The application form (APC-3/LS) for the LSD APC Part I Written Assessment can be downloaded from our website (HKIS main page -> Professional Development -> APC -> LSD) [Ref link: <http://www.hkis.org.hk/hkis/papers/lsd/APC3-LSD2012.pdf>].



Property & Facility Management Division Chairman's Message



Sr Dick Kwok PFMD Council Chairman

本月初，我參與了一個十分有意義為期七天的北海道 300 公里慈善單車遊。今次是繼上年度完成環台慈善 1000 公里單車壯舉後再次參予慈善團體「點滴是生命」舉辦的單車籌款活動。今次能夠在太平洋水平線上踩單車，踩進一望無際的花海，享受與大自然交流的日子，洗滌身心，忘卻煩憂又能籌款幫助中國西北部缺水的國內同胞籌建大型集雨水窖及塘壩，真是一大樂事。這次我們一行 20 多人一起以雙腳踩單車，踩出彩虹，踩出人生的一次難忘經歷！



(資料來源：谷歌地圖)



我們第一天到達北海道二世古，經過一晚充份休息。第二天正式開始踩單車，是日需要踩 50 公里長的路途其中並有不少山路要克服，總體是環繞羊蹄山腳一個圈。由於是第一日踩車，早上體力比較好，但下午爬坡時就顯得有點吃力。最要命的是最後踩回酒店的短短 3 至 4 公里的斜坡就有 7 至 8 度的斜度，比較鹿頸還要斜。如果不是靠意志及團隊的支持，我想一半路程未到就會放棄。但能夠征服斜坡的滿足感相信所有單車友都明白是何等的興奮。

第三天由二世古沿著羊蹄山騎行 55 公里到留壽都。順帶一提，由於羊蹄山的山形與富士山極為相似，且山頂常有雲霧圍繞著，固有北海道富士山之稱。而附近環境極之優美。北海道盛產南瓜，沿途路餐時找了間小店品嚐，果然甜美甘香。第四天環繞洞爺湖踩車，享受湖光山色。不過天公不造美，午飯過後不斷下大雨及有雷暴。幸好完成一天 60 公里路程後，晚上入住溫泉酒店，除了可以享受浸溫泉消除日間的疲勞外，晚上在近岸的洞爺湖邊還有煙花表演！第五天由洞爺湖沿北太平洋海踩入室蘭，是日在進入室蘭時有很多上坡落坡的路程非常具挑戰性，不過慶幸經過多天的鍛鍊，總算勉強支持到底，完成 55 公里的行程。無論如何，想起登別的地獄溫泉，心情還是興奮莫明。

第六天也是最後一天踩車，教練在早餐時已表明今天各人要完成 80 公里路程，途中還有 2、3 個比較鹿頸及大嶼山斜度的山坡要爬，大家要有心理準備接受挑戰。最後幾經辛苦用汗水加鬥志，咬實牙齦完成行程踩入支笏湖衝線。

Delegates from 深圳市前海現代服務業合作管理局人力資源處處長李峰先生、主任謝永剛先生及深圳市監理工程協會副會長傅曉明先生 visited the HKIS on 27 September 2012. Sr Stephen Lai, SVP, together with other divisional representatives and OBs, rendered our warm welcome to the delegates. Since this was our first formal meeting, we exchanged views on how HKIS members could assist and actively participate in this exciting project. We also tried to ask for a mutual agreement on a more flexible licensing system for both individual professionals and companies compared to the existing arrangement under the CEPA. During the long deliberation, our guests responded positively by showing an open-minded approach to our recommendations and suggestions. But, of course, they need to overcome hurdles on making breakthroughs within the current legal framework of Mainland China, particularly in the area of setting up firms for professional practices.

I invited Mr Jack Chan, Deputy Director of the Home Affairs Department, for lunch with our President, Sr Serena Lau, and our Immediate Past Chairman, Sr Gary Yeung, on 26 September. Mr Chan took over the office from Mr David Leung last year. Currently, his office has been very business-like in drafting the bills for Licensing both the Property



Management Companies and Practitioners, as well as the BMO review. Apart from enjoying the food, we had a good time sharing our views on the aforementioned issues and took the opportunity to explain our stances again. Mr Chan also kindly accepted my invitation to join the HKIS Annual Dinner.

The CEPA committee has decided to visit Beijing by late November of this year. Hopefully, we will have a similar meeting schedule as last year. Sr Kenneth Chan and I will join this visit. We shall meet delegates from 中國物業管理協會 and 北京物業管理協會, as planned, to follow up on the issues discussed last year.

