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From the Editor

編者話

As the new Honorary Editor, my first challenge in preparing for the January issue of the **Surveyors Times** is to focus on the new Council's visions and missions, following the election of Mr. TT Cheung as our new President at the AGM held on 13 December 2004. I am extremely privileged to have inherited from my predecessor Bernard Chan a good system, quite a few good changes, and a very capable staff editor, Linda Chan. But still, it has been quite a task bringing various reports and papers in the right context and right order to reflect the celebrative mood of welcoming a new calendar year and council year.

Just when we had settled on the theme and a colourful front cover layout, the Tsunami disaster hit, throwing everything into disarray. The new Council did manage to respond quickly: the HKIS joined hands with our fellow professional organizations in raising donations; and the President sent an urgent e-mail appealing to all members. At the time of writing, we have received donations in excess of \$150,000 from members and the amount is still growing quickly.

In his first Message, the President emphasizes on the need for members to be pro-active and participative in the Institute's activities. The care and enthusiasm that our members have displayed in the aftermath of the Tsunami has dispelled any doubts in this regard. It is just hoped that we do not need to be in a crisis condition before we can bring out the best in us. On the Institute's administration side, we will strengthen our communication with members through e-mail and the HKIS website. For those who have not yet responded to our request for your latest e-mail address, please do so without delay.

With a view to bringing members closer to our Council, we plan to include in future issues interviews or features on members of our new Council and chairpersons of various Boards. In the first of this series, "Getting to know the Council" (page 35), readers will have an insight into Mr. TT Cheung who has a long history of serving the Institute and apparently a firm grip on issues affecting our Institute and members' future.

At my predecessor's instigation, the **Surveyors Times** has undergone some very good changes, in terms of layout, contents and editorial style, on which the feedback has been very positive. The new Editorial Board is committed to continual improvement of the **Surveyors Times** and our peer-reviewed publication, **Hong Kong Surveyor**. We look forward to hearing as many suggestions as possible.

Francis Leung



Moving towards the 21st year with full competence Forging ahead into a new era of professionalism



I have the pleasure in writing my first President's Message.

My election platform is "***Moving towards the 21st year with full competence. Forging ahead into a new era of professionalism.***" In order to achieve this objective, we need to have better, efficient and direct communications between fellow members and the Institute. This is essential in driving the surveying profession forward.

I urge your co-operation by informing us your preferred email address so that the Institute could communicate with you via your preferred e-mail accounts. Please email to 2005@hkis.org.hk.

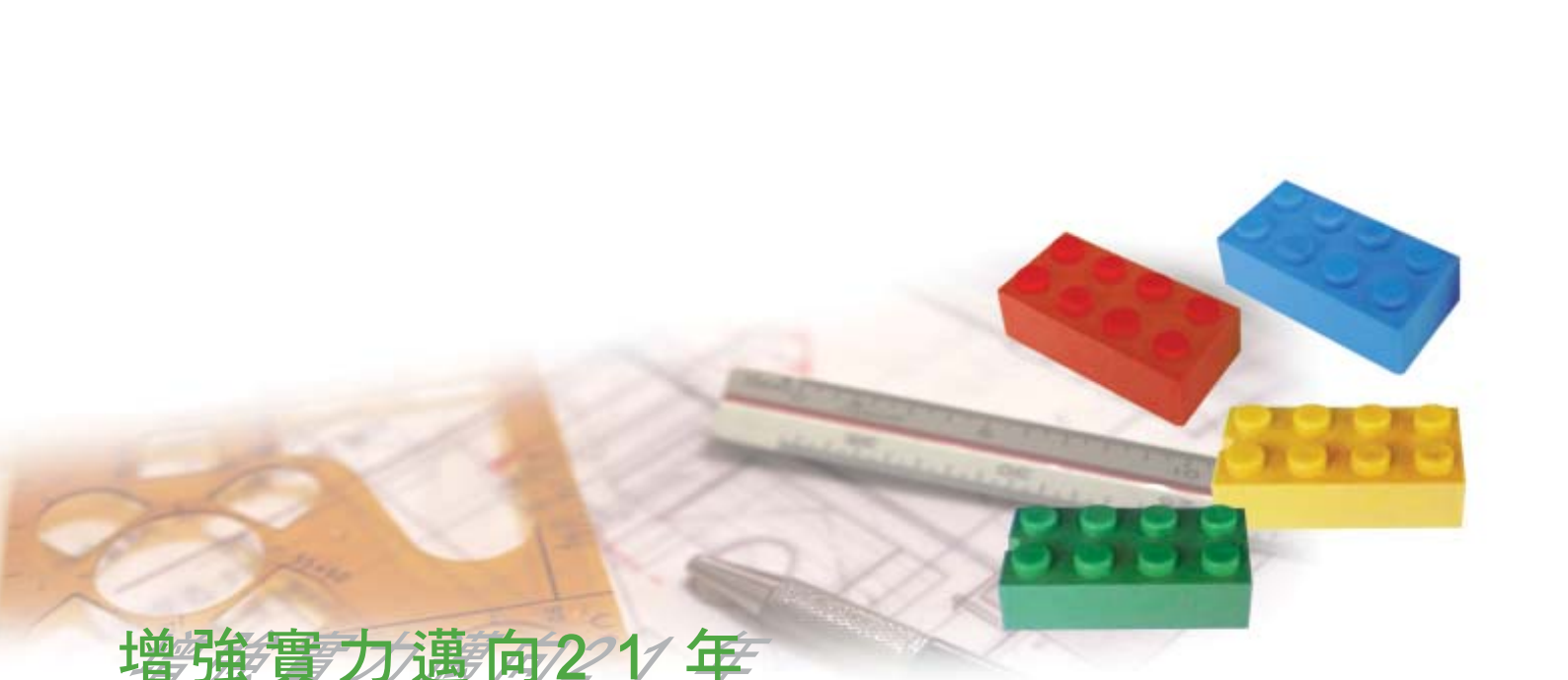
We have set up a local affairs group with the aim to improving the advocacy of our Institute. The local affairs group will have a number of task force providing platforms for all members to share their views on local issues, whether it be the West Kowloon Cultural District Development, Lantau Development Concept Plan, Harbour Enhancement, Pan Pearl River Delta

Development and alike. Come and join the task force of your choice and express the surveyors' view with other fellow members.

The tsunami tragedy in our neighboring countries is terrifying. We have worked jointly with the Hong Kong Institute of Architects, the Hong Kong Institution of Engineers, the Hong Kong Institute of Planners, the Hong Kong Institute of Landscape Architects as well as the American Institute of Architects (Hong Kong Chapter) to make a donation to the Hong Kong Red Cross. I am pleased to report that we have raised HK\$150,000 albeit that most members have been donating money in various occasions already. We are also discussing a long term plan on how the Hong Kong construction professionals could assist the victim countries in their city rebuild.

On behalf of the newly elected General Council, I wish you and your family a prosperous year of the Rooster.

T T Cheung *President*



增強實力邁向21年

再創專業新紀元



欣然為測量師時代寫出第一份「會長的話」。

我本年的政綱是「增強實力邁向21年、再創專業新紀元」。要達到這個目的，我們需要有一個有效率的管道跟會員聯絡，使溝通暢順無擋。我懇請各會員把你們的自選電郵地址通過 2005@hkis.org.hk 轉告秘書處，以便盡快能把這個通訊管道打通。

學會剛成立了一個「本地事宜委員會」，它的工作目標是通過參與本地事宜的討論及建議來提高香港測量師學會在社會上的聲音及地位。委員會將就不同課題，例如：西九龍文娛藝術區發展、大嶼山發展計劃、海港改善計劃、泛珠三角發展計劃等等，成立關注小組。我僅代表學會邀請各會員積極加入不同的關注小組，集思廣益，提出測量專業的意見，回饋社會。

南亞海嘯對鄰近國家直接造成龐大人命及經濟損失。學會聯同香港建築師學會、香港工程師學會、香港規劃師學會，香港園景規劃師學會及美國建築師學會（香港分會）一起參與賑災活動，並已向香港紅十字會作出捐獻；本會籌款達到港幣十五萬元。我相信個別會員在其他場合已經作出了私人捐獻，但在學會的旗幟下，他們再慷慨解囊，實在令人感動。此外，學會正探討是否可以參與災區重建的工作，為災民盡早重建家園，恢復日常生活出一分力。

雞年將至，在此，我僅代表理事會祝願各位新春大吉、萬事如意。

張達棠 會長

From the Council Table 2004

Formation of a new property and facility management division

The Council has endorsed the recommendation on the formation of a new property and facility management division; details are being worked out and the matter will be put to an EGM as soon as possible.

Property Valuation Standards

The Council has endorsed the publication of the standards which will be effective upon publication.

Addition and Alteration Works to the HKIS Office

The Council has endorsed the renovation of the HKIS Office and an architect be appointed .

The Board of Professional Development

Apart from the reviews on mandatory CPD, the Board is also looking into the proposed certification of professional surveying practices.

Election of Honorary Fellow

The Council has endorsed the nomination of the Hon Mr Justice Burrell Honorary Fellow of the Institute. The judge is well known for his decisions in many construction litigations. Called to the England Wales Bar by Hon Society of the Inner Temple in 1970, the Hon Mr Justice Burrell came to Hong Kong in 1986 and was Judge in charge of the Construction and Arbitration List of the HKSAR Judiciary from 1999 to 2003.

HKIS Annual General Meeting 2004



The Annual General Meeting 2004 took place on Monday 13 December 2004 at 6:30 pm in the Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong. There were present the President, Mr Tony Tse in the Chair, 44 members and one probationer.

The meeting authorized the Chairman to sign the minutes of the Annual General Meeting held on 12 December 2003 as a correct record of the proceedings. The motion was proposed by Mr Lam Li Wah and seconded by Mr KK Chiu.

President's Report for 2003/2004

The meeting received and noted the President's Report for 2003/2004 which highlighted particularly progress made on membership growth, increased contacts with professional bodies in and outside of Hong Kong, administration and

management, training and development fronts. The motion was proposed by Mr KK Chan and seconded by Mr Henry Chan.

Honorary Treasurer's Report and Accounts for 2003/2004

The meeting also received and noted the Honorary Treasurer's Report on the accounts for the year ending 31 July 2004 and the audited accounts of the HKIS and Surveyors Services Limited, the financial positions of which were generally healthy. A question was raised over the decrease in premises rental expenditure when comparing that for the last financial year. The Honorary Treasurer replied that the decrease in rental expenditure had been due to a rent-free period granted by the landlord upon tenancy renewal in early 2004. The motion was proposed by Mr Raymond Chan and seconded by Mr KK Chiu.

Election of Office Bearers and Council Members 2004/2005

The Chairman read the list of nominations received for Office Bearers and the list of nominations for Divisional Representatives to the General Council for 2004/2005 and formally declared the following members were elected:

Office Bearers

President	Mr TT Cheung
Senior Vice President	Mr Wong Chung-hang
Vice President	Mr Raymond Chan Yuk-ming
Honorary Secretary	Mr Francis Leung Lap-ki
Honorary Treasurer	Mr Lam Li-wah

Members

Building Surveying Division

Chairman	Mr Edwin Tang Hoi-kwan
Vice Chairman	Mr Alex Wong Loi-fat
Council Member	Mr Kenneth Yun Ying-kit

General Practice Division

Chairman	Mr Yu Kam-hung
Vice Chairman	Ms Serena Lau
Vice Chairman	Dr Lawrence Poon Wing-cheung

Land Surveying Division

Chairman	Mr Dominic Siu Wai-ching
Vice Chairman	Mr Simon Kwok Chi-wo
Honorary Secretary	Ms Rina Tsoi

Planning & Development Division

Chairman	Mr Edwin Tsang
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Quantity Surveying Division

Chairman	Mr Sam Cheng
Vice Chairman	Dr Paul Ho Hok-keung
Honorary Secretary	Mr Spencer Kwan Tin-che

Junior Organization

Chairman	Mr Lesly Lam Lik-shan
Vice Chairman	Mr Billy Wong Kin-yee

The motions were carried unanimously.

Election of Honorary Fellow

The Honorary Secretary reported that the General Council had recommended the election of the Hon Mr Justice Burrell as Honorary Fellow of the HKIS. The motion was proposed by Mr Henry Chan and seconded by Mr Lau Kwok Wing.



Appointment of Professional Auditors for 2004/2005



The Honorary Treasurer recommended that the current Professional Auditors, Messrs Fok and Chan be as Professional Auditors for the year 2004/2005. The motion was proposed by Mr Kenneth Yun and seconded by Mr KK Chiu.

Any Other Business

A presentation of a Certificate of Appreciation was made to the members of the General Council 2003/2004. The outgoing President, Mr Tony Tse handed over the President's medal to the incoming President, Mr TT Cheung and Mr Cheung, in exchange, presented the Past President's medal to the outgoing President Mr Tse. Mr Cheung presented his presidential address to the meeting. The Chairman asked the floor if they had any questions and there being no further business, the Chairman declared the meeting adjourned and thanked members for their attendance.



Presidential Address 2004/2005 by Mr T T Cheung

I would like to thank you for your support in electing me as the President of the Hong Kong Institute of Surveyors, an institute with 20 years of knowledge and pride. I wish to express my heartfelt gratitude and thanks to the outgoing president, Mr Tony Tse, and his Council for their untiring efforts over the year in putting the Institute into a right direction, in particular the increased contacts with Government bodies and related professional organizations, both local and outside Hong Kong and a higher profile in the media, thereby uplifting the perceived image of our Institute.

It will be a historical task for me to lead the profession into the 21st year. I have been waiting for it since my first commitment 15 years ago. I am confident that with your trust, strong support and encouragement, that I will be able to lead our Institute into the 21st year with full competence.