On 5 October 2012, I was invited by the Department of Building & Real Estate at HKPU as its guest speaker as part of its mentoring nights. I explained the nature and prospects of the Property Management discipline of the Surveying Profession to a group of third and fourth year Property Management Degree program students. My experiences over the past few years, including this year, reinforced my belief that we need to put more effort into publicizing and educating university students to boost their interest in becoming professional PFM surveyors after graduation.

After months of preparation, I am pleased to inform you that the Quality Property & Facility Management Award (QPFMA) 2012, jointly organized by The Hong Kong Institute of Surveyors and The Hong Kong Association of Property Management Companies, will be opened for nominations on 1 November. This year, the main theme of the Award is "Championing Innovation Service through Quality Management". Due to the overwhelming response to the 2010 Awards, we have introduced new award categories, such as the Tenant Purchase Scheme & Public Housing; the Home Ownership Scheme & Public Participation Scheme; the Sandwich Class Housing Scheme and Institutional Facility Management, etc., in order to cope with the wider recognition of the QPFMA. Members' attentions should be drawn to the launch announcement and I will keep you updated on it over the coming month.

Our division's big day of the year is coming. The PFMD Annual General Meeting (AGM) will be held on 20 November 2012 at 7 PM at the Surveyor Learning Centre. Members are invited to join this annual event and, as usual, help themselves to the council's treat of small chow after the AGM. 🇭🇰

CALENDAR OF EVENTS 活動日誌

Date	Event	Organiser	Location	
2012				
Nov	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
Dec	14	HKIS Annual General Meeting	HKIS	Board Room, HKIS

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



Quantity Surveying Division Chairman's Message



Sr Thomas Ho QSD Council Chairman

Meeting with Representatives from Qianhai Authority

On 27 September 2012, Representatives from Qianhai Authority, viz. the Director of the Division of Human Resources, Mr Li Feng; Mr Xie Yong Gang of the General Management Department; and the Vice Chairman of the Shenzhen Project Management Engineers Association, Mr Fu Xiaoming, visited the HKIS and met with the HKIS Office Bearers and Representatives from each Division. I represented the QSD at the meeting. During the meeting, we explained the structure of the HKIS, the scope of the services of each Division, the current status of HKIS members working in Mainland China, the difficulties we encountered when working there, and our expectations of working in Qianhai. Representatives from Qianhai also updated us on its development and their plan to allow surveying professionals from Hong Kong to work there. It was agreed that further collaboration is required between Qianhai Authority and the HKIS, so further meetings will be arranged to discuss the details of the recruitment of surveying professionals to Qianhai.



Meeting with Representatives from Qianhai Authority



Group photo with Representatives from Qianhai Authority

Housing Authority Luncheon Meeting

On 11 October 2012, the Deputy Director of Housing (Development and Construction) from the Transport and Housing Bureau, Ms Ada Fung, invited professional bodies, including The Hong Kong Institute of Architects, The Hong Kong Institution of Engineers, The Hong Kong Institute of Surveyors (Quantity Surveying Division), The Association of Architectural Practices, The Association of Consulting Engineers of Hong Kong, the Association of Consultant Quantity Surveyors, and an ICAC representative to attend a luncheon to hear an update on the Housing Authority's procurement mode, the scope of the professional services and consultancy required, and the latest requirements for Housing Authority projects. The QSD's Vice Chairman, Sr Keith Yim, and I attended the meeting. During the meeting, views and comments on the above topics were exchanged. The Housing Authority was glad to have heard comments from the professional bodies.



Luncheon Meeting with Housing Authority



Group photo with Housing Authority



APC Assessors' Briefing and Dinner

On 11 October 2012, the QSD arranged a briefing session for the assessors of the QSD Assessment of Professional Competence. Over 120 assessors attended this briefing which aimed to discuss the assessment's marking scheme, possible answers, common mistakes, and frequently asked questions. After the briefing session, a dinner gathering was held. The dinner was a good opportunity for QSD Council members and assessors to meet each other. I would like to thank our Divisional Education Committee Chairman,

Sr Raymond Kam, and the members of the QSD Divisional Education Committee for arranging the APC and the briefing session. I would also like to thank all the assessors and members of the interviewing panels for the assessment work they will perform in the next two months.



Sr Thomas Ho delivered a speech



QSD DEC Chairman, Sr Raymond Kam and members of DEC briefed the Assessors on this year APC paper



Dinner gathering after the Assessors' Briefing

Visit to Wah Yan College, Kowloon

On 15 October 2012, four members from the QSD and one member from the BSD visited Wah Yan College, Kowloon. They are QSD Vice Chairman, Sr Keith Yim; QSD Council Members, Sr Steven Tang and Sr Anthony Lau; BSD Council Member, Sr Nelson Ho; and I. Over 200 students attended the talk. During the visit, we explained to the students the structure of the HKIS and the work of the quantity surveying profession, the work of the other surveying disciplines, and the job opportunities that should be available when they graduate from university. The responses of the students were encouraging.



Sr Thomas Ho gave a presentation of the QS profession



Visit to Wah Yan College, Kowloon



The Principal of Wah Yan College, Kowloon, Dr John Tan presented a souvenir to Sr Thomas Ho



QSD BBQ Buffet Party cum Practice Notes for QS Launch

The BBQ buffet party cum Practice Notes for QS launch was held on Saturday, 20 October 2012, at the United Services Recreation Club, 1 Gascoigne Road, Kowloon, Hong Kong. Over 160 members attended this event. The QSD Council Members and QSD past chairmen were glad to meet with everyone. During the evening, six practice notes covering the core subjects of Tendering; Cost Control and Financial Statements; Valuation for Interim Payment Certificates; Valuation of Variations; Handling of Contractual Claims; and Settlement of Final Accounts were launched. The practice notes were prepared jointly with the Association of Consultant Quantity Surveyors (ACQS) and the Hong Kong Construction Association (HKCA) and are intended to provide some basic guidelines to help quantity surveying practitioners apply a consistent and professional standard of service.

I would like to thank the Practice Notes Sub-Committee (which comprises members from the QSD, ACQS, HKCA, and Sr So Chee Sing from Henderson Land Development Co., Ltd.), and the Sub-Committee Chairman, Sr Raymond Kong, for their hard work in drafting these practice notes. I would also like to thank Sr Alvin Chan from the Architectural Services Department and Sr James Fung from the Housing Authority for sharing their experiences in and knowledge of the Quantity Surveying practice in the public sector for improving the document.



Sr Thomas Ho and ACQS Chairman Sr Chan Choi Hing launched the Practice Notes for QS



Sr Raymond Kong presented the Practice Notes for QS



Practice Notes Sub-committee

I would also like to thank the members of the organizing committee of the event, viz. Sr Tzena Wong; Sr Raymond Kong; Sr Amelia Fok; Sr Dr Sandy Tang; Sr Joe Wu; the Honorary Secretary, Sr KL Wong; and the Honorary Treasurer, Sr Sunny Chan, for arranging such a successful event.



Launching of the Practice Notes for QS



Games at the party

It was our great honour for the President of the Institute, Sr Serena Lau, to attend the event and give a speech. We were also grateful to have in attendance our Senior Vice President, Sr Stephen Lai, and Vice President, Sr Simon Kwok. The creative games brought a cheerful atmosphere to the party and got everybody to mingle and enjoy the evening.



Party snapshots



HKIS President Sr Serena Lau delivered a speech



Sr Thomas Ho delivered a speech



City University of Hong Kong Information Day

On 20 October 2012, Sr Andrew Kung of the BSD and I attended the City University of Hong Kong's Information Day to introduce the surveying profession to students. This event gave us a golden opportunity to promote the quantity surveying field to secondary school students and let them know more about the profession before they make up their minds on what to study in university. Over 200 people, including students and their parents, attended our talk. I took this opportunity to brief the attendees on quantity surveying services, job opportunities, and the qualifying process to become a quantity surveyor. Many of the students were interested in the prospect of being a quantity surveyor, as well as in its earning potential. I would like to thank Sr Dr Daisy Yeung for arranging this presentation for us.