Looking back over the past 20 years, and in particular the last seven years since the change of sovereignty in 1997, we have done remarkably well in putting together the diverse expertise of surveyors under the "One Surveyor" concept. This was well recognized by the various government bodies, fellow professional organizations and other industry stakeholders. This is a very important belief that we must firmly adhere to. The strength of the HKIS has been the mutual respect for each division even though we may have different scope, standard of practice and priority of surveying matters. We must help one another to achieve better understanding of the practice of surveying in order to grow stronger. This would require the right mix of dedications and mentalities of the divisional councils and forum leaders. I am proud to inform that we have such a team this year.

The following are some areas that the incoming Council will address:

E-communication/Web-based communication

There is a need to ensure a better, efficient and direct communication between fellow members and the Institute.

There is a clear need for the HKIS to "reconnect" with its members and I assure you that it is on top of my agenda to improve our web-based communication by investing appropriate resources in this area.

This would greatly enhance the transparency of the Institute with proper dissemination of information to members, conduct proper consultation on issues affecting members at large and accurately reflect your views to the government and policy decision makers.

Strengthening division's autonomy Over the years I have seen many division leaders trying to get as much resources from the Institute for their divisions and in a number of occasions, ended up in an impasse and created mistrust within the General Council. The time used for these arguments, in my view, is a consumption of internal resources. The roles and functions of the General Council and Divisional Councils should be redefined.

I would like to see divisions focus more on setting up and/or improving their standards of professional practice. It is important for any professional institutions to have a set of published standards. To this end, the HKIS has yet to improve.

As a leading professional institution with a lot of experienced practitioners, I feel strongly that we should have more publications for education and training purposes, knowledge exchange and transfer for young members and students. I would like to see more publications and research studies be released in the name of the HKIS; no matter it is by HKIS itself or jointly with others such as universities.

Sustainability is important to our profession. I would like to see divisions thinking about professional development – to expand professional services to suit the changing needs of the market as young members' future lies in their hands.

International development The incoming Council will continue to support the HKIS and divisions in participating international events to promote the image of the HKIS. We

will discuss if there is a need to devise incentive schemes to encourage more members to take up leading posts in international professional organizations.

Mainland development There is a clear voice from members to urge the HKIS to expand into the Mainland market. We need to decide on our positioning in the Mainland and develop a strategic plan to move ahead. Members' views are most welcome.

Broadening membership base We would speed up the admission of technical grade members, to work closer with CITA, VTC and other course providers to enlarge the catchment area for technician trainees as well as technical members.

The Property and Facility Management Forum is underway to transform into a new Division of the HKIS subject to members' approval at an EGM to be held in early 2005. We trust that will give members additional service area to diversify and broaden the HKIS membership base in corporate and technical grades of membership.

We will also study in detail if a new class of membership for mainlander will be created within the HKIS. This would generate revenue to support any expansion plan in the Mainland.

More resources to support the Boards of Education, Membership and Professional Development HKIS should take the lead in bridging the industry and the universities, to formulate accreditation policy to mainland university courses, and to advance the professional development of surveyors both in Hong Kong and abroad.

In our endeavour to expand our services, we must not forget our social responsibility and moral obligations. For our profession to survive, we must increasingly be customer-focused and maintain the highest level of professional ethics. We must understand the market needs and be able to deliver our services to the satisfaction of our clients. Our services must be able to adapt to the changing needs of the market. We must

strive for service improvement in order to ensure a sustainable development of our profession. I will ensure appropriate resources be allocated to support the work of the three Boards.

Advocacy As the Institute is becoming larger and larger, there are increasing demands for us to respond to matters affecting the profession in a pro-active manner. We will create a local affairs group with members who are interested in sharing their views on local issues, to proactively offer surveyors' views to the society, Government, policy decision makers and alike to enhance the perceived image of surveyors.

We will also continue to work together with HKIA, HKIE, HKIP and HKILA on local issues to provide more balanced views of the construction industry to the local government and policy decision makers.

Members' welfare We will set up a special task force to look into members' welfare such as the HKIS membership card, discount offers from merchants, etc.

The alteration and addition work to the existing meeting rooms and library at the HKIS office is underway for a members' library cum lounge area. It is hoped that in the near future members would have a place for social gathering, enjoy library services and free internet facilities at the HKIS Office.

Reviewing the HKIS/RICS relation The Council received a lot of diverse opinions in the last few years. It is clear that the RICS is moving ahead with their globalization plan, which is a different concept from that of HKIS in terms of memberships structure, admission criteria, university accreditation policy and APC training and assessment. I do not see this as a threat to HKIS as co-existence of professional institutions is quite common for other professions locally in Hong Kong. Given the above different operation philosophy, there is a clear need to re-define the relationship between the two institutions to put the members' mind at ease. I assure you that before we make any decision, members' view will be thoroughly sought.

Reforming the HKIS Administration Office HKIS is being severely criticized for relying too much on members working selflessly on different aspects of the Institute's activities on an entirely pro bono basis. It is not a surprise to see the frustration and upset of council members due to the lack of "support" for their pro bono work, from event management to background policy research that has become increasingly necessary as the issues facing the Institute become more and more political and complex these days. The advocacy role of the Institute cannot be fulfilled unless there is strong strategic advice and support from the Administration Office.

There are different perceptions of the roles and functions of the Administration Office by different Council members. This has caused expectation gaps that undermine the effectiveness of the support and the deployment of resources. To this end, we must reform the Administrative Office, transform it into a strong, well structured and professionally run secretariat to assist us in planning our future and putting in hands actions to meet the changing demands of the market and members' wish.

Developing and supporting the Junior Organization The JO is an important resource and the only cross-discipline set-up that has a clear mission to help young members to develop in the profession and contribute to the Institute in its various functions and activities. I was chairman of the JO in 1991. I have the privilege of benefiting from working together with a number of experienced senior surveyors in all these years within the HKIS, from JO to QS division, the General Council and now your President. We should invest in the development of the Junior Organization to nurture future leaders, to facilitate their growth to serve our Institute and the society in the future.

Reviewing the governance of the HKIS A clear vision as to how the Institute should be governed is vital to the sustainable development of our profession. There is an increasing voice to urge the HKIS to review the "tradition" of electing the President, Senior

Vice President and Vice President of the Institute by rotating among the four divisions. This tradition will be subject to challenge when more divisions and forums are created in the future. The term of office of key posts and ways to encourage and keep quality members to serve the Institute are other issues, which need to be addressed. I am prepared to commission a research into how the interests of the major stakeholders of the Institute can be suitably balanced.

Since five years ago, the Institute created all sorts of ad hoc structures to deal with special issues. These structures have been left to get on with the specific tasks but the General Council do not have a close monitoring of their continued value or relevance to the work or priorities of today. There is a risk these entities are getting bigger, absorbing secretariat and financial resources and causing confusion to the General Council's and Divisional Councils' policy powers. I will review these structures with a view to streamlining the governance of the Institute so that our resources could be better deployed.

Dear members, having heard the above, some of you might be delighted to see that with my experience of 15 years of involvement in the HKIS, I have a clear vision for our Institute. However, I trust some of you may worry if I can achieve the above goals and objectives in my 12-months Presidency. Let me tell you this: No matter what, I am prepared to commit to the best I can, with the support of my Council, dedicated members and my family. As your President, I am more concerned to have headed on the right direction for our Institute. I am confident that my successors will work together with me to forge ahead into a new era of professionalism of HKIS in the years to come. To this, I am indebted to the previous Councils for the work they did in the past years. I wish them the best of health and every success in their future undertakings. I am ready to face the challenge ahead and respectfully looking for your support during my term of office.

T.T. Cheung

摘要

首先，我很榮幸得到你們的支持，獲選為香港測量師學會第21屆會長。在此，我要感謝去屆會長謝偉銓先生及其理事會對學會所付出的努力，把學會推往一個正確的發展方向，特別是加強與政府部門的溝通、媒介的聯繫及本地和海外友好學會的關係，從而把測量師的專業地位提高。

回顧過去20年，學會致力把不同組別測量專業範疇及組別間可能出現的利益矛盾作出了協調，把持在統稱「測量師」的領域上確實功不可沒。這概念已廣泛被政府部門，其他專業團體及市場主導者所接受；我們必須堅持這概念，學會的力量就在於組別間的相互尊重和包涵，互補不足，方可把測量業務發展得更加強大。

今屆理事會的工作重點如下：

互聯網資訊溝通 這將是今年重點工作，我們希望能加強及加速會員與學會之間的聯繫，將學會之訊息快速及有效地發放給會員。

強化組別的自主權 理事會將與各組別的理事會加強合作，讓各組別更能充份發揮，並要求各組別動用更多資源來建立和監督專業守則及專業發展。

國際事務 理事會將繼續致力參與國際測量事務，提升學會在國際上的專業地位及形象。

內地事務 理事會將研究本會在內地的定位，訂立一套內地市場的策略。

擴闊招收會員人數的空間 學會將加速接納「技術協佐會員」及詳細考慮成立「內地會員」的建議。再者，任何新組別的成立都會把學會更貼近市場及提供更大空間去容納專業和技術協佐會員。

加強資源支援「教育委員會」、「會籍委員會」及「專業發展委員會」 為了測量專業的可持續性發展，我們必須投放適當的資源去強化這三個委員會的工作。

測量之聲 我們將成立本事宜委員會，主動全面落實向社會、特區政府及立法機關提出測量專業意見的具體工作，為民生事務出一分力。

會員福利 秘書處辦公室將快開始改裝。新的會議室、圖書館以至其他會員設施都會為會員們帶來更好的服務。同時，我們將會成立一個會員福利工作小組，特別探討加強會員福利的問題，例如：施行會員卡制度，為會員尋找供應商優惠等等。

商討學會與英國皇家特許測量師學會的合作關係 英國皇家特許測量師學會的全球化發展方向是我們有目共睹的。它的新組別結構、入會資格、大學本科學術資格評審以至專業評核和培訓都跟本學會有所不同；因此，我們一定要檢討雙方在未來的合作關係及模式。

秘書處的改革 學會的發展需要一個強而有力的行政架構來支持，因此，我們將會檢討現行的資源及架構並作出一連串策略性改革，以配合學會未來發展所面對的需求。

青年組的長遠發展策略 青年組是測量專業的未來棟樑，它的跨組別組合能更好地幫助學會融合各方面的想法及願望；我們應該更重視青年組的長遠發展，務求它能植根及成為學會及社會邁向新紀元的原動力。

學會的管治體制 為了學會的持續發展，我們要深入研究它現行管治體制是否配合時宜，並要滿各方，利益取得平衡。

作為現任會長，我非常重視學會取向的對錯。我同時相信後繼的理事會一定堅持原則，把測量專業推往新紀元。在此，我衷心感謝歷屆理事會的努力奮鬥；我祝願他們身體健康及事事順利。我願接受這些挑戰，並希望在任內得到你們寶貴的支持以達成學會的理想。

張達棠

2004/2005 Council Members

met the Press



Members of the Council met the press over luncheon on Monday 20 December 2004 in the Dynasty Club. The newly elected President, TT Cheung, has told the press that the Council pledges to continue to grow hand in hand with the expansion of the general services sector at home and abroad; that the Institute will maintain a rigorous system of training, examination and practice to ensure a strong team of reputable professionals; that as a good corporate citizen, the Institute will continue to fulfill its obligations by way of submissions, comments on issues that are of fundamental interest to local daily life.



New Form of Building Contract to be launched in Q1/2005

The Report of the Construction Industry Review Committee, or better known as the Tang Report published in 2001 touched on several major issues of the construction industry and addressed the fact that the current standard forms of building contracts are outdated and ambiguous in allocation of risks.

Building Affairs Tribunal



The Institute has sent a submission to the Housing, Planning and Lands Bureau on the proposed establishment of a Building Affairs Tribunal

based on the findings of the Building Affairs Tribunal Workgroup which has investigated in details the formation of a tribunal and operation procedures. The Workgroup comprises members of the Institute with abundant experience and knowledge in property management, maintenance, repairs and building control as well as dispute resolution; apparently the investigation has also included research on similar experience in Singapore.

The submission concludes that

- In order to handle all building management and maintenance related disputes in an efficient, affordable and amicable manner, the Institute proposes the setting up of a new administrative tribunal under the existing HKSAR judiciary system.
- The judge of this new tribunal should possess both legal qualifications and relevant building or construction expertise. In order to achieve the maximum benefit from the spirit of a cost-effect procedure, the presence of legal representatives at the tribunal is not recommended.
- Having considered the technical nature of the disputes, the Institute feels that an expert report prepared by registered professionals experienced in the area under dispute should be allowed as evidence in each individual case. This can assist the tribunal in making assessment and judgement.

- Considering the nature of building management and maintenance disputes, which are usually higher than that handled by the Small Claims Tribunal, for example, there are real-life examples where the share of an individual owner in building renovation works amounts to a few hundred thousand dollars; in order to minimize the potential legal fees and charges incurred by attending the High Court, it is suggested that the BAT jurisdiction be up to a limit of HK\$300,000.

- The prompt and effective settlement of disputes can accelerate decisions to proceed with building management and maintenance works in a smooth and amicable manner. The proposed establishment of the new tribunal may be regarded as new hardware for the contribution to quality building management and maintenance that will eventually benefit all building owners in the territory.



Sustainable Development – making choices for our future

The Institute has written to the Council for Sustainable Development as follows:

Solid Waste Management

A single authority be set up to plan and manage all aspects of solid waste management. Experts from various government departments such as EPD, Lands Department, FEH, CED can join together under the coordination of the Council for Sustainable Development. Different scope of administrative functions such as education, planning, environmental impact assessment, collection, facilities management, enforcement should be considered. It is also suggested that the authority should comprise various stakeholders.



The Institute supports that care must be given to the needy. A fair system should be set up to make the sharing of cost

burdens and economic gains more equitable to all sectors of the society, especially disadvantaged communities.

Urban Living Space

There should be a balance between residential and commercial developments. A rail-based transport policy is supported for Hong Kong, as proposed by CTS-3. More space should be provided for park-and-ride facilities; railway lines should terminate at downtown areas; point-to-point journey to reduce interchanging facilities for commuters. Residential development in the NT must reinforce usage of existing road and rail infrastructure.

The Institute further supports for country parks as they are valuable heritage of Hong Kong apart from brownfield site developments to provide the necessary accommodation for the population. At the same time, there should be mandatory requirements on private owners to ensure urban renewal and revitalization.

Finally, the Institute asked for proper implementation plans as planning without implementation is abortive.

West Kowloon Cultural District

Guided tour and discussion forum

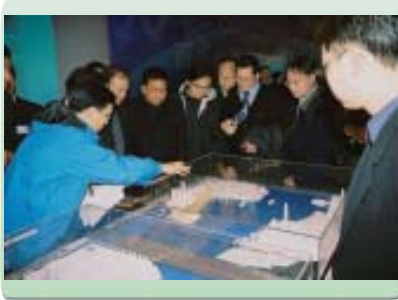
The Civil Engineering Department organized a guided tour for institute members with presenters from Proponents on the main exhibition at the Hong Kong Science Museum on 29 December, followed by a discussion forum on 4 January 2005.



West Kowloon Cultural District Working Group met on 6 Jan

Raymond Chan, Vice President and chairman of the working group, tells that members comprise Wong Kam Wah, Eric Ho, CK Lau, Sung Hon Kwong, Edwin Tsang, Francis Lau, Francis

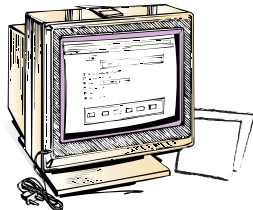
Leung, Paul Ho, Keith Wong, Sandy Tang, George Cheung and Doris Tse; and that the working group is studying the subject matter and will form consolidated views in a representative capacity of the Institute soon.



The Executive Committee has given a directive to increase institutional participation in local affairs for the benefit of the society and members alike and the WKCD Working Group is the first in action.

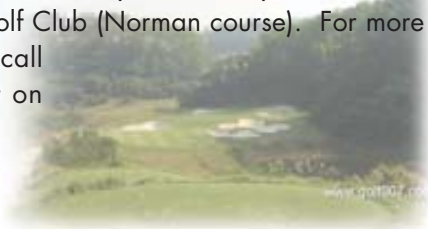
Effective communication with members

The internet is well recognized for bringing people in contact irrespective of the distance apart. A form has been sent to all members requesting them to register individual email address for membership record. Enquiries, please call the Secretariat on 2526 3679.



Golf Tournament 2005

Either new peoria or handicap 36, first tee-off will be around 9 a.m. on Tuesday 25 January 2005 in the Mission Hills Golf Club (Norman course). For more details, please call the Secretariat on 2526 3679.



OBITUARY

Mr. LAM Sui Kan, ex-Fellow member, Quantity Surveying Division, passed away on 9 December 2004.

54 passed BSD Practical Task with flying colours

The Practical Task 2004 of the Building Surveying Division was completed successfully on 11 November 2004. A total of 133 candidates attempted the Practical Task, comprising 45% (60 candidates) first attempts and 55% (73 candidates) repeats. Passing rate is 41% i.e. 54 candidates got the Pass. First attempt with a Pass is 47% (28 candidates) and repeats' passing rate is 36% (26 candidates).

Members' Welfare Committee

In his Presidential Address, Mr TT Cheung has spelt out the importance of looking into communication with and welfare schemes for HKIS members. These will not only bring us that much closer but further show that the HKIS is a members' institute with the responsibility for direction of its affairs within members themselves.

The Executive Committee has thus endorsed the formation of a Members' Welfare Committee which, meanwhile, is looking into the entire members' welfare strategy. If any members have any thoughts, please feel free to contact Lam Li Wah, Convenor, Members Welfare Committee, GC Honorary Treasurer on lwlam@hkis.org.hk

You may like to note that a Members' Privilege programme, albeit small to start with, has been in place; in this issue of the **Surveyors Times**, we are pleased to see special offers from a bookstore, food outlets, electrical appliance suppliers and a medical institution for products and services that largely benefit our daily life.

ERRATUM

In the November and December 2004 issues, the credentials of Mr Wong Yung Shing, who wrote on Valuation of Copyright Intangibles – Parts 1 & 2, should read:

BSc(Hons)(Land Adm)(London)
Prof Dip (Est Mgt)(HKPU)
MRICS, MHKIS, MCI Arb, MHKI Arb, RPS(GP)

中國土地估價師協會來訪



12月22日中國土地估價師協會一行34人來訪學會。代表團由中國土地估價師協會副會長兼秘書長楊于北教授率領，團員是來自全國省市的土地估價師。學會產業測量組主席余錦雄、理事溫偉明及張一輝給客人介紹了學會架構、產業測量組現況並談到雙方互認等事宜。代表團在百忙之中到特區一趟，會後便馬不停蹄地趕往澳門參加別的會議。



中國房地產估價師與房地產經紀人學會來訪



12月30日中國房地產估價師與房地產經紀人學會一行13人來訪學會。代表團團長是劉冬寧副主任，其他成員包括各省市房地產管理局及房地產評估事務所的主要代表。會長張達棠、會籍委員會主席趙錦權、產業測量組主席余錦雄及理事陳志華作了接待。會長介紹了學會架構及最新發展後，雙方對會員資格和產業測量專業範疇作出更深入交流，並參觀了測量師學習中心等設施。

青年組深圳商場及百貨業考察團



為了讓本會會員更深入瞭解內地零售商業之最新狀況，青年組將於2月26日（星期六）到深圳實地考察，對內地傳統百貨業面臨新式大型商場的競爭及發展作第一手認識。考察內容包括：茂業百貨、金光華廣場、華潤中心萬象城。如有查詢，請致電秘書處(852)2526 3679。

上海市建設工程諮詢行業協會來訪



12月16日上海市建設工程諮詢行業協會會長姚念亮教授、副會長劉嘉、秘書長孫占國及上海一測建設諮詢有限公司名譽董事長徐繩墨來訪。會長張達棠、工料測量組上任主席郭靖華、現任主席鄭森興、義務秘書關天智、理事鄧琪祥作了接待及互相交換了行業訊息。



HKIS joins donation pledge for Asian tsunami relief



On 30 December 2004, the Hong Kong Institute of Surveyors, the Hong Kong Institution of Engineers, the Hong Kong Institute of Architects, the Hong Kong Institute of Planners, the Hong Kong Institute of Landscape Architects and the American Institute of Architects (Hong Kong Chapter) pledged on a joint donation for the Asian tsunami relief.

members of the Institute, some of the names appear here and it is to be followed by an even longer list of members who wish to remain anonymous.

Donations have since been received from hundreds of

As at 12 January 2005, a joint donation of a total of HK\$483,000 has been raised. HKIS members were generous in making donations, together with a donation of HK\$78,000 from the Institute, the total donations from HKIS added up to HK\$150,000.00.

Aria & Associates Ltd	Ho	Katherine	Lau	Mui-mui	Richard	Mark Aldridge	Yam	Wing Fai
Chan Kenny	Ho	Pak-sun	Law	Pik-sang Amy	Shih	Hsiao Hung	Yau	Kwok-ming
Chan Mee Ha Frandy	Ho	Siu Leung	Law	Shui-cheong	Shiu	Wai Yee Winnie	Yeung	Man Kai Gary
Chan Siu-ling Ivy	Ho	Vincent	Lee	Chung Wah	Siu	Wai Ching	Yeung	Kar Lok
Chan Wah-Wai David	Hui	Chiu-chi Amy	Lee	Yuet-wah Eliza	So	Kwong Sang	Yeung	Pui-ching Danny
Chan Yuk Ming Raymond	Hung	Man-lan Nancy	Leung	Lap Ki	Tang	Hoi Kwan	Yik	King Wang
Chau Marvin Ming	Kam	Ka Fai	Lo	Hing-chung	To	Sze Hok	Yim	Wai Man Christina
Cheng Wan-ki	Kam	Man Yiu Philip	Lun	Kai-yeung	Tsang	Lai-wan	Yip	Hon Wah Frankie
Cheung Yu Lun	Kong	Ping-kwan	Ng	Kin Lap Josef	Tse	Wilon	Yip	Kin Wa Patrick
Chiu Yuen-yee	Kwan	Ping-wan Susanna	Ng	Man Yan	Wong	Chung Hang	Yuen	Ying Lun Alan
Choi Lap-Yiu	Kwok	Kim Sang Evenlyn	Ng	Ming-chun Bryan	Wong	Lai-shan	Yun	Ying-kit
Chong Joseph	Lam	Kai Wing	Ng	Wai Tak	Wong	Ming Yan Irene		
Chun Kok-chuen	Lam	Lesly	Ng	Ying Kee	Wong	Suet Lai		
Dy Wai Fung	Lam	Li Wah	Or	Siu-hung	Wong	Yin Wai		
Ho Hing-wah	Lam	Sui Pui	Pang	Tsan-wing	WT Partnership			

Building Surveying Division Chairman's Message



Edwin Tang
BSD Council Chairman



- Promoting BS expertise and image
- Improving efficiency in conducting divisional business
- Improving communication with our members
- Bringing in more young members to serve our division

Although many ideas are still conceptual, we hope they could be developed into action plans gradually. I would report on progress in the near future.

BSD AGM was held on 3 Dec 2004. It is my honor to become your new Chairman. I take this opportunity to introduce the newly elected BSD Council as follows:



Co-opt Members

In order not to tie up co-opt members with BSD Council meetings, we decided to let co-opt members to serve in the panel(s) they wish to join. The panel convenors may attend the Council meetings or submit written report instead. We are reviewing the existing panels and aim at keeping or redefining the essential panels.

Several members have showed their intention to serve as co-opt members. We will approach them in due course. However, in view of our new initiatives and Government's various consultations, we need help from more members.

Building Affairs Tribunal (BAT)

We have finalized the proposal on BAT which was submitted to the Housing, Planning and Lands Bureau in early December and the media heard about it at the luncheon on 20 Dec 2004. Other divisions also showed interest on the proposal.

Communication

As the new Chairman of the BS Division, I am delighted to have this venue to report to you on various divisional affairs. Any opinions or suggestions are welcomed and you may reach me at ehktang@hkis.org.hk. Meanwhile, we will organize more social events. Please do come to have a chat with us and other fellow members!

Wish you and your family a Prosperous and Peaceful Year 2005!

Chairman	Tang Hoi-kwan Edwin
Vice-chairman	Wong Loi-fat Alex
Hon Secretary	Wong Kam-wah (Ms)
Hon Treasurer	Leung Chi-tim Robin
Council Members	Chan Kwok-hung Kenny Dy Wai-fung Peter Fu Chi-kwong Edward Ho Kui-yip Vincent Li Kwok-wah Edgar Lo MT Rebecca (Ms) Suen Wai-cheung, Kenny Tse Chi-ming Philip Wong Pui-yee Cecilia (Ms) Yun Ying-kit Kenneth
Immediate Past Chairman	Chan Yuk-ming Raymond

For those who did not attend the AGM, you may view Raymond's Chairman Report and Robin's Treasurer's Report at BSD website.

The new BSD Council held its first meeting on 18 Dec 2004. Besides routine agenda, we had a brainstorming session, in which valuable ideas were suggested and discussed. They all aim at:

General Practice Division Interim Review – 2004



Yu Kam Hung
GPD Council Chairman

When we hear the sound of “Jingle Bells” and start to decorate the Christmas trees, we realise that it is the end of a year and it is the right time to look back on our performance and make plans for the future.



Since its first meeting in November 2003, the new GPD council has been working towards “Excelling Profession Standards” and “Strengthening Industry Position”. With the help of our immediate past Chairman and the four co-opted members, we have formed 16 working panels to push the development of general practice surveying, and we are happy that members are now enjoying the fruits of those labours.

The Assessment of Professional Competence has long been a good qualification regime for probationers. We have improved the consistency, transparency and quality of the assessment over the past year, which has enabled probationers to be better prepared for the assessment.

The Business Valuation Standard was published in June 2004 and circulated to members for comments. This paved the way for our members to participate and promote business valuation services in Hong Kong. Cooperation with the Hong Kong Society of Financial Analysts and the Royal Institution of Chartered Surveyors on business valuation matters has been realised through the establishment of the Business Valuation Forum. The Forum has already gained support from the Securities and Futures Commission and other relevant government organisations.

Meanwhile, new property valuation standards will take effect from 1 January 2005. The new property valuation standards are tailor-made to accommodate the updated requirements on listing rules, accounting principles and investment analysis. A scrupulous public consultation has been under way, and relevant

government departments or organisations have already recognised the valuation standards.

The GPD Council has set up a more efficient and effective communication channel with various Government Departments and quasi-governmental organisations including the Urban Renewal Authority, Lands Department, Housing Department and Rating and Valuation Department. We have also been actively commenting on various government policies from the general practice surveyors’ point of view, strengthening the Institute’s commitment to the community.



We have also been working harder to promote our profession to both the public and private sectors. During the past few months, we have had luncheon meetings with private developers and government departments such as Cheung Kong, Sun Hung Kai, Hang Lung, MTR, Henderson, Wharf and Lands Department.

It has been a fruitful year in the development of Mainland affairs. A remarkable professional reciprocity agreement with the China Institute of Real Estate Appraisers (CIREA) was reached in November 2003. As of today, 97 GP members have gained the CIREA’s recognition under this agreement and 111 CIREA members have qualified to join our Institute. We have also served different professional entities from Mainland to promote our general practice surveying services, and we organised various exchange activities with government authorities and private real estate developers on the mainland. In fact, bilateral connections have never been discontinued.