Sr Thomas Ho gave a presentation to the students



Sr Thomas Ho and Professor Cheung Sai On, Assistant Head and Professor of City University



Sr Thomas Ho and BSD Vice Chairman Sr Andrew Kung at the Information Day

Visit to The University of Hong Kong

Following the visits to City University of Hong Kong, The Hong Kong Polytechnic University, and The Hong Kong Institute of Vocational Education (Morison Hill) earlier this year, three QSD Council members, viz. Past HKIS President and Past QSD Chairman, Sr TT Cheung; QSD Divisional Education Committee Chairman, Sr Raymond Kam; and I visited The University of Hong Kong on 24 October 2012. We explained to the students studying for surveying degrees the structure of the HKIS, the quantity surveying profession and its membership base, job opportunities, and the qualifying route for the new APC system. We also shared our experiences in the profession. The students' response was quite encouraging. 🇺🇸



QSD Chairman Sr Thomas Ho gave a presentation to the students



QSD DEC Chairman Sr Raymond Kam gave a presentation to the students



Visit to The University of Hong Kong



(From left to right) HKIS Past President Sr T T Cheung, QSD Chairman Sr Thomas Ho, and QSD DEC Chairman Sr Raymond Kam shared the information and experience with students

QSD Annual General Meeting 2012

6:30 PM, Friday, 30 November 2012

World Trade Centre Club Hong Kong

38th Floor

World Trade Centre

Causeway Bay

Hong Kong



Young Surveyors Group Chairman's Message

Sr Kenny Chan YSG Committee Chairman



Highlights of the month

YSG APC Workshops – APC (BS) Mock Assessment – 5 to 6 October 2012

The Mock Assessment 2012 was jointly organized by the BSD and YSG and was successfully held on 5-6 October. A total of 14 candidates joined the Mock assessment to work under the simulated examination environment in Practical Task. This year's arrangements were set to be as realistic as possible so that candidates did not receive their question papers until the

evening of Day 1, by which time they had to complete their visual inspection surveys on the same day. Their presentation materials had to be prepared on the spot. The candidates enjoyed the assessment and received direct feedback from the assessors on their performances in the design scheme, presentation skills, and responses to questions, which made them better-prepared for the upcoming Practical Task assessment. A separate report can be found in this issue of Surveyors Times.

Coming Soon

YSG Annual Dinner – 17 November 2012 YSG Annual General Meeting – 23 November 2012

Please mark your schedule for these two important days!

This year's YSG Annual Dinner will bring us back to "The Old Hong Kong". Whether our younger members were only children or had yet to enter this world during the 1970s & 1980s, they should enjoy the "Hong Kong Style" atmosphere during its golden era at the classy Little Egret Restaurant (小白鷺餐廳). Apart from a comprehensive review of YSG events held in 2012, there will be, as usual, fun and games, as well as a lucky draw during the dinner.

We have offered a special discount to new probationers (i.e., members who joined the HKIS as probationers or were upgraded from Students to Probationers after 1 January 2012) as a welcome gift. The fee is \$100 per head for new probationers and \$150 per head for all other young/young-at-heart members. Please register now to avoid disappointment!

Our AGM will be held at 7 PM, 23 November 2012, at the Surveyors Learning Center. The official notice of the meeting and the agenda will be sent to YSG members by post soon.

Stay tuned for our announcements on the YSG's website and Facebook page!

YSG Team for ORBIS Moonwalker – 10 to 11 November 2012

The YSG has recruited 20 energetic members to join this meaningful event to raise funds for ORBIS. The team will have to complete an overnight walk from Mong Kok to Sai Kung, ten minutes of which will be blindfolded. We are pleased to announce that our HKIS team has already raised over \$20,000 for ORBIS. Further sponsorships are welcomed!

The Surveyor League 2012 – December 2012 to February 2013

This season's Surveyor League basketball competition is now open for registration. Same as last year, a total of eight teams, first-come-first-served, will play a total of 16 matches starting from December 2012 to February 2013 for the Surveyor League Championship. Please check our flyers for further details and registration procedures.

"Meet the Professionals Networking Drinks" (Part 2), Co-organized by the young groups of the HKDA, HKMA, HKIS, and LSHK – 22 November, 2012

Did you miss our Summer Party for Part 1 in August? Don't worry, here's another chance for you to meet young and energetic dentists, doctors, lawyers, and surveyors. The party will be held at Mella in Lan Kwai Fong at 7 PM, 22 November. The cost is \$220 per head for three standard drinks. Light refreshments will also be served.

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 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., the next meeting will be held on 2 November 2012).

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



BSD YSG APC Mock 2012 - CPD Report

Sr Ryan Wong



The Mock Assessment 2012 was jointly organized by the BSD and YSG and was held on 5-6 October 2012 with a total of 14 participants. The aim of the camp was to give the candidates a valuable chance to practice in an exam-like environment.