With regard to international affairs, we have organised visits to Singapore and Malaysia, further reinforcing our

connections with professionals in these two important South East Asian countries.



Professional advancement is always an important task for the GPD Council. We have begun a survey to consult members on the development directions of our industry. At the same time, we are reviewing the definition and the list of "General Practice Surveying Firm", to gain more acknowledgements from the general public of our profession.

We are now seriously determining our position on agreeing the formation of a new division in property and facility management, in which some opinions suggest a split from the existing General Practice Division. This is, however, part of the long-term development of HKIS and careful discussions with all members within the Institute will be necessary. Whilst there are still many issues to be resolved, we have been working closely with the Property and Facility Management Forum and conducting further studies on this matter.

The GPD has keenly participated in two important conferences concerning Public Private Partnership and conservation policies. We have also actively co-operated with academic units on the Professional Services Development Assistance Scheme (PSDAS) to improve the efficiency of the professional services.

On 26th November 2004, we organised the "HKIS Property Marketing Awards 2004" to recognise outstanding performers in marketing new real estate developments.



We believe that "The Best Property Marketing Award", "The Best Flat Layout Award" and "The Best Property Brochure Award" have stimulated private developers to be more customer-oriented in designing and marketing their property developments. The campaign attracted huge popularity from the press and the public, and further proved the significance of general practice surveyors in the real estate industry.

Last but not least, young members are the future pillars of the GPD and the Institute. We have been investing greater effort to expand the numbers of young members

by increasing the frequency of CPDs and trainings. We have also spent more time to communicate with the youngsters and hear their concerns on the Division's and the Institute's development.

We expect 2005 will be a harvesting year. We will strike a blow for further professional advancement by our action, so that we will maintain our position as a leading professional organisation in the world.

We will continue participating in the development of business valuation and will begin with the preparation of relevant guidelines and manuals. Meanwhile, further improvements on the upcoming valuation standards are expected. We will also work hard on the possible formation of a Property and Facilities Management Division.

Apart from having more commitment to the community and remaining attentive to various government policies and their impacts, we will be actively engaging in a research project in collaboration with the Polytechnic University on the potential impact upon the Hong Kong property market of the "Hong Kong – Macau – Zhuhai bridge".

With regard to international affairs and mainland affairs, the HKIS GPD, the FIG and the China Institute of Real Estate Appraisers will jointly organise an international conference in Beijing in October 2005. We have also actively negotiated with the China Real Estate Valuation Association (中國土地評估師協會) on another reciprocity agreement, and a working committee will soon be formed. At the same time, there will be visits to Korea and Japan.

The role of the Registered Professional Surveyor is a bit unclear and vague at the moment. We will seek to persuade the Government to give more recognition to the registered members of the Surveying Registration Board. Moreover, we will seek further development of Technical Associate membership through the enhancement of Assessment of Technical Competence.

The Independent Valuer/ Surveyor mechanism is in need of review. We will begin with a complete evaluation of the mechanisms and determine possible ways to improve them such as the list of valuers, the appointment system and the criteria for an independent valuer to qualify .

I would like to end by thanking all GPD council members for the contribution they have made throughout the year, and I would like to wish all members a prosperous New Year.

Land Surveying Division Chairman's Message



Dominic Siu
LSD Council Chairman

After serving as council member for three years in 1999/2002 and as Vice-Chairman for two years in 2002/2004 in the Land Surveying Division Council, I am honored to have been elected as Chairman of Land Surveying Division Council in year 2004/2005.

This is my first chairman's message. First of all, I take this opportunity to thank the great support from all elected council members and I understand that many of them have been faithfully serving the LSD council and contributing a lot of time and effort for the upkeep of professional standard, providing quality services and organizing various activities to members of our institute. I am confident that the current LSD council is determined and committed to face all challenges ahead of us. However, your voice and opinion is of paramount importance if you want the LSD council to do a better job for you.

There are many outstanding issues and institute matters requiring immediate attention, which leave LSD council to do fire fighting work most of the time. This year, other than handling routine institute matters, I will lead the council to focus on a few important issues that deserve special attention.

- 1 To speed up the process of Technician Membership application and promote the status of TAHKIS by lobbying Government and Engineering Consultants to employ qualified technicians with TAHKIS qualification as a pre-requisite requirement in future recruitment/promotion exercise.
- 2 To form a LSD Working Group to closely monitor the development of HKIS/RICS and RICS/ICES relationship and advise appropriate actions/strategies to be adopted by the institute.
- 3 To attract qualified surveyors including Engineering Surveyors and GIS professionals to join the LSD of HKIS.
- 4 To formulate strategies on the issue of Reciprocal Recognition with Mainland China and other countries (e.g. Australia, Malaysia, Singapore, etc) which on one hand attract quality professionals to join our institute and on the other hand allow MHKIS to obtain overseas professional status while maintaining the principle of level playing field for surveyors in both countries.

- 5 To advise government on the drafting of Land Registration Amendment Bill.

A Joint Briefing Session on Technician Membership application and FIG Forum is scheduled for 5th January 2005 in the Surveyors Learning Centre of HKIS. I will also attend the 5th Joint Meeting with the Ministry of Construction on 14th January 2005 in Beijing to discuss Mutual Recognition issue with Mainland counterparts.

If you want to share your view with the LSD council or have a deeper understanding of any particular institute related matters, do not hesitate to contact any of the office bearers below through email:-

SIU Wai Ching, Dominic siudominic@yahoo.com

KWOK Chi Wo, Simon slsg@landsd.gov.hk

Rina TSOI rinatsoi@hkis.gov.hk

NG Wai Tak ngwaitak@netvigator.com

Chairman	Siu Wai-ching Dominic
Vice-chairman	Kwok Chi-wo Simon
Hon Secretary	Tsoi Rina
Hon Treasurer	Ng Wai-tak
Council Members	Chan Kwan-ho Eric Chan Sim-ling Sarah Cheng Wai-pun Koo Tak-ming Lam Lik-shan Lesly Lai Lit-ki Vicky Leung Chi-yan George Leung Kin-wah Lo Hoi-yin Maris Ma Ka-chun Eric Sung Hon-kwong Tang Hong-wai Conrad Tang Wing-lun Wooten Ian Yip Hon-wah Frankie
JO Representative	Chan Chi-hung Kenny
Student Representative	Chan Wai-chung Wilson
Immediate Past Chairman	Lam Li-wah

Quantity Surveying Division Chairman's Message



Sam Cheng
QSD Council Chairman

It is my great pleasure in writing my first report as the QSD Council Chairman.

I would like to express my gratitude to the members, with whose encouragement and support I became elected to chair the Division in 2004/2005. Whilst I may not be able to mention all their names individually, nonetheless, I would like to thank our present President – Mr. TT Cheung; Past QSD Chairman and GC Hon Secretary – Mr. Francis Leung; Immediate Past QSD Chairman – Mr. Gilbert Kwok; Mr. Derek Mackay; Mr. K C Tang; Dr. Anita Liu; Mr. Tommy Yim and other senior council members whom I have pleasure to work with in the past few years for their contributing their time and effort in promoting and improving the QS profession in Hong Kong, the Mainland and in the Fast East. I would also like to thank the active participation of current council members who have been taking initiative to join the various task forces and committees. I can guarantee that they will be very busy in accomplishing the tasks assigned to them. I trust there would be a lot of good news on their progress and achievement each month.

Last year, there were ten sub-committees and this year the Professional Practice sub-committee has been formed to compile standards and guidelines for good QS practice. In total there are eleven sub-committees and chairman to the sub-committees are:

Mainland	Mr. Spencer Kwan
International	Mr. TT Cheung
Conditions of Contract	Mr. Gilbert Kwok
SMM	Mr. Sam Cheng (Convenor)
CPD	Mr. Sunny Chan
Information Technology	Dr. Paul Ho
Education and Research	Dr. Paul Ho
APC & TPC	
New Members' Liaison	Ms Sandy Tang
ACQS Liaison	Mr. TT Cheung
Professional Practice	

Members who are interested in joining sub-committees are welcome to contact the sub-committee chairman or any of the council members for information.

Launch of New Conditions of Contract

Thank for the help of Mr. TT Cheung, Mr. H F Leung,

Mr. Gilbert Kwok and Mr. Daniel Ho, the HKIS has formed a working group with HKIA and HKICM to arrange the launch of the New Conditions of Contract in April 2005.

Annual Meeting with CECA/MOC and Reciprocity Agreement between HKIS and CECA

You may like to note that terms of the agreement were agreed between two associations back in August 2004. With the assistance of ETWB HKSARG, we are going to attend the meeting with Ministry of Construction with ETWB on the 14 January 05 in Beijing. We look forward to big progress. The HKIS is making use of this opportunity and has arranged a large delegation including office bearers of both General Council and QS Council to visit MOC and CECA on the 13 January 05. In addition, our President is hosting a dinner to meet our members in Beijing on the 14 January 05.

New Standard Method of Measurement (SMM4)

The formal version of the SMM4 is ready for launch. The Chinese translation of the SMM4 will be ready shortly. It is necessary to re-convene the SMM sub-committee to assist to organize workshops and events in connection with the implementation of the new SMM.

The following are elected officers and members of the QSD Council 2004/2005

Chairman	Sam Cheng Sum Hing
Vice-chairman	Paul Ho Hok Keung
Hon Secretary	Spencer Kwan
Hon Treasurer	Daniel Ho Chi Wai
Immediate Past Chairman	Gilbert Kwok
Members	
Franki Yeung Kai Yu	Evenlyn Kwok
Sunny Chan	Lau Chun Yip
Keith Wong	Keith Yim
Sandy Tang	Patrick O'Neill
Antony Man Chi Chuen	Kenneth Ken Kwan
Stephen Lai	Kwan Sum Yam
K C Tang	Gregory Tung Yau Ming
Stephen Chung	Jervis Chan

On behalf of the newly elected QSD Council, I wish you and your family a Happy New Year.

Planning & Development Division Chairman's Message



Edwin Tsang
P&DD Council Chairman

Planning & Development Surveyors are professionals specializing in property development and town planning. They work in both government and private sectors. At present there are not many Planning & Development surveyors in Hong Kong and job opportunities in Hong Kong and particularly in mainland China are promising.

To encourage young professionals to enroll as Planning & Development surveyors, APC examinations are available to probationers. Application forms can be downloaded from the HKIS website.

This year the Division is planning to hold a series of CPD lectures in planning and development fields for students

and young professionals. Please watch out in the Institute's publications.

The Planning & Development Divisional Council 2004/2005 is as follows:

Chairman	Edwin Tsang	Education
Hon Secretary	Francis Lau	Kempis Lam
Council Members		Membership
William Seabrooke	Eureka Cheng	Francis Lau
Kempis Lam	Norman Ngai	Representative to SRB
Marcus Li		Francis Lau

Please feel free to contact me on 2573 9555 or email cltp@netvigator.com

Junior Organization Chairman's Message



Lesly LAM
JO Chairman

The AGM was successfully held on 3 December 2004. The Chairman's Report and the Hon. Treasurer's Report were presented in the meeting and endorsed. The following are elected officers and members of the Junior Organization Council 2004/2005:

Chairman	LAM LIK SHAN LESLY	LS	Honorary Treasurer	LAU WAI WING VICTOR	QS
Vice-Chairman	WONG KIN YEE BILLY	BS	Honorary Secretary	LEUNG WAI CHUNG MARTIN	GP
Committee Members					
CHENG CHUNG FUNG JEAN (Deputy Secretary)	GP	LAU WING SHAN JO	BS	LEE WAI KUEN GILBERT	QS
LING KA MAN EMILY	GP	LIM WAI CHING VINCENT	BS	TSE WING SHEUNG DORIS	GP
NG YING KEE KELVIN	GP	CHAN HO KI CLAUDIA	GP	CHEUNG HIU WAI GEORGE	BS
WONG CHING HANG JEFFREY	GP	LEE HOI TAT NATHAN	BS	WONG YIU CHO JOSEPH	LS
IP SING YANG SHELDON	GP	WONG CHI FUNG ALEX	BS	MA KA CHUN ERIC	LS
CHENG WAI YEE GRACE	BS	CHONG HOK CHING JOSEPH	QS	LEUNG CHI YAN GEORGE	LS
		KONG KAI HUEN KAREN	QS	CHAN CHI HUNG KENNY	LS
Co-opted Members					
KATHERINE HO	GP	Y C CHAN	LS	CHRIS KAM	GP
ERIC CHAN	LS	FIONA CHONG	GP	JOANNA KWOK	QS
DANNY CHEUNG	GP	KATHERINE WONG	LS	KEITH WONG	QS
SUNNY CHAN	QS	SYLVIA MOK	QS	STEPHEN LI	QS
				K K YUNG	QS
				KENNETH CHAN	QS

We will continue to organise many valuable CPDs, PQSLs, fun social events as well as Mainland visits for you. Please do join us as co-opted member to share our great fun. Please note that JO council meetings are held on the first Tuesday of every month (except April, on the first Wednesday).

CPD: Corporate Real Estate – Vision 2010 (CPD/P & FM Forum/2005005)

Guest Speaker Mr. Alex K. Lam, MTS, MRAIC, Hon. Fellow HKIFM, Vice President – Global Learning Asia, CoreNet Global

Date, Time & Venue 1 February 2005 (Tuesday);
7:00 pm – 8:30 pm;
Surveyors Learning Centre, HKIS, Suite 811, Jardine House, 1 Connaught Place, Central, Hong Kong

Details In the early 1990's, Corporate Real Estate 2000 (an IDRC Research Project) created a powerful new vision for the corporate real estate industry. Since then, the business environment has changed a lot. Globalization is no longer a concept but a reality. Outsourcing is no longer a fad but a strategic business practice. The web is no longer a toy but a business tool to support global enterprises. Now in the doorsteps of the 21st Century, an exciting new vision is emerging. CoreNet Global has captured this new Vision to examine the role of the CRE in 2010, which is enabling work in a networked world. We believe that the subtle but steady advance towards the networked world is one of the most significant long-term trends in business. It has profound impacts on corporate real estate, the service provider industry and the CRE professionals. This presentation to be given by Alex Lam, will explore: What is Vision 2010?

Alex received his Bachelor of Architecture degree from McGill University (1967) and a Master of Theological Studies from Ontario Theological Seminary (1995). He is a Certified EQ-i Administrator with Multi-Health Systems Inc. (MHS) in Toronto (2000) on emotional intelligence in workplace performance. He has taught at The University of Hong Kong, The Polytechnic University of Hong Kong, The University of Manitoba and Ryerson Polytechnic University. Professional memberships include IFMA, ISFE, ASHRAE, RAIC, NFPA, ASIS, Society of Human Resource Management & the Strategic Leadership Forum.

Language English

Fee HK\$100 per person

Registration Please complete and return the Standard

Reservation Form to HKIS before 27 January 2005 together with payment. Priority will be given on a "first-come-first-serve" basis. Reservation fee is non-refundable after your reservation has been accepted.

CPD: An Introduction of the HKIS Valuation Standards on Properties (CPD/GP/2005009)

Guest Speakers Mr. Kam-hung Yu, Executive Director of CB Richard Ellis, Mr. Lawrence Pang, Assistant Director of Toyo Mall Limited, Mr. Joseph Ho, Managing Director of LCH (Asia-Pacific) Surveyors Limited, Mr. Samuel Young, Marketing Manager of Hutchison Whampoa Properties Limited

Date, Time & Venue 25 February 2005 (Friday);
7:00 pm - 8:30 pm;
Surveyors Learning Centre, HKIS, Suite 811, Jardine House, 1 Connaught Place, Central, Hong Kong

Details The mounting demand for valuation of properties in recent years has given rise to the need for a closer look into standardization of valuation practices. Last year the General Practice Division of the HKIS proactively initiated discussion regarding the establishment of a set revised property valuation standards. With close to a year of diligent efforts, a new 'The HKIS Valuation Standards on Properties' (the 'Standards') was finally endorsed by the General Council of the HKIS in November 2004 to replace the existing 2nd Edition of the HKIS Guidance Notes on the Valuation of Property Assets (the 'Guidance Notes'). Our guest speakers will share with the audience the essence of the new HKIS Valuation Standards on Properties in this CPD event.

Language English

Fee HK\$100 per person

Registration Please complete and return the Standard Reservation Form to HKIS before 14 February 2005 together with payment. In the event of over-subscription, priority will be given to the General Practice Division Members and/or placed in draw.

Lucky to be alive, but the future is too bleak to contemplate

Indira Point washed off the map

Accidental heroes pluck survivors from floating graveyard

City in huge fund-raising push

When waves enter a building you have no chance of survival

"...This may be the worst natural disaster in recent history because it is affecting ... so many vulnerable communities..."

Political parties unite in effort to help tsunami victims

UN emergency relief co-ordinator Jan Egeland told CNN.

Millions of survivors urgently need food, medicine and shelter

New year countdown events become donation drives

任何延誤只會另更多災民死亡

請救救我的孩子，丟下我吧，只要他們安全

倖存者精神瀕崩潰

孩子身上及口中滿是泥土，不能語言

災民在瓦礫中尋找食物

Asia battles earthquake aftermath

A magnitude 9.0 earthquake hit just below the surface of the ocean in northern Sumatra, Indonesia on 26 December 2004, triggered a speeding tsunami which could have traveled at up to 500km/h and crashed into Sri Lanka, India, Thailand, Malaysia, Burma, Bangladesh, Maldives, Seychelles, Somalia, Tanzania and Kenya in East Africa. Reports say entire communities were swept into the sea in the Andaman and Nicobar islands. Million are now homeless. The earthquake and tsunamis took away more than 150,000 lives. Fatalies continue to rise as rescue and recovery operations access more remote areas.

The Hong Kong Institute of Surveyors has pledged US\$10,000 to the Red Cross towards earthquake and tsunami relief efforts and would appeal to members for further donations.

How we can help

Red Cross donate to the Hong Kong Red Cross South Asia Relief Fund accounts: HSBC 500-334149-010; Hang Seng Bank 267-175123-009; Bank of China 806-0-003403-3 or Bank of East Asia 514-40-66899-0 or on line at www.redcross.org.hk

Medecins Sans Frontieres Hong Kong donate to HSBC 002-2-398226

Salvation Army Hong Kong donate to HSBC 580-149649-001; Bank of China 012-878-1-044486-6; Bank of East Asia 015-515-10-30085-4

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Unicef donate to HSBC 567-354014-001; Bank of China 012-875-0-021868-3

THE HONG KONG INSTITUTE OF SURVEYORS

31 December 2004

Dear Members

Pledge for Donations and Support for Tsunami Relief

The Tsunami of 26 Decembers 2004 has shaken the world and the damage of the catastrophe on the affected area and people will take lots of financial assistances and aids and a long time to recover.

The HKIA, HKIE, HKILA, HKIP and HKIS have decided to make a donation to help tsunami victims via The Hong Kong Red Cross and HKIS would appeal to all caring members to support by making generous donations. Please send your cheques made payable to "The Hong Kong Red Cross South Asia Relief Fund" to HKIS Secretariat at Suite 801, Jardine House, 1 Connaught Place, Central, Hong Kong on or before Wednesday, 5 January 2005.

Should you require a receipt, please write your name and membership number on the reverse of the cheque.

May we count on your helping hands to give a collective donation to the tsunami victims to help ease their immediate need.

Yours sincerely

T T Cheung
President (2004-05)

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Chest X-ray	X	X
Electrocardiogram	X	X
Kidney Function: Urea, Creatinine	X	X
Liver Function: SGPT(ALT), SGOT(AST)	X	X
Complete Blood Count	X	X
ESR	X	X
Diabetic Screen: Fasting Glucose	X	X
Rheumatology Screen : Uric Acid, RA Factor	X	X
Lipid Profile: Total Cholesterol, Triglycerides	X	X
Cancer Screening: CEA (colon)	X	X
Thyroid Screening: T4	X	X
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Essential Techniques on Valuation For Rent Review – Part 1

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MHKIArb RPS(GP)

Valuation for rent review is an advanced valuation technique and therefore a specialist subject. This article presumes that readers have mastered the basic knowledge and technical skills in valuation.

Objective of rent review

Leases, particularly of commercial premises, allow a fixed duration of a tenancy in which the tenants occupy the property for business operation. Within such period of tenancy, the rent may change so that the interests of the landlord and the tenants may be affected. When inflation emerges, the landlords may have to receive a passing rent which cannot be upwardly adjusted in order to reflect the upward trend in the market rent. The landlords will receive a rent less than a market rent. Contrarily, when the market rent is going down under a stagnant economy, the premises are thus over-rented and the tenants have to pay a rent which is higher than the market rent at then moment. In other words, the change in the market rent will cause either party suffering a loss in terms of real money value. The clause of rent review in a lease aims at providing an opportunity to both parties to review the passing rent to a reasonable amount. The existence of a rent-review clause is thus mainly due to the lack of flexibility in rectifying the rent during the period of a tenancy under the law of contract and torts.

Types of rent review

Since the types of rent review differ with the actual economies in different countries, only the common examples encountered in Hong Kong are summarized as follows.

The simplest method is to insert a **provision for a specified rent** to come into effect at regular intervals during the term of the tenancy. While such provision can allow certainty and simplicity, both parties lack the opportunity to review the passing rent determined upon the formation of the lease when the market rent changes.

Another method is to contractually bind a tenant to pay **a rent based on the receipts received by the tenants from the use which he makes of the property**. This concept of rent

payment can be traced to the **corn rents** payable by the tenants of property owned by the College of Oxford and Cambridge in U.K. The modern method is to require the tenants to pay a base rent and an additional rent (known as **turnover rent**) based on a percentage on the amount of gross income (for the case of Hong Kong) earned each year when the gross income exceeds a certain specified amount. From the experience of the author, the percentage for calculating the turnover rent in the lease is varied depending on the types of trades concerned. For the large-scale department stores in Hong Kong, the percentage ranges from 12% to 15%.

The third method is to **determine the reviewed rent by an independent chartered valuation surveyor or arbitrator** appointed by both parties upon the time of rent review. The leases in Hong Kong usually incorporate such terms and condition for the rent review clauses, which expressly states to require engagement of an independent chartered valuation surveyor (being an expert witness) or arbitrator to determine the new rent if both parties cannot determine the rent upon the rent review.

The principle of appointing an independent chartered valuation surveyor or arbitrator is similar to the method of linking the rent payable to the published market index of changing values. This is because the reviewed rent is determined by the chartered valuation surveyor or arbitrator based on the market rent at the then moment.

The fourth method is to **specify a particular increased rent payable at regular intervals during the term of the tenancy**. The reviewed rent is upward adjusted in favour of the landlords. Such rent review clause is also known as the **upward review clause**. The demerit of inflexibility from contract formation is still apparent. The rent remains the same until the lease renewal.

A valuer must be aware that the lease must be certain in all terms and conditions in order to constitute as a good and binding contract between the landlords and the tenants. The rent review clause laying down a provision of **an option to renew a lease at such rent as might be agreed** has been held to be void for uncertainty. The law does not recognize such **an agreement to agree**.

However the deficiency is now made up by the law of equity to give effect to the expressed wish of the parties in the lease that there should be a rent review. (Indeed, a valuer should also pay attention to the role of the law of equity in the law of leases, other than the common law.) Thus, where the parties provided that the reviewed rent should be such as should be agreed between them, it was said that the clause could be saved by the insertion of the word **fair** before the word **rent**. The court would then decide what was fair in the absence of agreement.

General matters considered for rent review valuation

Understanding the basis of rent review valuation The consideration of valuation is implied in the machinery of relying on the open market rental value as the basis of determining the reviewed rent. Very often, the valuation assumption incorporated in the valuation report has shown the basis of rent review valuation. The valuation is to assess a rent under a hypothetical lease at which the premises might reasonably be expected to be let in the open market by a willing lessor.

Obviously, the aim of rent review valuation is to, inter alia, determine a rent under a hypothetical letting of a demised premises on the date of rent review by negotiation between a hypothetical willing lessor and a hypothetical willing lessee. However, the rent to be reviewed in actual situation must depend on the terms of the lease, the duration and the other provisions affecting the benefits and burdens of both parties. Therefore, upon valuation for rent review, a valuer must assume that the terms and conditions relevant for the rent review does not cause any disputes to both parties. The valuer must ascertain the full terms of the hypothetical lease except the rent and then determine the rent at which the property would be let on those terms.

The hypothetical letting has to be assumed to take place on a specific day since rental values can fluctuate over time with negotiation between a hypothetical willing lessor and a hypothetical willing lessee under a substantial period of marketing and advertising to them and a sufficiently number of prospective tenants in the market. In the course of the valuation, the circumstances of a special bidder tenant are disregarded.

Independence of a valuer A valuer should be able to impartially give evidences on rent review. However, the author's experience is that difficulty in negotiation of reviewed rent arises where one party's expert valuer

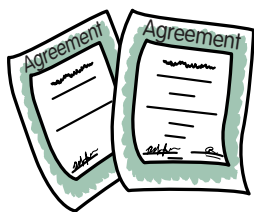
adduces the under-valued or over-valued rental evidences. There are no rules that he is prohibited to do so but the confrontation usually appears.

Engagement of other relevant professionals for evidence support A rent review valuation may require other expert professional inputs. A valuer may not be competent in legal sense to give advice and evidence on property-related but an out-of-professional expertise. For example, considering the cost of fitting out work or of improvements needed to the property, or of improvements carried out and to be disregarded, within a specified area of premises, may require the assistance of building surveyor or quantity surveyors for estimating the cost. One valuer may desire to earn the whole fee from the client; but the discharge of relevant duty of care to the client must also be noted.

Selection of suitable valuation methods The law does not prescribe a specific valuation method in order to arrive at a rent which is reasonably commanded by a hypothetical willing lessor and a hypothetical willing lessee. But, according to the judgments showing the Lands Tribunal and High Court's preference, the direct comparison method is mostly appreciated. It does not mean that other valuation methods cannot be used. When adopting the valuation methods other than the direct comparison approach, the valuer must note the limitations of each valuation method. For example, contractor's method can only indicate a bottom-line market value because the contractor's method is entailed on the assumption that the landlord would not let a premises at an amount less than a prescribed return on the total cost or the investment capital involved in holding and improving a premises for letting purpose. Residual valuation method is always less preferable because the residual valuation method can actually cause unanticipated variation on the final value due to having embedded many variances in the valuation formula. Such two valuation methods are usually regarded as a last resort.

Capable valuer's personal judgment During the process of rent review valuation, a valuer is not to mechanically apply the valuation formula and do the mathematical work. A capable valuer must be able to judge the reasonableness of the rental evidences and make proper adjustments to them in order to reduce the similar direct rental comparables to the same basis of the subject property for direct valuation comparison and analysis. It has to be emphasized that at all stages of valuation, objective judgment with a critical mind must be involved. Despite the intuitive elements involved in the course of

personal judgment, if the personal judgment can depend on the competence and expertise of the valuer and rely on one's background knowledge of the market and the human behaviour, the conclusion on a valuation is still good and proper.



Use of direct, similar rental comparables When selecting the reliable rental evidences, indisputable factual evidences will be adopted. This is because they are irrefutable during the trial in the Lands Tribunal and can be highly regarded as being relevant and admissible and carrying a heavy weight in rental determination.