Last, but not least, we would also like to thank the eight helpers who participated, and they are:

King, Ben, Donald, Wilson, Chloe Wong, Refeal Leung, Ray Wong, and Ryan Wong. 🇮🇪

This year, the mock arrangement was slightly different from last year's, when candidates only received their question papers on Friday at 4 PM and had to conduct their visual inspection surveys by 6 PM on the same day. This year's assessment was arranged for 10 AM on the second day. The time offered was absolutely tight, but the candidates found it beneficial to obtain this valuable experience before the real examination.



We would like to take this chance to thank the assessors and helpers for their generous help and support so that the camp could be held successfully. There were eight assessors who participated and they are:

Daniel Chang, Cheuky Cheuk, Arthur Cheung, Kelvin Ho, Andrew Lam, John Lau, Daniel Pong, and Kenny Tse.





Sports and Recreation Committee Chairman's Message



Sr Lesly Lam Chairman

The HKIS Sailing Team – Hebe Haven Yacht Club 24 Hours Charity Race (1st Runner-up in Bahia Class; Top 10 finish out of a fleet of 48 boats)

Team Captain and Coach: Vienna Pang/Alain Choi



HKIS members' and HKIS friends' support.

Hip Hip Hooray!!! Congratulations to the Sailing Team. With all members contributing in one way or another towards the same goal and exhibiting a full team spirit, we finally achieved a marvelous result, which we are all proud of, at the 24-Hour Charity Dinghy Race 2012 conducted by the Hebe Haven Yacht Club on 6 and 7 October 2012. Heartfelt thanks go to our

Our team struggled (6th out of 7 in Bahia class and 31st out of 48 for all boats) from the start on the afternoon of 6 October 2012, but ended up finishing: (1) 2nd in Laser Bahia class and (2) in the Top 10 out of a fleet of 48 boats at the conclusion. This is a result of which we are all absolutely proud.

The race started at 2 PM on 6 October 2012. After the first four-hour race, we moved up to 4th in Bahia class and 27th among all boats. Two hours later, we climbed to 3rd and 21st overall. By midnight, we were 2nd in Bahia class and 17th overall. Despite past experiences telling us that positions usually change substantially after midnight, all members responsible for the night shift did a wonderful job by not only maintaining our 2nd place standing, but also pushing our overall standing to 14th before dawn on 7 Oct. By noon on the second day, we were up to 11th overall. The last two hours of the race were particularly exciting. With a great helm/crew partnership, we overtook many boats ahead of us and finally defended our 2nd place position in our class and attained a top 10 finish among all ships by the time the horn sounded at 2 PM on 7 October 2012.



Joint Professional Tennis Tournament 2012 – Teammates in Full Gear

Team Captain: Harry Jan

The Joint Professional Tennis Tournament will be held in December 2012. Regular and tough practices for it have

occurred frequently. All teammates have confidence in a much more promising result in the tournament this year.



The HKIS Table Tennis Team - Joint Professional Table-tennis Tournament 2012

Team Captains: CY Jim/Ping Wong

The Joint Professional Table Tennis Tournament will be held from 12 PM to 8 PM on Sunday, 4 November 2012, at the Luen Wo Hui Sports Centre. Regular practices and friendly matches will then commence. Members are welcome to come support our teammates and witness our quest to win the championship again.



HKIS Running Team - 香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2013

Team Captain: Lesly Lam

“香港渣打馬拉松 The Hong Kong Standard Chartered Marathon 2013” will open for registration soon. Please let me know at leslylam@hkis.org.hk if you have registered for the competition and in which category so that the HKIS Running Team can form a strong running team to participate in the Joint Professional 10km, Half-Marathon, and Full Marathon on that day. For those who have yet to register, I still have some registration quotas in hand, so you can contact me to make the necessary arrangements for you.



Annual Recreation and Sports Night of the Law Society

The Chairman attended the Annual Recreation and Sports Night of the Law Society – “玩盡全城那些年”. The feeling of cohesion within the profession that was created by this annual event is remarkable. ■



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



Gasoline

Caltex Starcard

From 1 May to 31 December 2012, HKIS members and family members, who have never applied Star Card OR StarCard holders who had no transaction record in the past six months, can enjoy a discount of HK\$1.5 per litre and get HK \$20 Virtual Coupon HKD\$20 off per monthly statement over 100 litres.. 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**.



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/>.

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**.

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.

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.

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 URBIX outlets. For details of the programmes, please go to www.operahongkong.org.

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.

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.

The 26th Pan Pacific Congress of Real Estate Appraisers, Valuers and Councillors



2012 WAVO Council Meeting, Melbourne, Australia