The wording **direct** means the closeness to the nature and extent of the subject property while the wording **similar** depicts the degree of **like-to-like** basis. For example, if the subject property is a ground floor shop in an industrial building, the ground floor shop comparables in the commercial buildings cannot be taken as the proper base of comparison because the two is differed by a temporary waiver in the use of the former. Such comparables are regarded as two kinds and cannot be close and direct to each other, unless cogent adjustments can be allowed.

Moreover, as above explained, the rent under a hypothetical letting is the value to be determined under the case of rent review. Then the hypothetical rent will be determined by considering the evidence of actual rents. Since no two properties are homogeneous, the rental values of two comparables will need proper adjustments. Especially, due to the time effect on the real value of the rental value, the most recent rental transaction records should be placed first priority. Since the rental transactions of letting under a recent rent review for some specific type of properties may be a rarity for some types of properties, for example, the fee-paying open car park and outdoor signboards, the availability of such rental evidences produce the strongest evidence of value.

When clear-cut comparables are not available, the valuer should be able to establish the relevant comparables which can be of assistance to him for rent review negotiation. In this regards, the valuer's personal judgment on adjustment for the differences between the comparables and the subject property is needed. When one or more comparables show the results of inconsistencies and differences after adjustment, then the valuer must be able to make a judgment on the weight which he attributes to the various comparables before drawing the conclusion on valuation.

The difference between an expert witness and a witness who is an expert



Patrick O'Neill
Brian E Rawling &
Associates Limited

To a greater or lesser extent, we are all experts. Each one of us has a personal and/or professional background that provides us with experiences and a knowledge base that is somewhat unique and puts us in the position of being something of an expert in relation to what we have each experienced.

A project manager, for example, who has been based on a construction site and who has been intimately involved with a particular project for, say, a two or three year period, (such persons are gradually becoming rare due to the current downturn in construction activity in Hong Kong), could be excused for considering himself as something of an expert in terms of what he has witnessed over that period on site. Such a person, in all likelihood, has a greater knowledge and a more in-depth understanding of the history of the events surrounding that particular

project than anyone else and so he could quite rightly consider himself as being something of an expert and possessing expert knowledge.

However, merely possessing expert knowledge does not, in itself, enable a person to act in the capacity of an expert witness. There is a distinction between those experts who act in the capacity of expert witnesses and those witnesses who, whilst not acting as expert witnesses per se, may nevertheless possess expert knowledge and might still, therefore, be considered experts in their own right.

The Factual Witness

The role of a factual witness is primarily to assist the court or arbitral tribunal, in the sense of providing factual evidence of what actually occurred so that the court or

tribunal can reach a decision. The basic principle to bear in mind is that a factual witness, albeit the fictional project manager who has spent two or three years on a particular project and considers himself to be something of an expert, can only testify as to the facts of matters within his own knowledge. He cannot express his opinion about what conclusions the court or arbitral tribunal should draw from those facts. Thus, it is for the court or tribunal to draw inferences, as they see fit, from factual witness evidence. This situation is fundamentally different to the evidence provided by an expert witness.

The Expert Witness

The need for expert evidence arises from a need to provide the courts or arbitral tribunals with information which is outside the experience and knowledge of the judge or arbitrator. The function of the expert witness is to provide this expert evidence concerning issues that are within his field of expertise. Court actions or arbitrations involving construction matters can be complex affairs and can often involve disputes which are technical in nature, particularly in respect of disputes involving quantum and planning and programming issues, and so the primary purpose of the expert witness and his expert evidence is to inform the court or arbitral tribunal of what it does not already know and to help the court or tribunal to assess the evidence. The expert can be thought of as providing a service to reflect upon the factual position established by the factual witness who may provide conflicting accounts of what went wrong and why it went wrong.

Whilst a factual witness is called to tell a judge or arbitrator what he himself actually perceived, an expert witness, on the other hand, may draw inferences from the facts that he has observed himself, or which he assumes to be true, if he did not personally actually observe them. An expert witness, therefore, differs fundamentally from a factual witness. Unlike the fictional project manager, the expert witness was not involved in the issues in dispute as the work was being constructed, however, he is nevertheless able to give evidence of fact (in the same way as a factual witness), but is then able to express expert opinion based on his professional knowledge and experience. The expert's role involves, therefore, more than a process of simply re-stating the facts as the expert witness sees them, as the expert witness is entitled to express opinions, and is able to advise the court or arbitral tribunal of his views.

A basic law dictionary (Black's) defines an expert as

men of science, educated in the art, or persons possessing special or peculiar knowledge, acquired from practical experience.

The word **expert**, in the context of an expert witness is perhaps a little misleading, since it conjures up images of an individual who is quite simply the best in a particular field and who has achieved heights of unparalleled academic excellence. Whilst an expert witness will have attained a certain degree of excellence in a particular field in order to have attained the status of expert witness, whether through academic and/or practical experience, the word **expert** in the context of an expert witness refers to the evidence of that person's opinion as opposed to the evidence of the actual act itself, i.e. what someone did, saw or heard themselves. The term **expert**, therefore, reflects the role that the expert witness plays in relation to the giving of evidence.

The Respective Roles of the Two Experts

In a construction dispute in which the fictional project manager had been actively involved, that project manager would not be able to give expert evidence and act in the capacity of an expert witness, despite his intimate knowledge of the project. Quite simply, that project manager would fail the test of independence, which is an essential ingredient in the appointment of all expert witnesses. Because of their privileged position, the courts expect expert witnesses to be both impartial and independent. Our fictional project manager, having been employed on site by one of the parties, could not be considered to be independent or impartial, since he has a close relationship with one of the parties to the dispute. Notwithstanding his expert knowledge of the facts of the case, therefore, the relationship of the project manager with his employer constitutes a conflict, which would effectively prevent him acting in the capacity of an expert witness. A court or arbitral tribunal would not admit expert opinion given by a person in such a position and would attach no weight to any opinions expressed by such persons.

One of the primary features of acting in the capacity of an expert witness is the need for objectivity. If a witness, employed as an agent or employee of one of the parties, attempted to act in the capacity of an expert witness for his employer, the credibility of that witness in being able to act objectively would be seriously brought into question. In dealing with such relationships there remains the perception that the relationship between an employer and an employee is so close that it might influence the views of the expert to such an extent that, notwithstanding all

attempts to remain unbiased and impartial, the evidence would be unlikely to be admitted as a matter of principle. The fictional project manager's role would, therefore, be limited to that of a factual witness and he would, therefore, not then enjoy the privilege of being able to deliver expert opinion in the capacity of an expert witness.

In contrast to the position of a factual witness, the expert witness is (and should remain) independent of the case, despite being paid by one of the parties, and his prime responsibility is to the court or arbitral tribunal, and not to the party that appoints him. The expert witness, being wholly independent of the case, does not have a relationship with either of the parties (other than by having been instructed by one of them) and he, therefore, enjoys the privilege of being able to give clear independent and impartial evidence, which will include matters of both fact, opinion and clarification, but only in relation to matters within that expert's field of expertise.

In some ways, the expert witness may be regarded as a tutor, initially assisting a party in the preparation of their case, and then, if the case does proceed to a hearing, assisting the judge or arbitrator in reaching their decision. In many instances, the role of the expert witness is wider than that of merely giving evidence in a hearing and expert witnesses are often appointed by a party to initially provide advice on the merits of a party's case and, then, possibly even to meet an opposing expert in an attempt to agree issues where possible thereby narrowing the issues in dispute, prior to progressing to the actual hearing. The role of the expert witness is, therefore, highly specialised and demands knowledge of not just how construction projects are built and the technical issues involved in

constructing such projects, but, also, the law as it applies to the applicable field of expertise as well as the law of evidence, the giving of evidence, and court procedures as they relate to expert witnesses. Such skills are normally attained through recognised training courses and by experience.

Independence and Impartiality

Any person acting in the capacity of an expert witness must be and must be seen to be, both impartial and independent. The requirements for such a duty were summarised by Cresswell J in the much reported case of **The Ikarian Reefer** [1993] 2 Lloyd's Rep 68 at 81-82, as follows:–

- Expert evidence presented to the court should be, and be seen to be, the independent product of the expert, uninfluenced as to form or content by the exigencies of litigation.
- Independent assistance should be provided to the court by way of objective, unbiased opinion regarding matters within the expertise of the expert witness.

Much has been written in technical and trade journals recently concerning the growth of the expert witness industry and what, in many instances, are perceived to be failures of many expert witnesses to give true and independent opinions. Since it is the nature and extent of the relationship between the expert and his employer that could, potentially, categorise him as not being independent and impartial and, therefore, render his evidence inadmissible, an essential duty of all expert witnesses is to ensure that a nomination does not bring with it, what might be considered to be, a conflict.

Summary

Acting as an expert witness can be a rewarding and exhilarating experience, and there must come with the experience a certain degree of satisfaction to know that, having survived the witness box in one piece, your opinions have been accepted and have prevailed at the end of a trial or hearing.

Our fictional project manager, however, would be advised not to throw the towel in as a project manager just yet, in an attempt to reinvent himself as a professional expert witness. The better approach, it is suggested, is for the budding project manager expert witness to continue to expand and develop his skills in his primary profession and to treat expert witness work as an added skill that can be offered as and when the opportunities arise, thus achieving the ultimate goal – that of being an expert witness and a witness who really is indeed an expert.

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Larger Flats – A Sign of Good Times?

Thomas Li
Alvin Lam
Midland Surveyors Limited

When the property market picks up, demand for flats increases, but demand for larger flats increases more than the others do.

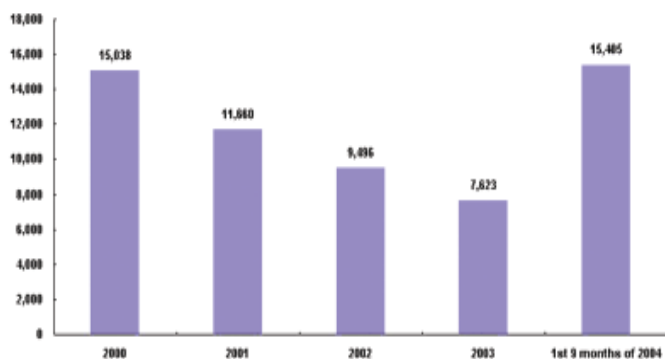
As first time buyers dominated the market in the past few years, developers needed to turn out smaller units to satisfy them, resulting, therefore, in a lack of supply of large flats (i.e. those with a saleable area exceeding 70 sq m). According to the Rating and Valuation Department, there are only 5,947 large flats completed in 2004, reducing to 3,869 in 2005, a 34% drop.

Higher demand and reduced supply again forced developers to change course – build more large flats.

Transaction Volume for HK\$2 Million+ Flats

And they did it with good reasons. According to the Land Registry's records, as shown on Chart 1 below, transaction of second hand flats with a price tag exceeding HK\$ 2 million amounted to 15,322 in the first nine months of 2004. This is a 5-year high and a whopping 101% increase over the total of 7,623 transactions registered in the whole year of 2003. Comparatively, in the first nine months of 2004 transactions of flats under HK\$2 million amounted to 38,251, a high figure but not high enough to surpass the total number in 2003.

Chart 1 Registration of Transaction of Secondary Homes above HK\$2M



Sources: Land Registry and Midland Realty's Research Department

Significant Demand for 3-Bedroom Flats

The booming market has triggered off a pent-up demand

for larger homes. A study of transaction in 10 major residential estates revealed that, since the nadir of the Sars period, the unit price of 3-bedroom flats has risen much higher than that of 2-bedroom flats. Among them, the unit price of 3-bedroom flats in Laguna City has increased 50.2 %, compared with 36.4% for its 2-bedroom flats. Similarly, the unit prices of 3-bedroom and 2-bedroom flats in Southern Horizon have risen 45.5% and 29.8% respectively. A big difference indeed. See Chart 2 below.

Chart 2 Comparison of Transaction Prices between 3-and 2-Bedroom Units in 10 Major Estates

Project	Unit Type	April '04 Price (HK\$)	March '03 Price (HK\$)	Unit Variance
Laguna City	2-bdrm and smaller	2,910	2,133	36.4%
	3-bdrm and larger	3,278	2,183	50.2%
Kornhill	2-bdrm and smaller	3,797	2,506	51.5%
	3-bdrm and larger	4,302	2,596	65.7%
Whampoa Garden	2-bdrm and smaller	3,548	2,615	35.7%
	3-bdrm and larger	3,746	2,738	36.8%
Taikoo Shing	2-bdrm and smaller	4,139	2,626	57.6%
	3-bdrm and larger	5,119	3,187	60.6%
City One Shatin	2-bdrm and smaller	2,598	1,874	38.7%
	3-bdrm and larger	3,040	2,168	40.2%
Laguna Verde	2-bdrm and smaller	4,533	3,519	28.8%
	3-bdrm and larger	4,952	3,575	38.5%
Heng Fa Chuen	2-bdrm and smaller	3,666	2,554	43.5%
	3-bdrm and larger	4,152	2,646	56.9%
South Horizons	2-bdrm and smaller	3,131	2,411	29.8%
	3-bdrm and larger	3,939	2,708	45.5%
Discovery Park	2-bdrm and smaller	2,987	2,757	8.3%
	3-bdrm and larger	3,295	2,638	24.9%
Sun Tuen Mun Centre	2-bdrm and smaller	1,570	1,409	11.4%
	3-bdrm and larger	1,592	1,337	19.0%

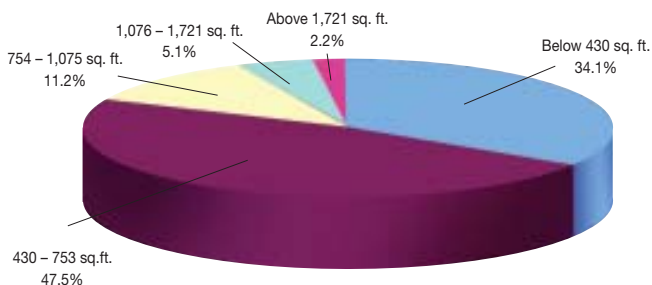
Sources: Land Registry and Midland Realty's Research Department

The demand for quality living has, therefore, emerged as an important bearing on developers' decisions.

Total Stock of Large Flats

In fact, the existing stock of large flats isn't that much. From the Rating and Valuation Department's records, at the end of 2003, large flats (excluding New Territories Exempted Houses), most of them 3-bedroom or more, amounted to only 185,898, a mere 18.4% of the total housing stock. See Chart 3 below.

Chart 3 Distribution of Various Types of Homes by Size



N.B.: The above supply figures exclude New Territories Exempted Houses. Also, net floor area applies.

Sources: Rating and Valuation Department.

A Change in Direction

Sensing the relatively few supply of and increasing demand for larger flats, developers, highly perceptive of the market, have sought to re-design their flats with a view to increasing flat size.

On the other hand, given a specified floor area for a development, larger flats inevitably means fewer flats. A study of 12 residential developments subject to conversion into larger flats shows that the number of flats will be reduced from 6,520 to 5,751, a drop of 11.8%. See Chart 4 below.

Future Supply

It is interesting to note that, as supply of new flats in the next few years is apparently falling, to only about 15,000 in 2007, conversion into larger flats will invariably reduce the supply of units even further. Perhaps the next round of supply and demand will set another equilibrium.

Chart 4 Planned Projects with Larger Floor Areas and Fewer Available Units

District	Revised Projects	Developers	# of Units in Original Projects	# of Units in Revised Projects	# of Units Reduced	Variance
The Peak	3-5 Gough Hill Path	Wharf	7	5	2	28.6%
Western	33 Ka Wai Man Road	Kowloon Development	128	100	28	21.9%
Sheung Wan	96-104A Hollywood Road	Henderson Land Development	444	404	40	9.0%
Lai Chi Kok	Kowloon Motor Bus Depot	Sun Hung Kai Properties	1,299	1,200	99	7.6%
Cheung Sha Wan	The Caldecott	K. Wah	60	44	16	26.7%
To Kwa Wan	Towngas South Plant Development	Henderson Land Development	2,020	1,998	22	1.1%
Ho Man Tin	15 Ho Man Tin Hill Road	Kerry Properties	80	70	10	12.5%
Kowloon City	Sa Po Road	ChinaChem Group	270	216	54	20.0%
Tsuen Wan	Tin Kau Project	Sun Hung Kai Properties	52	44	8	15.4%
Tuen Mun	Fu Tei Project	New World Development	400	310	90	22.5%
Yuen Long	Ko Po Tsuen, Kam Tin Project	Sun Hung Kai Properties	1,592	1,240	352	22.1%
Yuen Long	Lau Fau Shan Project	New World Development	168	120	48	28.6%
Total			6,520	5,751	769	11.8%

Sources: Market dataC

消滅白蟻 的最佳辦法



鄭成光
高級講師
香港城市大學建築科技論壇

香港 地方小，遺留下來的文化古蹟並不多，當中卻有不少具有高度的保存價值。很多古代建築都以木為原料建造，沒料到因此而招來了一群不速之客——白蟻。

白蟻是掘隧道的能手，牠們為了方便通行及運輸，經紆在木材內挖掘出管道。有些木造的門框被白蟻蛀得只剩表面的一層薄薄的漆皮，內裡的木材已全被蛀空了，但是如果我們不用手指輕按、單靠肉眼是很難覺察出白蟻早已在裡面完成了掘隧工程。不過，倘若我們要用眼睛觀察，也可從泥管路或一大堆白蟻翼這些跡象中發現白蟻曾到此一遊的證據。當然，現代用以檢查白蟻到訪的工具也有很多，簡單的有電筒、螺絲批；精密的如濕度計、白蟻聲音收聽器、氣體收集器、內窺鏡及測熱器等，這些都是有效的輔助工具。

當我們發現了白蟻，首先想到的是要把牠們消滅，但殲滅白蟻的方法跟對付一般的朗蟲是有很大的區別的。如果是對付一般的朗蟲，我們用毒氣或藥水就能將其殺絕，這個方法卻不適用於對付聰明的白蟻。白蟻的王國很大，所以即使要放棄一、兩個巢穴，對於牠們來說也不過是小事一樁。由此不難理解白蟻一旦發現同伴的屍體就會立刻棄巢而逃的做法。目前最有效用的滅蟻辦法是用藥餌殺蟻，現在市場上所銷售的藥餌不再是單純的毒藥，而是由生化基因改造而成（如六伏隆）、然後再混合了纖維素的藥餌。

現代有效的白蟻消滅系統有很多，而最先進的是陶氏益農的Sentricon Colony Elimination System，它是利

用了安置在緊貼建築物周界泥面下及建築物內的探測站，技師一旦通過探測站發現了白蟻的蹤跡，就會裝上藥餌，只要工白蟻吃了，整個白蟻王國就會被消滅，起了根治白蟻的作用。其原理在於在白蟻王國中，只有工蟻才懂得吃纖維素，其它階級的成員，包括皇后、皇帝、飛蟻、兵蟻及幼蟲都是由工蟻負責餵飼的。每當工蟻找到食物後，就搬回蟻巢，工蟻會先吃下並消化食物，再以口傳口的方式把食物餵給其他同伴。初時，吃了藥餌的工蟻體內並不會產生什麼即時的變化，工蟻依舊如常地進行餵食的工作，直至到了白蟻每隔一段時間必經的蛻皮階段，新生的皮因為被基因藥所牽制而不能長成強壯的外皮。沒有了外皮的保護，白蟻就變成了一堆液體狀的物體，連支撐身軀的力氣都欠缺，更惶論覓食了。就這樣，因為工蟻不能出外覓食，其它白蟻又不懂得靠其它東西為生，整個巢穴裡的白蟻最後都被活活餓死了。

香港的文物古蹟甚具價值，且為數不多，我們不應該讓人為錯失或自然災害（如白蟻的侵蝕）危及它們。若要好好地珍惜文物，就應該從現在做起，殲滅白蟻。



◀ 泥面的白點就是白蟻
▼ 木造的門已被白蟻蛀空了



Facilities Management in an institution:

The HK Academy for Performing Arts



Ricky YAU
JO PQSL Working Group



Mr Nelson Ho, Estate Manager of the Hong Kong Academy for Performing Arts, shared with us his knowledge and experience on facility management.

In the 70s in the US and UK, facility management emerged from conventional building maintenance and repair. Further development in the past three decades facilitated its status as a worldwide recognized profession, and it has grown in Hong Kong. By definition, facility management is to integrate specific properties with the working process of the occupying organizations and use it to promote the competitiveness of the organizations.



Having focused on a wide spectrum in operational level including architectural & engineering services spacemanagement and building maintenance, facility management as a strong vector for successful business strategy is receiving high recognition. Nowadays, it is

being established on its core functions over capital works, corporate real estate and business plan.



Mr Ho expects future growth of facility management is based on participation in strategic level. Particularly holding a key role in the management of outsourcing and downsizing, it would

contribute to maximum asset performance by coping with improvement in productivity and efficiency.

Mr Ho and his team specifically focus on customer satisfaction, quality services, flexibility, technology and communication. The impressive seminar was concluded by Mr Ho's further elaboration on the strategy to enhance the competitiveness of the Academy in the venue hiring industry.



Alternative Procurement Methods

- construction management experience from a Macau casino project

Joseph Chong
QSD CPD Sub-Committee Member

On 17 November, Mr Julian Hill and Ms Janette van Kernebeek, Partner and Senior Associate of Minter Ellison respectively, delivered a talk to over a hundred attendees in Surveyor's Learning Centre of HKIS.

As an introduction, they briefed us on the background of Macau and held a multiple choice game to draw attention of the participants. Currently, about 87% of the Macau's GDP is contributed by the tourism and gambling industry and an unprecedented explosion of economic

activity there – an estimated total growth for 2004 to be between 20 to 30 percent. Macau's casino industry ranks third globally in terms of revenue, just behind Las Vegas and Atlantic City.

In 2002, the Government of the Macau SAR has put the gaming industry monopoly history to an end. Three new concessions, were granted by the Government and some other companies were granted sub-concessions by these new concessions. With the dramatically increased

number of casinos to be established, some infrastructural works would be built to support the new developments, convention and business tourism of the city, such as building of the new immigration checkpoints, reclamation and construction of new drainage network, and erection of the Macau Dome for the Macau East Asian Games.



These trade contracts would be sublet while the project design is on-going. They stressed that the price via the construction management route would be roughly the same as the traditional procurement method, but the Client could take much shorter time to have the project completed.

In addition, they outlined some features and terms of the trade contracts between the client and the trade contractors. At the same time, they gave some pros and cons for adopting construction management.

Julian and Janette gave some details about the Sands Casino, which they have worked for the Client in Macau, and explained the differences between new procurement method of Sands, the construction management, and the traditional procurement method. In the construction management arrangement, Architect is not acting as a contract administrator and the Main Contractor is not taking the single point of responsibilities for the quality and timely completion of the project. Instead, the role of the construction manager is a genuine consultant in the project team and would only bear negligence-based liability. The Client would only have direct contractual relationship with some trade contractors.



Finally they talked about the Cotai master plan, a world-class resort district accommodating 20 new hotels and casinos. They addressed some issues relating to construction in Macau, including supply of

labours and materials, legal system, public utilities and public infrastructure, followed by a Q&A session.

To show our appreciation to the speakers, Mr Gilbert Kwok, the Chairman of QS Division presented souvenirs to the speakers. Another talk on Design and Build is to be delivered in early 2005. We look forward to sharing their knowledge on this interesting topic once again.

Aviation Industry

- overcoming the challenges



Kelvin Ng
JO Committee

Cathay Pacific Airways, a name every Hong Konger is familiar with and proud of. Starting with **"How to become a millionaire? - Richard Branson"**, Mr. Clement Lam, General Manager, Sales, Hong Kong & China, Cathay Pacific Airways at this CPD seminar organized by the GPD. Mr Lam discussed how to overcome the challenges faced by the industry, such as high operating costs, heavy investments, keen competition at Asian Hub Airports and unlevelled playing field especially the issue of 'Open Sky'. Cathay's market positioning in the China market was also highlighted. This interesting seminar culminated in another climax when Clement described how Cathay emerged as one of the top international airlines.



The main issue was as Clement said, "continued greatness on the global stage depends on the strength of aviation links. These in turn depend on the strength of the local airline industry." As we surveyors are

also in a very competitive business environment, the strategies adopted by Cathay are definitely worth for reference.

Clement's impressive presentation on this innovative topic

triggered a number of questions from the floor. The CPD ended with a big applause.

Visit to LegCo Building - 27 November 2004

Kam Kin Pong
JO Committee

The Hon Patrick Lau, Legislative Councillor of the Architectural, Surveying and Planning Functional Constituency, invited members of the Junior Organization to visit the Legislative Council Building.

The Building is the former Supreme Court located in the heart of the Central. The exterior of the building has been declared a monument under the Antiquities and Monuments Ordinance, allowing the interior to be converted into the existing Council Chamber and the associated facilities. Aston Webb and E. Ingress Bell, the consulting architects to the Crown Agents, designed the granite building in the 18th Century and the foundation was completed in 1903. The Hon. Patrick Lau explained to us that it was a Victorian architectural designed development with many classical decorated columns and balanced construction. He further elaborated on the internal facilities of the building such as function rooms, banquet room, meeting rooms, press areas as well



as other facilities like electronic data transmission services and the voting devices within the main hall.

This visit gave us a better understanding on the design and functions of the Legislative Council Building and we would like to thank the Hon Patrick Lau for such an invaluable visit.



Visit to Three Pacific Place

Staff Reporter

On 10 December, nearly 30 members joined a tour organized by the Property & Facility Management Forum round Three Pacific Place, a natural extension of Pacific Place as we know it. Members heard that the tower comprises Grade A office with deep floor span of 16m for efficient office layout, 2.75m ceiling height, 150mm raised floor for easy cabling, provision of tenants' internal staircase, executive washroom dedicated emergency generator for tenants' essential equipment apart from the latest M10 lift





system. The event representative, Gary Yeung, extended his thanks to Clarence Lee, Himson Chan and Jeffrey Wong from Swire Properties Limited.

Appearance of a Real Professional

Martin Leung
JO Committee Member



▲“A cold colour tie should go with a cold colour shirt,”



The Junior Organisation organized an amazing and informative CPD event on ‘Appearance of Real Professional’ on 5 October 2004. The speaker ‘Ms Elinor Young of Chroma Consultants Limited.’ has worked with many corporate clients has conducted executive image training programmes for many companies.



“A warm colour shirt should go with a warm colour shawl”



More than 50 members attended the talk which covered factors in professional image, business etiquette and some ‘head-to-toe’ guidelines on dress code. The talk was very interesting and entertaining. In addition to a slide show, Ms Young gave some amusing demonstrations, using spectacles, ties and a variety of clothes to illustrate her guidelines.

健康小貼士

肥胖和不良飲食習慣易造成胃酸倒流

文：仁安醫院外科專科鍾錦文醫生
www.union.org

胸口灼痛煩悶，很多人以為是壓力或心臟問題，但原來胃酸倒流也會有上述症狀；本港一項最新調查顯示，估計全港有70萬人患胃酸倒流，長期治理不當，可引致食道發炎、潰瘍，甚至引致食道癌，實在不容輕忽。

心口痛如火燒

仁安醫院外科專科鍾錦文醫生表示，胃的上方有一個贛門，控制食物進入胃部，同時亦阻止胃酸流出，如因肥胖或進食大量食物而減低贛門的收縮功能時，就會出現胃酸倒流的症狀，使得胃裡的食物和胃酸逆流進食管裡去。胃酸倒流患者會有心窩有燒灼感、心胸煩悶和熱的感覺，尤其是患者躺平身子。

什麼人士須格外留意？

鍾醫生指出肥胖人士因橫隔膜間的肌肉容易鬆

弛，會減低贛門的收縮，引致胃酸倒流；曾懷孕的女性因肌肉鬆弛及雌激素的改變亦比一般人容易出現胃酸倒流；此外，吸煙、飲酒及有食宵夜習慣亦有機會加劇胃酸倒流。

然而，很多人卻以為胃酸倒流與消化不良相近，以致輕忽延醫。鍾醫生表示，胃酸灼傷食道，可能令食道細胞出現異變，引致食道癌；要知道胃酸倒流與胃炎及胃潰瘍的症狀相近，要清楚知道病因可以胃內視鏡進行檢查；治療方面，胃酸倒流一般處方減低胃酸藥物以緩和病情，以及改變患者的生活習慣，嚴重的則要進行手術治療。


健康飲食小貼士

- 進食後最少兩小時不宜躺臥
- 減少飲用咖啡、濃茶、酒精飲品和進食高脂肪的食物
- 戒煙戒酒
- 減少進食辛辣、酸性和太肥膩的食物
- 少吃多餐，進食時不宜吃太飽
- 保持健康體重

(本文由仁安醫院提供。文章內容、立場及意見並不代表香港測量師學會。)

MSc Real Estate Management

*Registration in progress

 The programme of MSc Real Estate Management is designed to equip students to deal creatively with complex property issues in the challenging business environment of the 21st century. Graduates will develop the advanced skills and leadership ability to work at a senior level in the property profession.

- Students are required to complete a total of 12 modules in 2.5 years.
- Face-to-face lectures conducted by UK teaching staff and access to the Northumbria Blackboard e-Education platform.
- Award a high teaching rating by the Quality Assurance Agency for Higher Education (UK).



Enquiry 2711 9202

Information Seminars

Date & Time	Venue	Speaker
28th Jan 2005 (Fri) 7:30pm – 8:30pm	Room 702, Mongkok City Centre, 74-84 Sai Yeung Choi Street South, Mongkok, Kowloon. (Mongkok MTR D3 exit)	Mr. Keith Hogg Associate Dean School of Built Environment Northumbria University
Reservation / Enquiry 2711 9202		

Please complete the reply slip and fax to **2713 7018**. (Please tick in the appropriate box)

- () Please send me the course information (Northumbria)
() I would like to join the information seminar on 28th Jan 2005

Name: _____ Contact Phone No: _____

E-mail Address: _____

Address: _____

The information will be used for seminar registration and mailing of prospectus only.

SurTimes 20/1/2005

Getting to know the council**理事專輯****- T T Cheung**Kelvin Ng
JO Committee

You have a long history of serving the Institute. Tell us more about that.

It dated back to 1988 when I came back to Hong Kong from London after studying my Master degree there. I joined the JO and was chairman in 1991; then I served the QS Divisional councils as member, Hon. Secretary, Hon. Treasurer, Vice Chairman and Chairman for 2 years (1998-2000); elected Hon. Treasurer of the Main Council for 2 years (2001-02), then as JVP, SVP and finally President. I have also served the Board of Education, Board of Membership, Disciplinary Panel and the Surveyors Registration Board for 6 years.

You have been JO Chairman, QS Division Chairman and Hon Treasurer. Which part of the time did you enjoy most?

I never thought about that. In fact, I enjoy all the times you mentioned. It represented different stage of my life and I learned different things at different positions. But one thing that I treasure most is that I have made a number of good friends in HKIS in all these years.

Tell us three things that you did and are proud of.

- 1 I am proud to have worked my way up as the first HKU graduate who becomes HKIS president and possibly the youngest of all.
- 2 I was elected Chairman of the PAQS (Pacific Association of Quantity Surveyors)(2001-03) and director of ICEC (International Cost Engineering Council)(since 2001) representing Hong Kong internationally. I was awarded the PAQS Award – the PAQS highest honour and the Distinguished International Fellow award of the ICEC in 2004 in Cape Town in the presence of some 400 international delegates in recognition of my service and contribution to the surveying profession.



▲ GETTING TO KNOW THE COUNCIL
- TT CHEUNG

- 3 I have been serving the Society for the Relief of Disabled Children (the funding organization for the Duchess of Kent Children's Hospital) for over 15 years. I have done so many things there over the years to make the hospital look more homely. It is most relief to see child patients get well and be with their family.

And three things that you would like to achieve as our new President?

- 1 Improving the e-network with members. This is the only way to strengthen the HKIS.
- 2 Broadening membership base, and
- 3 Developing a strategic plan for surveying services in the mainland.

For a professional Institute as big as the HKIS, it is impossible for us to stay away from politics. How do you ensure that the Institute speaks with one voice, and the correct voice, on issues like

West Kowloon Cultural District, Hung Hom Peninsula, PPP, the Link, and so on?

You are absolutely right. In order for HKIS to become an influential body locally, we must be proactive in making our voices to the HKSAR government departments, industry stakeholders and policy decision makers. We have set up a new Local Affairs Group. It will embrace a number of topical issues that members may have views and like to discuss. Through proper forums of discussion and channel of communication, I am confident that we will be able to offer surveyors' view to the right audience.

It must be hard for you to spare enough time with your family.

Again it is a balance that one has to make. It also depends on how you manage your time efficiently. I am fortunate to have an understandable wife who supports me all these years. We are still able to maintain a family day every Sunday. Perhaps what I need in my year of presidency is to find time to improve my golf and more squash practice to keep my body fit for the challenges ahead.

The economy picked up a bit last year, although the construction sector did not seem to benefit too much. What is your outlook for the coming year?

I am not trying to be pessimistic but given the rather divisive sentiments of the HK people lately, I am afraid that not much of the government planned projects would be on board and as a result will have an ill impact on the already very gloomy construction sector. I think we still have to work very hard this year.

Will significant reforms be involved in our Institute?

The previous Council has engaged an external management consultant to look into the various aspects of the HKIS. The current Council is now reviewing its findings and suggestions. It is very helpful to introduce suitable changes to enhance the operation and perceived image of HKIS. Members may like to refer to my incoming President's address for more details.

What is your advice to graduates thinking of entering the surveying profession or young

surveyors who want to 'break out of the mould'?

Learn more, meet more people to share their experience, be as objective as possible and be brave to put up proposals to the seniors in your organizations. A coin has two sides, never take the attitude of one or nothing.

In a few words what would you like to say to our members at-large?

I want to do something for HKIS members. I need your support and co-operation. Please connect with us through email contact. Let's be more understandable than critical. HKIS will only be strong if we are united. Don't forget to keep your health under good condition. Lastly, I would like to conclude this interview by sharing with you a statement that I have been remembering for over 20 years: "No matter how hard your life is, meet it and live it. Do not shun it and call it hard names." God bless you all.

Proposed Formation of the Property and Facility Management Division

Open Discussion

7:00pm to 8:30pm Wednesday
23 February 2005

Surveyors Learning Centre
811 Jardine House
1 Connaught Place
Central, Hong Kong

**Enquiries, please call
the HKIS secretariat on
2526 3679**

Women in Surveying**測量半邊天****Michelle Kwan – senior sales manager, Pacific Century Premium Developments Ltd**Kelvin Ng
JO Committee**Mission to deliver premium quality**

First of all, Congratulations. Bel-Air has just got the Best Marketing and the best Sales Brochures Awards organized by the HKIS, you're the dual winner. What do you think?

The success of Bel-Air was contributed by the concerted efforts from our Projects team, Sales & Marketing team, and Estate Management team. It was company mission to drive the teams to deliver premium quality services and products to our customers.

Where did you obtain your degree in surveying? Why did you choose this profession?

I obtained my first degree in Business Administration from the Chinese University of Hong Kong and my MBA from the University of Hong Kong Science and Technology. When I joined the sales and marketing division at Swire Properties, I was advised by my boss to take a correspondence course in Surveying from the College of Estate Management. It took me about three and a half years to become chartered as a G.P. Surveyor.

What was your first job? How did you get started with the surveying career?

I joined Swire Properties Limited as a fresh business administration graduate, I was not particularly familiar with the property business at that time. From hindsight, I was lucky to start at the Sales and Marketing department, which enhanced my commercial sense and professional knowledge in the industry.

How did you get to this point in your career? Can you share your memorable working experience and some interesting projects that you have involved in recent years?

It was really memorable and challenging to participate in projects at times of peaks and troughs in the property market cycle. When I worked at Swire Properties, I participated in the sales launches of Robinson Place, Island Place, The Floridian, Ocean Shores and Les Saisons. So interestingly, I was assigned to different roles in the

entire sales process including marketing planning, sales force management and sales strategy formulation.

What project are you working on at this moment? What would you say is the most demanding part of your job?

I am currently working on the Bel-Air project, responsible for planning and management of sales launches. With the success of the first few phases, we continue our efforts to extend our quality services and products to the next phase. Given the high customer expectation for quality developments at premium pricing, it is demanding to excel in project design, market image, customer services and estate management.

Would you share with us of the keys to success?

It is important to learn from successful people. I have been lucky to work with brilliant bosses and learnt from them a strong sense of responsibility, an enthusiasm for continuous learning and an initiative to work for excellence; these attributes guide me towards career success.

How can surveying attract more women?

I know many successful female surveyors in the industry who are smart, confident, energetic and enthusiastic. Their successes in career will help to attract more people to join.

Which is your favorite building in Hong Kong?

Both the architectural style and working environment of the Cyberport are unique in Hong Kong.

What do you do in your spare time?

Spend with my family and to learn new things after work.



Date	Event	Organiser	Location	
2005				
January	19	Innovative Tendering and Negotiation Strategies and Tactics	HKIS QSD (CPD)	SLC, HKIS
	25	HKIS New Year Golf Tournament 2005	HKIS	Mission Hills, PRC
	26	The Winners' Secret of Success – HKIS Property Marketing Award 2004	HKIS GPD (CPD)	SLC, HKIS
	29	Joint Institute Forum – West Kowloon Cultural District Development	HKIA, HKIS, HKIE, HKILA & HKIP	SLC, HKIS
February	1	Corporate Real Estate – Vision 2010	HKIS P&FM Forum (CPD)	SLC, HKIS
	17	Collateral Warranties, Guarantees and Bonds	HKIS JO (PQSL)	SLC, HKIS
	19	Demolition in Practice	HKIS JO (PQSL)	SLC, HKIS
	19 – 22	Education & Careers Expo	HKTDC	HKCEC Hong Kong SAR
	20	Lunar New Year Vehicle Registration Marks Auction	Transport Department, HKSARG	Hong Kong SAR
	24	Extension of Time – Legal and Programming Issues	HKIS JO (PQSL)	SLC, HKIS
	25	An Introduction of the HKIS Valuation Standards on Properties	HKIS GPD (CPD)	SLC, HKIS
March	8 – 9	Real Estate Services Expo	HKTDC	Chengdu, PRC
	9	Property Price in the Eyes of the User	HKIS JO (CPD)	SLC, HKIS
	10	Variations, Provisional and Prime Cost Sums	HKIS JO (PQSL)	SLC, HKIS
April	16 – 21 (tentative)	FIG Working Week 2005 and XXVIII General Assembly WOBO Conference 2005	FIG WOBO/HKIS	Cairo, Egypt Hong Kong SAR
	June	27 – 28	9 th PAQS Congress 2005	PAQS/CECA
September	7 – 9	第四屆京港澳測繪技術交流會	HKIS LSD	Macau SAR
	27 – 29	The 2005 World Sustainable Building Conference	Japanese Ministry of Land, Infrastructure and Transport (MLIT)	Tokyo, Japan
October	(tentative)	MOC Conference	ETWB & MOC	Xian, PRC
	(tentative)	BSD Conference	HKIS BSD	Hong Kong SAR
	(tentative)	HKIA, HKIE and HKIS Joint Conference	HKIA, HKIE & HKIS	Hong Kong SAR
November		HKIS Annual Dinner 2005	HKIS	Hong Kong SAR
December		HKIS Annual General Meeting	HKIS	SLC, HKIS
2006				
July	(tentative)	Quality Building Award	HKIS	Hong Kong SAR
October	15 – 20	FIG XXIII Congress and XXIX General Assembly	FIG	Munich, Germany
2007				
July	2 – 7 Jul	FIG Working Week 2007 and XXX General Assembly	FIG/HKIS	Hong Kong SAR

For further details, please contact the HKIS office at 2526 3679 or visit the website www.hkis.org.hk

NB: SLC = Surveyors Learning Centre, 811 Jardine House, 1 Connaught Place, Central, Hong Kong

Professional Associations Cup 2004



Vincent Lim
JO Social Event Convenor

One Sunday afternoon filled with excitement, anticipation and fun was what 150 football stars, volunteers from the 4 professional bodies, including the Hong Kong Medical Association, Hong Kong Dental Association, Hong Kong Institute of Certified Public Accountants and Hong Kong Institute of Surveyors, experienced at the Professional Associations Cup 2004. The HKIS Football Team comprised 30 energetic football maniacs from all disciplines played against other institutional football teams in this ever-growing event at Sandy Bay football ground on 12th December 2004. Our immediate past president, Mr. Tony Tse, and the current President, Mr. T.T. Cheung joined the match and gave us the greatest moral support.

We put up a courageous performance and had a fierce competition with HKMA and HKIE, which are all formidable teams, until the end of penalty kick where we got lost. Despite all that, one of our team player, Patrick Choy won the Most Valued Player for the overall competition.

Thank you very much to all the participants. Special thanks should go to Horace Lam for guiding and supervising the team and Lesly Lam, JO Chairman for organizing the PAC 2004.

Let's recap the precious moments here or by viewing the photo gallery at www.hkis.org.hk/jo

